City of Lathrup Village
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TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 9, 2026
RE: Study Session

City Triangle Lot – Request for Qualifications Submission
The City received one proposal in response to the recent solicitation for developer qualifications for City/DDA-owned triangle lots. MGM Improvement Services, Inc. has submitted a development proposal and expression of interest for a multi-family residential development on the approximately 0.29-acre City-owned parcel located west of Southfield Road at Goldengate Drive West and California Drive SW.

The proposed project envisions a modern, for-sale (not rentals), three-story multi-family development featuring attached two-car garages, open-concept living spaces, luxury finishes, and community green space. MGM has identified an estimated $4.8 million total development budget (for both parcels) and has assembled a development team including architectural/civil engineering, legal, accounting, property management, and construction professionals.

MGM Improvement Services has been operating since 2005 and has experience in residential, multi-unit, and commercial construction throughout Southeast Michigan. The proposal also includes an accounting firm attestation regarding the developer's financial capacity to undertake the project.

The proposed development is generally consistent with the City's vision for the Village Center district and its emphasis on creating a compact, pedestrian-oriented downtown that incorporates residential uses and supports redevelopment of underutilized properties. The Village Center zoning district specifically identifies multi-family residential as a permitted use, subject to applicable standards and Planning Commission review where required.

The proposal's multi-family residential use, three-story building concept, pedestrian-oriented site design, and inclusion of community green space are generally aligned with the intent of the Village Center district. The zoning ordinance also expressly recognizes that projects within the district may include residential uses and open spaces and references consistency with the City's Master Plan as a consideration in the development review process.

The layout, site plan, building design, and other development features in MGM's proposal are conceptual and provided for **illustrative purposes only**. Consensus to proceed with purchase agreement negotiations would not constitute approval of the proposed site plan or development design. If a purchase agreement is finalized, the developer would be required to prepare a finalized site plan and development plans in accordance with applicable City requirements. Those plans would be subject to the City's normal development review process, including review and approval by the Planning Commission, as applicable.

Municipal Park Playground Surfacing
At Council's request, Sinclair Recreation has provided preliminary cost estimates for turf maintenance and replacement. Based on their estimates, replacing a 10' x 10' section of turf could cost between $8,500 and $15,000, inclusive of the turf, pad, adhesive, seam tape, infill, freight, and labor. As with rubber playground (PIP) surfaces, routine maintenance is important to maximizing the lifespan of artificial turf. Typical turf systems begin to show signs of UV exposure and wear around year 10, although the surface generally remains safe and usable. Depending on factors such as usage, direct sunlight, and weather exposure, a reasonable expectation is approximately 10–15 years of safe, usable life.

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

For budgeting purposes, if the City needs to replace the turf in each of the anticipated high-impact areas once during the expected lifecycle, including the three swing areas, the area surrounding the inclusive whirl, and the landing areas at the bottom of both slides, the estimated replacement cost would range from approximately $51,000 to $90,000 over the life of the playground.

EPA Research Partner Support Story: Synthetic turf field study

The U.S. Environmental Protection Agency (EPA), in partnership with other federal agencies, conducted a multi-year study examining the potential environmental and human-health impacts of recycled tire crumb rubber commonly used as infill in synthetic turf fields. The research evaluated the chemical composition of the material, potential chemical releases, and human exposure through air sampling, environmental monitoring, and biomonitoring of individuals using synthetic turf facilities. The EPA identified various chemical constituents in recycled tire rubber but generally found limited human exposure based on the conditions evaluated. However, the EPA emphasized that the research was intended to characterize materials and potential exposure pathways, not to determine whether synthetic turf presents an acceptable or unacceptable health risk. Accordingly, the study does not establish that recycled tire crumb rubber is entirely safe or that its use presents an unacceptable health risk.

Southfield Fire Services
In response to anticipated future budget constraints, staff met with Southfield Administration and Fire Department leadership to explore contracting with Southfield for fire services only, while transitioning EMS services to a third-party provider. This arrangement could meaningfully reduce the City's annual public safety expenditure. Based on preliminary FY 2027 budget figures, the estimated first-year savings could be approximately $280,000.

Under this model, the City would continue contracting with Southfield for fire protection and dispatch services, while a third-party ambulance company would provide EMS services. Several for-profit ambulance providers already serve neighboring communities under similar arrangements, often through nominal $1 annual contracts, with their operating revenue generated primarily through insurance billing for services rendered.

During these discussions, Southfield also presented an **unsolicited proposal** for an all-inclusive public safety model under which Southfield would assume responsibility for both the City's fire and police services. Based on preliminary FY 2027 figures, this arrangement could generate approximately $500,000 in first-year savings. However, this estimate accounts for the fact that the City would retain approximately $500,000 annually in legacy pension and retiree healthcare obligations, which would remain the City's responsibility.

Staff has significant questions regarding the feasibility, structure, and level of development of this portion of the proposal. After a review, Police Chief Zang contacted his counterparts within the Southfield Police Department, who said they were unaware that an arrangement to assume Lathrup Village's police services was even being considered. This raises questions regarding how formally developed or supported the proposal is and would require substantial clarification before it could be considered a viable option.

It is also important to consider the City's prior direction on this matter. Following the failed Headlee Override vote in November 2025, City Council discussed potential cost-saving measures, including the possibility of outsourcing police services. At that time, Council determined that outsourcing the Police Department should not be pursued, recognizing the

department's importance to the community, its local presence, and the value of maintaining direct municipal oversight of police services.

Given that prior direction, along with the preliminary and unsolicited nature of Southfield's proposal, staff would recommend that the City not pursue further exploration of the proposed police services arrangement. Rather, discussions with Southfield should remain focused on the fire-only service model and the potential transition of EMS services to a third-party provider, which presents a more targeted opportunity for cost savings without fundamentally changing the City's approach to local law enforcement.

Library Services
The unofficial election results reported by the Oakland County Clerk's Office indicate that the Library Services Millage Proposal passed with 63.19% voting in favor and 36.81% opposed. The passage of this proposal establishes a dedicated funding source for the next five (5) years to support contracted library services for Lathrup Village residents. The millage revenue will first appear on the Summer 2027 property tax bills.

With the millage approved, City Council must now provide direction regarding the City's approach to securing future library services. Potential options include renegotiating the City's existing agreement with the Southfield Public Library at the full 1.0-mill rate or exploring a partnership with another local library system, such as the Berkley Public Library, that may offer comparable services at a lower annual cost. The latter option could allow the City to levy only the portion of the authorized 1.0 mill necessary to cover the contracted services. As a reminder, the City of Berkley offered library services to Lathrup Village in 2025, when the City was exploring its options, for $95,000 per year.

The purpose of this discussion is to obtain City Council direction for staff and legal counsel regarding the preferred approach, including which library systems should be engaged in further discussions. Establishing this direction will allow staff to negotiate and prepare a new Library Services Agreement for City Council consideration and approval within the next couple of months.

Community & Engagement Survey Summary
The purpose of this discussion is to review the initial findings from the recent Community & Engagement Committee Survey, including feedback received from residents. The discussion will provide City Council with an overview of the survey results and an opportunity to consider key takeaways, identify areas of interest or concern, and discuss potential next steps.