



Special Meeting
6:00 p.m., Monday, Oct. 19, 2026
Farmington City Hall
23600 Liberty Street
Farmington, MI 48335

STUDY SESSION AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Public Comment**
- 4. Downtown Development Authority Board Member Resignation**
- 5. Board and Commission Interviews: Downtown Development Authority**
6:00 p.m. Alana Abdal, Bodhi Yoga
6:15 p.m. Joseph Lordin, Lone Light Spirits
- 6. Mural Policy Discussion**
- 7. Other Business**
- 8. Public Comment**
- 9. Council Comment**
- 10. Adjournment**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Farmington City Council Staff Report	Council Meeting Date: Oct. 19, 2026	Item Number 4
Submitted by: Melissa Andrade, Assistant to the City Manager		
Agenda Topic: Board and Commission Resignation: Donovan Singleton to resign from Downtown Development Authority		
Proposed Motion: n/a, consent agenda		
Background: Donovan Singleton served as a downtown business on the Farmington DDA since August 2021. He was owner of Loft Cigar Lounge, which is unfortunately closed. His term is through Feb. 28, 2030.		
Materials: Letter of resignation		

From: [Donovan Singleton](#)
To: [Melissa Andrade](#)
Subject: Re: DDA Board Resignation
Date: Wednesday, October 14, 2026 10:48:49 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Melissa,

Effective immediately I officially resign my position on the Farmington DDA.

Donovan singleton

On Oct 14, 2026, at 09:33, Melissa Andrade <mandrade@farmgov.com> wrote:

Hi Donovan,

Jess told me you may be resigning from the DDA, if so, can you send me a resignation statement? It can simply be a response to this email. We have two candidates being interviewed for Shawn Kavanaughs spot on Monday.

Melissa Andrade,
*Assistant to the City Manager &
Communications*
248-699-5121
<image001.png>

Farmington City Council Staff Report	Council Meeting Date: Oct. 19, 2026	Item Number 5
Submitted by: Melissa Andrade, Assistant to the City Manager		
Agenda Topic: Board and Commission Interviews: Downtown Development Authority		
Proposed Motion: <ol style="list-style-type: none"> 1. Move to appoint _____ to the Farmington Downtown Development Authority Board of Directors for a term ending February 28, 2030. 2. Move to appoint _____ to the Farmington Downtown Development Authority Board of Directors for a term ending February 28, 2028 		
<p>Background: Two members of the Farmington Downtown Development Authority have tendered their resignations: Donovan Singleton and Shawn MacDonell-Kavanagh leaving two vacancies.</p> <p>Two applicants have applied: Alana Abdal, owner of Bodhi Yoga and Joseph Lordon, owner of Lone Light Spirits</p>		
Materials: Applications		

Farmington City Council Staff Report	Council Meeting Date: Oct. 19, 2026	Item Number 6
Submitted by: City Manager David Murphy		
Agenda Topic: Mural Program		
Proposed Motion: Discussion		
<p>Background: With the understanding that murals are a great form of public art, the City is developing guidelines to ensure both the artist and city are in agreement regarding eligibility, approval criteria and such.</p>		
Materials: Proposed Program		

CITY OF FARMINGTON MURAL PROGRAM

Overview

The City of Farmington has found that outdoor mural projects are an investment in cultural capital that goes far beyond tourism, improved aesthetics, increased business traffic and building occupancy, and eradication of blight. Outdoor murals are an investment in a city's unique identity and its cultural cohesiveness. Mural creation can also provide an avenue for involving youth and others in artistic expression.

To better serve these purposes, the City of Farmington has created the Farmington Mural Program. The Farmington Mural Program is administered by the City through the DDA Design and Public Art Committee for all areas in the City. Applications for building murals are reviewed by the DDA Design and Public Art Committee. Murals approved through this program are exempt from the City's Sign Ordinance.

Outdoor murals should be created by an artist and located within or highly visible from a public area, should be securely attached to a building, and should exhibit the highest quality of skill and aesthetic principles. Murals should not consist of or be art manufactured in large quantities by means of industrial machines and/or reproductions.

The artist agrees that the commissioned work is a work for hire and that the DDA or the City is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Eligibility

Any individual or organization wishing to create an outdoor mural anywhere in the City, must apply for approval through the City's Planning and Building Department, regardless of the funding source.

Applicants may be:

1. An individual artist or group of artists
2. A building owner
3. A not-for-profit organization, such as a neighborhood association, educational or community organization. Federal tax-exempt status 501(c)3 is not required.

For all applicants other than the building owner, the building owner shall be required to co-sign the application.

Outdoor Mural Requirements

Every applicant must demonstrate that they will:

1. Create an outdoor mural that is accessible to the public.

2. Use media that ensures longevity and durability.
3. Paint on the surface and structure that is stable and ready for painting.
4. Meet standards of artistic quality and suitability for the DDA District and/or the City.

The Artist shall provide a work plan that ensures the safety of artists and the public, and that does not impede public access. In the event that the work plan submitted is not being adhered to, and the DDA/City has identified a safety risk to either the artist and/or the public, the DDA/City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

Approval Criteria

- Completed application submitted to the City.
- Signed permission from the building owner.
- Artistic quality: Strength of the artist's concept and demonstrated technical skills and experience
- Context: Appropriate to the architecture, geographic, socio-cultural and historic setting in scale and expression
- Feasibility: Reasonable budget, timeline, qualifications of participants
- Originality: Unique expression. The artist must acquire all licenses or intellectual property rights necessary to complete the mural project.
- Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;
- Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and
- Be consistent with any public art guidelines as may be adopted by the City of Farmington.
- Permanence: Uses high-quality materials that are resistant to weather and ultraviolet deterioration.

Outdoor Mural Approval Process

1. The Applicant shall submit a Proposal, including an application to the City Manager or Planning and Building Department or for an initial review of the proposed location, imagery, artist's qualifications, funding sources, and building owner's approval. For submittals in the DDA, the DDA Director shall be copied on the submittal.
2. The Proposal shall include:
 - a. Concept drawing of proposed mural with colors, dimensions
 - b. Photographs of site and physical surroundings

- c. Written description of the proposed mural, site, wall preparation, specific processes and materials to be used and protective coating
- d. Written description of individuals and groups involved and how they will participate
- e. . The Applicant shall be responsible to notify all property owners owning property within 300 feet of the proposal and to provide written responses supporting and/or objecting to the proposal.
- f. Project timeline
- g. A work plan that addresses safety of the artists and the public while painting the outdoor mural
- h. The contact person for the project
- i. An application fee in the amount of \$250.

3. The DDA Design and Public Art Committee shall review the Proposal. If the proposal is approved, the City will send the artist a Notice of Approval and a Notice to Proceed. If the Proposal is not approved, the City will communicate to the applicant in writing the reasons for the decision. The applicant is encouraged to address the concerns of the DDA Design and Public Art Committee and submit a revised proposal.

If the proposal requires a façade change to a building, the requirements of the Zoning Ordinance shall apply and the proposal shall also be reviewed and approved by the Planning Commission with respect to the façade modification.

4. Artist begins creating the mural.

5. Applicant contacts the City when mural is completed in accordance with the approved project timeline or on a mutually agreed upon modification of the timeline.

6. Applicant provides digital images of completed mural for the public art collection records.

7. Except with respect to historic buildings or brick, which may require a different type of treatment or medium, artists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and more cost-effective repair of the mural if needed. If a mural needs to be repaired, the building owner should contact the artist to make the repairs. In the event that the building owner does not complete the repair, the City may serve written notice upon the building owner setting forth the deficiencies in maintenance or repair along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing building owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the property where the mural is located (the "Property"), or cause its agents or contractors to enter the Property

and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the mural, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by the building owner within thirty (30) days of a billing to the building owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit. If the artist is unavailable or unwilling to make the repairs, the building owner can seek the help the City to find a suitable artist to do the repairs.

8. A. In addition to other placement and locational requirements in this ordinance, outdoor mural shall be placed:

(a) In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and

(b) Out of the corner clearance area as provided in Section 28-4 of the City of Farmington Code of Ordinances.

B. Murals may be permitted in required front setbacks, if the City finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Public Services Department Director.

C. Prior to installation, the final location, installation, footings, and related details shall be subject to review and approval by the City Planner and Building Official

9. Alterations to or removal of, the mural is permitted under the following circumstances:

a. The building on which mural is located is sold; or

b. The building or property is substantially remodeled or altered in way that precludes continuance of the mural. Alterations or removal must be approved the City, as required by applicable City ordinances.

10. At any time the Applicant or the City may review the condition of the mural and, based on the condition, either allow it to remain or make plans to remove or paint over the mural.

11. Decommissioning. The City may decommission any mural in the City's collection when it determines it is in the best interest of the City. The City's sale of any mural that can be detached from a building shall also require the approval of the City Council.

FARMINGTON PUBLIC ART PROGRAM
APPLICATION

Applicant Information

Name of Applicant or Sponsoring Organization

Name of Contact Person

Email

Phone

Artist Information

Artist's Name

Artist's Signature

Email

Website

Artist's Mailing Address

City/State/Zip

Phone

The artist agrees that the commissioned work is a work for hire and that the DDA/City is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Property Information

Proposed Public Art Location (building or business name)

Street Address/Intersection

Property Owner's Name

Property Owner's Email

Property Owner's Phone

Property Owner's Signature

Start Date

Completion Date

SUBMIT MATERIALS TO:

City Manager or Building and Planning Department

City of Farmington

23600 Liberty Street

Farmington, MI 48335

248-474-5500

CHECKLIST OF REQUIRED MATERIALS

- ☐ Completed Application Form
- ☐ Resume of each artist involved in the project
- ☐ Signature of artist
- ☐ Six (6) digital images of the artist's original work that shows ability. (e-mailed or provided on CD or Flash drive.)
- ☐ Artist's rendering of the proposed mural with dimensions and materials proposed.
- ☐ History of the sponsoring organization (if applicable) including a brief narrative, date established, community served and contact information.
- ☐ If the work plan involves blocking a public right of way such as a sidewalk or street, or the use of scaffolding or ladders, include a plan for insuring the access and safety of the public and the artists.
- ☐ Signature of building owner
- ☐ Estimated Project Cost
- ☐ Source of funding
- ☐ A work plan, including safety plan.

