

Oak Park

City Council Agenda

November 10, 2020





AGENDA
REGULAR CITY COUNCIL MEETING
38th CITY COUNCIL
OAK PARK, MICHIGAN
November 10, 2020
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

The following routine items are presented for City Council approval without discussion, as a single agenda item. Should any Council Member wish to discuss or disapprove any item it must be dropped from the blanket motion of approval and considered as a separate item.

- A. Regular Council Meeting Minutes of October 19, 2020
- B. Special City Council Meeting Minutes of October 19, 2020
- C. Payment Application No. 1 for the 2020 Miscellaneous Concrete Project, M-714 to Mattioli Cement Company of Fenton, MI for the amount of \$122,618.51
- D. Licenses New and Renewals submitted for November 10, 2020

5. RECOGNITION OF VISITING ELECTED OFFICIALS

6. SPECIAL RECOGNITION/PRESENTATIONS: None

7. PUBLIC HEARINGS:

- A. Public Hearing to receive comments on the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI
- B. Adoption of Obsolete Property Rehabilitation Exemption District Resolution
- C. Resolution approving an Obsolete Property Rehabilitation Act exemption for Oak Park Investment Group, LLC, 13200 Oak Park Blvd, Oak Park, MI

8. COMMUNICATIONS: None

9. SPECIAL LICENSES: None

10. ACCOUNTING REPORTS: None

11. BIDS: None

12. ORDINANCES: None

13. CITY ATTORNEY:

14. CITY MANAGER:

Department of Public Works

- A. Trash Cart Rollout
- B. Request to approve Proposed Change Order No. 1 in the amount of \$22,618.00 for the 2020 Catch Basin Line Replacement Project, M-712 to Great Lakes Contracting of Waterford, MI. It is further recommended that Payment Application No. 1 for the same be approved for the amount of \$210,215.75

Economic Development

- C. Resolution authorizing sale of City Owned Properties

Public Safety

- D. Temporary Traffic Control Order

City Clerk

- E. Election Update

15. CALL TO THE AUDIENCE

Each speaker's remarks are a matter of public record; the speaker, alone, is responsible for his or her comments and the City of Oak Park does not, by permitting such remarks, support, endorse or accept the content, thereof, as being true or accurate. "Any person while being heard at a City Council Meeting may be called to order by the Chair, or any Council Member for failure to be germane to the business of the City, vulgarity, or personal attacks on persons or institutions." There is a three minute time limit per speaker.

16. CALL TO THE COUNCIL

17. ADJOURNMENT

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Council Meeting will be made with 7-day prior notice.



**CITY OF OAK PARK, MICHIGAN
REGULAR COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 19, 2020
7:00 PM**

MINUTES

Mayor McClellan called the virtual meeting to order at 7:00 p.m. Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

PRESENT: Mayor McClellan, Mayor Pro Tem Burns, Council Member Radner (left the meeting at 7:30 pm), Council Member Weiss, Council Member Edgar

ABSENT: None

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Krause, City Attorney Duff

APPROVAL OF AGENDA:

CM-10-301-20 (AGENDA ITEM #3) ADOPTION OF THE AGENDA AS PRESENTED – APPROVED

Motion by Edgar, seconded by Radner, CARRIED UNANIMOUSLY, to approve the agenda as presented.

Voice Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-10-302-20 (AGENDA ITEM #4A-C) CONSENT AGENDA - APPROVED

Motion by Burns, seconded by Edgar, CARRIED UNANIMOUSLY, to approve the Consent Agenda consisting of the following items:

- A. Regular Council Meeting Minutes of October 5, 2020 **CM-10-303-20**
- B. Special Council Meeting Minutes of October 5, 2020 **CM-10-304-20**
- C. Licenses New and Renewals submitted for October 5, 2020 **CM-10-305-20**

Roll Call Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS: None

PUBLIC HEARINGS:

(AGENDA ITEM #7A) Public Hearing to receive comments on the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI.

Mayor McClellan continued the public hearing from the October 5, 2020 council meeting regarding the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI at 7:10 p.m. There were no comments from the public. The Mayor immediately closed the Public Hearing.

CM-10-306-20 (AGENDA ITEM #7B) RESOLUTION APPROVING AN OBSOLETE PROPERTY REHABILITATION ACT EXEMPTION FOR OAK PARK INVESTMENT GROUP, LLC, 13200 OAK PARK BLVD, OAK PARK, MI - POSTPONED

Motion by Radner, seconded by Weiss, to approve a resolution approving an Obsolete Property Rehabilitation Act exemption for Oak Park Investment Group, LLC, 13200 Oak Park Blvd, Oak Park, MI. After discussion Motion by Radner, seconded by Edgar, to **POSTPONE** action until the next council meeting.

Voice Vote:	Yes:	McClellan, Weiss, Radner, Edgar, Burns
	No:	None
	Absent:	None

MOTION TO POSTPONE DECLARED ADOPTED

COMMUNICATIONS: None

SPECIAL LICENSES:

CM-10-307-20 (AGENDA ITEM #9A) SPECIAL EVENT REQUEST – STREET CORNER MUSIC, LTD – APPROVED

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve the following Special Event request subject to all departmental approvals:

Name	Event	Fee
Street Corner Music, LTD 26020 Greenfield	Albany Street Block Party October 24, 2020 9:00 a.m. – 6:00 p.m.	Application fee paid

Voice Vote:	Yes:	McClellan, Weiss, Radner, Edgar, Burns
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

ACCOUNTING REPORTS:

CM-10-308-20 (AGENDA ITEM #10A) APPROVAL FOR PAYMENT OF INVOICES SUBMITTED BY GARAN, LUCOW, MILLER, P.C. FOR LEGAL SERVICES IN THE TOTAL AMOUNT OF \$15,139.29 - APPROVED

Motion by Burns seconded by Edgar, CARRIED UNANIMOUSLY, to approve payment of invoices #546938, #546939 and #546940 by Garan, Lucow, Miller P.C., for legal services rendered through August 31, 2020 in the total amount of \$15,139.29.

Roll Call Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

BIDS: None

ORDINANCES: None

CITY ATTORNEY:

City Attorney Duff reported the extension of holding Zoom meetings until January 1, 2021.

CITY MANAGER:

City Clerk

(AGENDA ITEM #14A) Director of Elections Vecchio provided an update regarding the upcoming presidential election.

Department of Public Works

CM-10-309-20 (AGENDA ITEM #14B) REQUEST TO AUTHORIZE THE PUBLIC WORKS DEPARTMENT TO PARTICIPATE IN THE SOURCEWELL, MACOMB COUNTY, AND STATE OF MICHIGAN (MIDEAL) PRE-BID CONTRACTS FOR VEHICLE PURCHASES TOTALING \$105,706.96 - APPROVED

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to authorize the Public Works Department to participate in the SourceWell, Macomb County, and State of Michigan (MiDeal) pre-bid contracts for the following vehicle purchases totaling \$105,706.96:

Vehicle:	Department:	Amount: (Pre-Bid Contract)	Account:
Kubota RTV-X1100C Worksite Utility Vehicle	Public Works	Total Cost: \$27,714.96 (\$30,000 budgeted) (SourceWell Contract)	<u>Major Streets:</u> 202-18.479-970 <u>Local Streets:</u> 203-18.479-970

			<u>Sidewalk Fund:</u> 451-71.442-970
2021 Ford F-250 Pickup Truck	Public Works	Total Cost: \$39,000 (\$43,000 budgeted) (Macomb County Contract #21-18)	<u>Water / Sewer:</u> 592-18.538-970
2021 Chevrolet Tahoe Police Package	Public Safety	Total Cost: \$38,992 (\$63,000 budgeted including upfitting) (MiDeal Contract #180000001109)	<u>Motor Pool:</u> 654-18.875.970

Roll Call Vote: Yes: McClellan, Burns, Weiss, Radner, Edgar
 No: None
 Absent: None

MOTION DECLARED ADOPTED

Economic Development

**CM-10-310-20 (AGENDA ITEM #14C) REQUEST TO RECEIVE THE CITY OF
OAK PARK MASTER PLAN - APPROVED**

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to receive the City of Oak Park Master Plan.

Voice Vote: Yes: McClellan, Burns, Weiss, Radner, Edgar
 No: None
 Absent: None

MOTION DECLARED ADOPTED

**CM-10-311-20 (AGENDA ITEM #14D) RESOLUTION REGARDING THE SALE
OF A PORTION OF JACKSON PARK TO FERNDAL PUBLIC
SCHOOLS - APPROVED**

Motion by Weiss, seconded by Edgar, CARRIED UNANIMOUSLY, to approve the following resolution regarding the sale of a portion of Jackson Park to Ferndale Public Schools:

CITY OF OAK PARK
MICHIGAN

RESOLUTION APPROVING SALE OF JACKSON PARK

WHEREAS, on September 16, 2019, the Oak Park City Council resolved to approve the offer from Ferndale Public Schools to purchase the Jackson Park property for \$100,000.00, contingent upon deed restrictions for the property being successfully lifted, and the removal of Jackson Park from the City Master Plan;

WHEREAS, on October 19, 2020, the Oak Park City Council resolved to approve the recommendation of the Planning Commission to Amend the City Master Plan;

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to sell the Jackson Park property to Ferndale Public Schools for the construction of a new elementary school.

NOW, THEREFORE, the City Council of the City of Oak Park, Oakland County, Michigan resolves as follows:

1. The City Manager is hereby authorized to negotiate the sale of the property formerly known as Jackson Park identified on the Attached purchase agreement for an amount not less than \$100,000.00 to include all terms stated in the Purchase Agreement.
2. The Mayor and/or City Manager are hereby authorized to sign all necessary documents to complete the transaction.
3. Any and all Resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

Roll Call Vote:	Yes:	McClellan, Burns, Weiss, Edgar, Radner
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CM-10-312-20 (AGENDA ITEM #14E) REQUEST TO RENEW THE MUNICIPAL CREDITS AND COMMUNITY CREDITS CONTRACT WITH SUBURBAN MOBILITY AUTHORITY FOR REGIONAL TRANSPORTATION (SMART) FOR FISCAL YEAR JULY 1, 2020 – JUNE 30, 2021 - APPROVED

Motion by Weiss, seconded by Burns, CARRIED UNANIMOUSLY, to authorize the renewal of the Municipal Credits and Community Credits Contract with Suburban Mobility Authority for Regional Transportation (SMART) for fiscal year July 1, 2020 – June 30, 2021.

Roll Call Vote:	Yes:	McClellan, Burns, Weiss, Edgar, Radner
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CALL TO THE AUDIENCE:

Kenneth Sherman suggested having a bar graph as a part of the water bill.

Steven Gold encouraged participation in the upcoming election.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:09 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



**CITY OF OAK PARK, MICHIGAN
SPECIAL COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 19, 2020
6:00 PM**

MINUTES

The virtual Special Meeting was called to order at 6:00 PM by Mayor McClellan. City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544

PRESENT: Mayor McClellan, Mayor Pro Burns, Council Member Weiss, Council Member Edgar, Council Member Radner

ABSENT: None

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Duff

SPECIAL BUSINESS:

(AGENDA ITEM A) Water and Sewer Rate Project Consideration

City Manager Tungate and Assistant City Manager Yee presented information regarding the City's water and sewer rate project. There was consensus among Council Members to consider monthly billing and to proceed with an updated water rate study.

CM-10-299-20 MOTION TO AUTHORIZE A WATER RATE MODEL STUDY FOR AN AMOUNT NOT TO EXCEED \$20,000 – APPROVED

Motion by Weiss, seconded by Radner, CARRIED, to authorize a water rate model study for an amount not to exceed \$20,000.

Voice Vote:	Yes:	McClellan, Weiss, Radner, Edgar
	No:	Burns
	Absent:	None

MOTION DECLARED ADOPTED

CM-10-301-20 MOTION TO APPROVE MONTHLY UTILITY BILLING USING 8 ½ X 11 PAPER – APPROVED

Motion by Edgar, seconded by Radner, CARRIED UNANIMOUSLY, to approve monthly utility billing using 8 ½ x 11 paper.

Roll Call Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

(AGENDA ITEM B) Prime Site Media Settlement Proposal

City Attorney Duff provided an update on the Prime site Media court case. No council action was taken regarding this issue.

CALL TO THE AUDIENCE:

There were no members of the audience wishing to speak.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the special meeting at 6:58 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor

MERCHANT'S LICENSES - NOVEMBER 10TH, 2020

(Subject to All Departmental Approvals)

NEW MERCHANT	ADDRESS	FEES	BUSINESS TYPE
SUPERIOR TOOL RENTAL & REPAIR	12900 CAPITAL	\$ 150.00	RENTAL AND REPAIR OF INDUSTRIAL CONSTRUCTION EQUIPMENT
BOLLINGER MOTORS	14925 W. ELEVEN MILE	\$ 150.00	OFFICE
WOW TAX SERVICE	23300 GREENFIELD 127	\$ 150.00	ACCOUTING, TAX PREPARATION
LAVISH AMOR LASHES	23300 GREENFIELD 215	\$ 150.00	LASHES, WAXING
SWEET AND SPICY SEAFOOD FACTORY	25298 GREENFIELD	\$ 150.00	SEAFOOD CARRY OUT FAST FOOD
KROGER #751 FUEL	26155 GREENFIELD	\$ 150.00	GAS STATION
KROGER #751	26200 GREENFIELD	\$ 150.00	RETAIL GROCERY
RENEWALS	ADDRESS	FEES	BUSINESS TYPE
CITI TRENDS	22106 COOLIDGE	\$ 150.00	VALUE PRICED RETAILER OF URBAN FASHION APPAREL, SHOES AND ACCESSORIES
VIP WEAR	22124 COOLIDGE	\$ 225.00	CLOTHING STORE
PROFESSIONAL BEAUTY CENTER	23150 COOLIDGE	\$ 150.00	HAIR REPLACEMENT
SOUTHFIELD QUALITY CARS II	13900 EIGHT MILE	\$ 187.50	AUTO DEALERSHIP USED
HAGOPIAN CLEANING SERVICES	14000 EIGHT MILE	\$ 150.00	RUG CLEANING, REPAIRS, IN HOME CARPET CLEANING
NORTHLAND CHYRLSER DODGE JEEP RAM	14100 EIGHT MILE	\$ 150.00	CAR DEALERSHIP
ZEUNE MICHIGAN STORAGE CENTER	15300 EIGHT MILE	\$ 150.00	SELF STORAGE
THE WELLNESS PLAN MEDICAL CENTER	21040 GREENFIELD	\$ 150.00	COMMUNITY HEALTHCARE
B-UNIQUE HAIR BOUTIQUE	21700 GREENFIELD 412	\$ 187.50	SALON
KEEPITFLY BRAIDING STUDIO	21900 GREENFIELD 204	\$ 225.00	HAIR BRAIDING SERVICES
PIK-NIK BASKET	8511 NINE MILE	\$ 225.00	RESTAURANT / CARRY-OUT - FRESH FRILLED MEATS W/GOURMET DESSERTS AND TREATS



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

AGENDA#

SUBJECT: Payment Application No. 1 for the 2020 Miscellaneous Concrete Project, M-714.

DEPARTMENT: Technical & Planning/DPW – Engineering KJY

SUMMARY: Attached is Payment Application No. 1 for the 2020 Miscellaneous Concrete Project, M-714. This project replaced sections of concrete throughout the City from water main breaks, sewer repairs, failing sections of pavement, etc. This project is approximately 35% complete.

FINANCIAL STATEMENT:

Original Contract Amount:	\$399,999.42
Total Completed to Date:	\$136,242.79
Less Retainage:	\$ 13,624.28
Net Earned:	\$122,618.51
Deductions:	\$ 0.00
Balance:	\$122,618.51
Payments to Date:	\$ 0.00
Amount Due Mattioli Cement Company:	\$122,618.51

RECOMMENDED ACTION: It is recommended that Payment Application No. 1 for the 2020 Miscellaneous Concrete Project, M-714 be approved to Mattioli Cement Company of Fenton, MI for the amount of \$122,618.51. Funding is available in the Local Streets Fund (203-18-479-970) and Water & Sewer Fund (592-18-550-970) for this project.

APPROVALS:

City Manager: ET Department Director: KJY

Director of Finance: SC Legal: NA

Budgeted: ☐

EXHIBITS: Payment Application No. 1

PAYMENT APPLICATION

PROJECT: 2020-2021 MISCELLANEOUS CONCRETE PROJECT

JOB NUMBER: M-714

OWNER: CITY OF OAK PARK, MICHIGAN

APPLICATION NO.: 1

CONTRACTOR: MATTIOLI CEMENT COMPANY
6085 MCGUIRE ROAD
FENTON, MI 48430

PERIOD ENDING: 10/23/2020

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY	UNIT	UNIT PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
1	REMOVE CONCRETE PAVEMENT	3,100	SYD	\$10.00	1,601.29	\$16,012.90	1,601.29	\$16,012.90
2	COOLIDGE CONCRETE PAVEMENT REMOVAL	1,300	SYD	\$19.00	339.38	\$6,448.22	339.38	\$6,448.22
3	CONCRETE PVT W/INT CURB & GUTTER, 9" CONC.	3,100	SYD	\$55.81	1,290.87	\$72,043.45	1,290.87	\$72,043.45
4	COOLIDGE CONCRETE PVT W/ INT CURB & GUTTER 9" CONCRETE	1,300	SYD	\$55.81	339.38	\$18,940.80	339.38	\$18,940.80
5	SIDEWALK CONC. NON-REINF 6" SIDEWALK/DRIVE APPROACH	483	SFT	\$6.50	458.78	\$2,982.07	458.78	\$2,982.07
6	SIDEWALK CONC. NON-REINF 4" SIDEWALK	2,599	SFT	\$6.00	395.60	\$2,373.60	395.60	\$2,373.60
7	CONC. PVT 24" CURB & GUTTER SECTION NON REINF 9" CONC.	15	LFT	\$30.00	0.00	\$0.00	0.00	\$0.00
8	ADJUSTING DRAINAGE STRUCTURES	15	EA	\$250.00	3.00	\$750.00	3.00	\$750.00
9	CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE	100	SFT	\$22.00	0.00	\$0.00	0.00	\$0.00
10	AGGREGATE BASE UNDER 9" CONC. (3" 21AA CR LIMESTONE)	3,100	SYD	\$5.50	1,506.36	\$8,284.98	1,506.36	\$8,284.98
11	AGGREGATE BASE UNDER 4" & 6" & 9" CONC. (6" 21AA CR LIMESTONE)	500	SYD	\$9.00	0.00	\$0.00	0.00	\$0.00
12	COOLIDGE AGG. BASE UNDER 9" CONC (3" 21AA CR LIMESTONE)	1,300	SYD	\$5.50	711.95	\$3,915.73	711.95	\$3,915.73
13	DRAINAGE STRUCTURE COVER	760	LBS	\$1.76	279.00	\$491.04	279.00	\$491.04
14	MINOR TRAFFIC DEVICES	1	LSUM	\$2,000.00	1.00	\$2,000.00	1.00	\$2,000.00
15	COOLIDGE MINOR TRAFFIC DEVICES	1	LSUM	\$2,000.00	1.00	\$2,000.00	1.00	\$2,000.00
16	PROJECT CLEAN UP	1	LSUM	\$7,000.00	0.00	\$0.00	0.00	\$0.00
17	INSPECTION CREW DAYS	20	DAY	\$320.00	9.00	\$0.00	9.00	\$0.00

		Period Total Amount:	\$136,242.79	Amount to Date:	\$136,242.79
Original Contract Amount:		\$399,999.42		Earnings This Period:	\$136,242.79
				Total Earnings to Date:	\$136,242.79
				Less Retainage:	\$13,624.28
				Net Earned:	\$122,618.51
				Deductions:	\$0.00
				Balance:	\$122,618.51
				Payments to Date:	\$0.00
		AMOUNT DUE MATTIOLI CEMENT COMPANY:		\$122,618.51	

Accepted By:

Mattioli Cement Company

Date:

10-26-20

Approved By:

Joseph Jenkins, Assistant City Engineer
City of Oak Park, Michigan

Date:

10-26-2020



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

AGENDA #

SUBJECT: Obsolete Property Rehabilitation Exemption Application

DEPARTMENT: Economic Development

SUMMARY: The Economic Development Department recommends to city council to grant an application for an Obsolete Property Rehabilitation Exemption Certificate for Oak Park Investment Group on parcel 52-25-29-301-015. Based upon the city policy for OPRA tax exemptions and the investment from Oak Park Investment Group this project qualifies for the full 12 year exemption.

It is recommended that City Council approve the exemption for four (4) years with an opportunity to extend for two additional four (4) year increments based upon meeting the guidelines below to be reviewed every four (4) years. The guidelines are as follows:

- Economic advantages of new employee hires
- Overall facility operations
- Current on all taxes and fees
- Code violations
- Overall condition and maintenance of the property

FINANCIAL STATEMENT: Taxes will be set at a baseline of \$265,000

RECOMMENDED ACTION: City Council approve four (4) years for the Obsolete Property Rehabilitation Exemption Certificate for parcel 52-25-29-301-015 at 13200 Oak Park Blvd.

APPROVALS:

City Manager: _____ET_____

Department Director: ____KM_____

Director of Finance: _____

Budgeted: ☐

Legal: _____

EXHIBITS: Resolution, application, letter from assessor, supporting documentation

RESOLUTION TO APPROVE AN OBSOLETE PROPERTY

REHABILITATION ACT (OPRA) APPLICATION

Minutes of a regular meeting of the city council of Oak Park, held on November 10, 2020, held virtually via Zoom at 7 p.m..

PRESENT:

ABSENT:

The following preamble and resolution were offered by: _____

And supported by: _____

Resolution Approving Obsolete Property Rehabilitation Act Application for Oak Park Investment Group, LLC. For property located at: 13200 Oak Park Blvd., Oak Park, MI

WHEREAS, pursuant to PA 146 of 2000, as amended, the city council of the City of Oak Park is a Qualified Local Governmental Unit eligible to establish one or more OPRA Districts; and

WHEREAS, the city council of the City of Oak Park legally established OPRA District on November 10, 2020, pursuant to a public hearing held on November 10, 2020; and

WHEREAS, the city council of the City of Oak Park has determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, the taxable value of this exemption plus the aggregate taxable value of property already exempt does not exceed 5% of the total taxable value of the City of Oak Park; and

WHEREAS, the applicant Oak Park Investment Group, LLC. is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant Oak Park Investment Group, LLC. has provided all required items listed under the application instructions to the City of Oak Park; and

WHEREAS, the application is for obsolete property as defined in Section 2(h) of PA 146 of 2000, as amended; and

WHEREAS, the rehabilitation of this facility, as covered by this exemption, had not begun prior to November 10, 2020, the date the OPRA District, Oak Park Obsolete Property Rehabilitation District No. 3. was established; and

WHEREAS, the application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000, as amended, situated within an OPRA District; and

WHEREAS, completion of the rehabilitation facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, to retain employment, and to revitalize an urban area; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(1) of PA 146 of 2000, as amended; and

WHEREAS, the application was approved at a public hearing on November 10, 2020, as provided by Section 4(2) of PA 146 of 2000, as amended, allowing a period of 18 months for completion of the redevelopment.

NOW THEREFORE, be it resolved by the city council of the City of Oak Park that Oak Park Investment Group, LLC be and hereby is granted an Obsolete Property Rehabilitation Act exemption for the Property located in Obsolete Property Rehabilitation District, Oak Park Obsolete Property Rehabilitation District No. 3., at 13200 Oak Park Blvd., Oak Park, MI, for a period of 4 years, beginning December 31, 2020, and ending December 30, 2024, pursuant to the provisions of PA 146 of 2000, as amended. The certificate will be subject to review by the legislative body of the qualified local governmental unit and the certificate may be extended per the factors, criteria and objectives. The specific factors, criteria and objectives are as follows:

- Economic advantages of new employee hires
- Overall facility operations
- Current on all taxes and fees
- Code violations
- Overall condition and maintenance of the property

The total amount of time determined for the certificate including any extensions shall not exceed 12 years.

Upon a call of the roll, the vote was:

AYES:

NAYS:

Resolution Declared Adopted.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the city council of the City of Oak Park, County of Oakland, Michigan, as a regular meeting held on November 10, 2020.



August 25, 2020

City of Oak Park
Oak Park City Council
c/o Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

Dear Members of the City Council,

Oakridge Manor Nursing and Rehab Center, LLC, and Oak Park Investment Group LLC have acquired the vacant property at 13200 Oak Park Boulevard and have received Special Land Use approval to develop the property as a Skilled Nursing Facility.

Oak Park Investment Group owns the real property. Oakridge Manor is the operating entity that is licensed to operate the Skilled Nursing Facility, and leases the building from Oak Park Investment Group. The lease is a triple net lease in which the lessee is responsible for the payment of the property taxes. Both LLCs are owned solely by Mr. Uddin.

The property is currently undeveloped with a vacant uninhabitable building on the plot. The previous owners began renovations on the interior of the building which were never completed. The building and property have been vacant since the previous owners acquired them in March 2007.

This project will bring a picturesque building surrounded by abundant landscaping to what is currently a vacant lot in a central area of the thriving Oak Park Community. The site plan has incorporated a detention pond to assure that storm water is managed on the property. In addition, parking for the facility has been calculated to assure adequate spaces for staff at shift change as well as visitors and vendors. The driveways are designed to allow ease of access from and to Oak Park Boulevard, all to mitigate impact on the public right of way.

In addition to the aesthetic benefits, the facility will bring jobs and commerce to the community. Initially, Oakridge Manor will employ approximately 40 people increasing to 80 as it reaches capacity. Given the necessity of consistent staffing for our facility and the uncertainties of Michigan weather, we are always looking for team members who live in the community. Oakridge Manor is proud to be an equal opportunity employer that offers a competitive living wage to all of our staff. Our staff, residents, and guests often patronize businesses and restaurants near our facilities, especially for carry out and delivery services.

The total cost to develop this project is estimated at \$10,364,486. The detailed list of estimated construction costs is included with our application, as is a consolidated proforma for Oakridge Manor and Oak Park Investment Group for the first six calendar years of operation. In the first 3 calendar years, we are projecting a loss of \$2.6M, notwithstanding waiver of management fees and exemption of property taxes in the projections. At the end of the sixth calendar year, the cumulative loss estimate is reduced to \$585K as the facility is projected to reach its stabilized optimum occupancy.

The financial support offered by the OPRA Certificate is necessary to offset part of the significant ongoing investment required to support the facility while it builds to its stabilized occupancy.

Based on the Real Property Criteria,

1. The initial investment of \$10.3M may receive a 6 year certificate for the initial investment of \$1,000,000 (6 years)
2. Not applicable to this project
3. An additional one (1) year for every 25 employees hired (40 initially) as a result of the project (1.6 years)
4. An additional one (1) year may be granted for every \$500,000 (\$9,300,000) of investment over the initial minimum investment of \$500,000. (18.6 years).

For this reason, as well as the tangible and intangible benefits Oakridge Manor will bring to the City of Oak Park, we are requesting that you designate 13200 Oak Park Boulevard eligible for Obsolete Property Rehabilitation Act Certification, and approve 12 years of property tax exemption by the City of Oak Park.

Thank you for your consideration.



Fahim Uddin

Sole Member

Oakridge Manor Nursing & Rehab Center LLC

Oak Park Investment Group LLC



August 25, 2020

City of Oak Park
Ed Norris, City Clerk
14000 Oak Park Blvd
Oak Park, MI 48237

Dear Mr. Norris,

Oakridge Manor Nursing and Rehab Center, LLC, and Oak Park Investment Group LLC have acquired the vacant property at 13200 Oak Park Boulevard and have received Special Land Use approval to develop the property as a Skilled Nursing Facility.

The property is currently undeveloped with a vacant uninhabitable building on the plot. The previous owners began renovations on the interior of the building which were never completed. The building and property have been vacant since the previous owners acquired them in March 2007.

We are requesting that the property be designated as an Obsolete Property Rehabilitation Act District by the City of Oak Park, and have submitted the required application and documents in support of our application.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Fahm Uddin', is written over a series of horizontal lines.

Fahm Uddin
Sole Member
Oakridge Manor Nursing & Rehab Center LLC
Oak Park Investment Group LLC

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

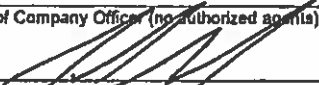
Applicant (Company) Name (applicant must be the OWNER of the facility) Oak Park Investment Group LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 30700 Telegraph Rd. Suite 2504								
Location of obsolete facility (No. and street, City, State, ZIP Code) 13200 Oak Park Blvd. Oak Park, MI 48237								
City, Township, Village (indicate which) City of Oak Park		County Oakland						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 09/25/2020	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/31/2021	School District where facility is located (include school code) Oak Park 63250						
Estimated Cost of Rehabilitation \$10,364,486.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☐ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>40</u>			☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☒								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Fahim Uddin	Telephone Number (248) 593-1990	Fax Number (248) 593-9120
Mailing Address 30700 Telegraph Rd. Suite 2504		Email Address fuddin@pioneerhcm.com
Signature of Company Officer (no authorized agents) 		Title Sole Member

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(f) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)	\$265,000	\$265,000	
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	
City of Oak Park	October 19, 2020	September 25, 2020	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call 517- 335-7491.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Legal Description of Obsolete Property:

Land situated in the City of Oak Park, County of Oakland, State of Michigan, described as: Part of the Southwest 1/4 of Section 29, Town 1 North, Range 11 East, Royal Oak Township (City of Oak Park), Oakland County, Michigan, commencing at the intersection of the East right-of-way line of Coolidge Highway (120 feet wide) and the South line of Northfield Boulevard Subdivision (Liber 35, Page 19); thence along the East right-of-way line of Coolidge Highway (120 feet wide) South 00 degrees 03 minutes 01 seconds East 387.36 feet to a point on the North right-of-way line of Oak Park Boulevard (80 feet wide); thence along said North right-of-way line of Oak Park Boulevard North 89 degrees 56 minutes 39 seconds East 792.58 feet to the point of beginning; thence North 00 degrees 21 minutes 16 seconds West 393.72 feet to the Southerly line of Northfield Boulevard Subdivision (Liber 35, Page 29); thence along said Southerly line North 89 degrees 29 minutes 00 seconds East 479.69 feet to a point on the West line of Vincent Park Subdivision (Liber 31, Page 49); thence along said West line South 00 degrees 21 minutes 16 seconds East 397.58 feet to a point on the North right-of-way line of Oak Park Boulevard (80 feet wide); thence along said right-of-way line of Oak Park Boulevard (80 feet wide) South 89 degrees 56 minutes 39 seconds West 479.69 feet.

Note For Informational Purposes Only: Commonly known as: 13200 Oak Park Tax ID Number: Part of 25-29-301-015

FACILITY CONSTRUCTION COSTS

Trade	Contractor/SubContractor	Projected Cost
Surveying	Kem-Tec	\$ 32,775.00
Landscaping	Heritage Oaks	\$ 214,035.00
Site Earthwork & Utilities	Con-Earth	\$ 655,630.00
Paving	Nagel	\$ 115,585.00
Rough Framing - Exterior & Roof	Contract Suply	\$ 872,140.00
Roofing	Jimmerson	\$ 177,000.00
Flat Roof	Budget	\$ 65,000.00
Interior Frming - Drywall	Harvard	\$ 520,000.00
Concrete Foundations Site conc	Merlow	\$ 426,160.00
Masonry - 1st row block	James Ross	\$ 25,000.00
Plumbing	Condor	\$ 480,000.00
Electrical	RCI	\$ 950,000.00
HVAC	Sharon	\$ 625,000.00
Fire Protection	First Response	\$ 155,000.00
Gutters	Alloy	\$ 11,500.00
Frames Doors HDW	Rayhaven	\$ 152,075.00
Vinyl Windows	MI Window - Ply Gen	\$ 40,967.00
Interior Glass	Budget	\$ 65,500.00
Insulation	Multi Lakes	\$ 90,000.00
Casework	Dynamic	\$ 165,124.00
Misc Structural Steel	Balas Struct Steel	\$ 27,000.00
Painting VWC	Accurate Painting	\$ 147,500.00
Exterior Caulking	JC - Budget	\$ 7,000.00
Flagpoles	DCA - Budget	\$ 8,000.00
Fireplace	Budget	\$ 35,000.00
Fencing	Budget	\$ 55,350.00
Kitchen Equipement	Stafford Smith	\$ 120,000.00
Window Treatement	American Roll Shutter	\$ 2,000.00
Flooring	Stadium	\$ 269,000.00
Cultured Stone	Old Country	\$ 249,913.00
Millwork	Budget	\$ 6,000.00
Vinyl Sliding	Primestar - Budget	\$ 27,000.00
Ceramic Tile	Stuart	\$ 79,532.00
Wall Acravan, Crash Rail	Budget	\$ 30,000.00
Toilet Accessories, Lockers	Rayhaven	\$ 55,000.00
Indoor marble sills	Dura Sill	\$ 6,000.00
Exterior Painting	Continental - Budget	\$ 15,000.00
Skylight	Budget	\$ 85,000.00
Lighting Upgrade	Budget	\$ 45,000.00
Cleaning	Budget	\$ 15,000.00
Construction Management	Budget	\$ 550,000.00
Subtotal Subcontractor Costs		\$ 7,672,786.00

SOFT COSTS

Architectural & Engineering	\$ 322,000.00
Site Plan & Building Permits	\$ 61,600.00
Construction Bond - City Engineering	\$ 10,000.00
Geotechnical Testing	\$ 18,000.00
Insurances General Liability	\$ 38,000.00
Insurances Builders Risk	\$ 15,000.00
Appraisal	\$ 4,500.00
Title Insurance	\$ 2,500.00
Com Fee & Clos Costs Const Loan	\$ 50,000.00
Legal Fees	\$ 15,000.00
Bank Inspections	\$ 5,600.00
Utility Fees - Consumers / DTE	\$ 25,000.00
Soil Erosion & County Permits	\$ 10,000.00
Geotechnical Testing - Soil Borings	\$ 5,500.00
Phase 1 on existing Building	\$ 2,000.00
Interest reserves	\$ 158,000.00
Contingency	\$ 400,000.00

Subtotal Soft Costs \$ 1,142,700.00

OWNER PAID EXPENSES

Land	\$ 714,000.00
Signage - Exterior	\$ 10,000.00
Low Voltage	\$ 125,000.00
AlarmSystems/Security/NurseCall	\$ 100,000.00
FF&E	\$ 600,000.00

Subtotal Owner Paid Expenses \$ 1,549,000.00

TOTAL CONSTRUCTION COST \$ 10,364,486.00

OAKRIDGE MANOR REPLACEMENT FACILITY

OAKRIDGE MANOR - OPERATING ENTITY
OAK PARK INVESTMENT GROUP - REAL ESTATE ENTITY
CONSOLIDATED PROFORMA

		Q4 2021		2022		2023	
		Oak Park IG	Oakridge Manor	Oak Park IG	Oakridge Manor	Oak Park IG	Oakridge Manor
AVG OCCUPANCY			14		28		45
TOTAL PT DAYS			1270		10170		16494
% OCCUPANCY			19%		38%		61%
INCOME							
Room & Board			\$ 309,050.70		\$ 2,584,085.00		\$ 5,442,877.00
Rent		\$ 180,000.00		\$ 720,000.00		\$ 720,000.00	
TOTAL OPERATING INCOME		\$ 180,000.00	\$ 309,050.70	\$ 720,000.00	\$ 2,584,085.00	\$ 720,000.00	\$ 5,442,877.00
EXPENSE							
Management Fees		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Costs			\$ 202,500.00		\$ 810,000.00		\$ 826,200.00
Utilities			\$ 40,650.00		\$ 162,600.00		\$ 165,852.00
Insurance			\$ 27,000.00		\$ 108,000.00		\$ 110,160.00
Property Taxes:			\$ -		\$ -		\$ -
Operating Expenses			\$ 989,569.00		\$ 3,026,045.00		\$ 4,306,683.00
P&I		\$ 90,000.00		\$ 360,000.00		\$ 360,000.00	
Depreciation		\$ 86,375.00	\$ 21,450.00	\$ 345,504.00	\$ 85,800.00	\$ 345,504.00	\$ 85,800.00
TOTAL EXPENSES		\$ 176,375.00	\$ 1,281,169.00	\$ 705,504.00	\$ 4,192,445.00	\$ 705,504.00	\$ 5,494,695.00
NET INCOME		\$ 3,625.00	\$ (972,118.30)	\$ 14,496.00	\$ (1,608,360.00)	\$ 14,496.00	\$ (51,818.00)
CONSOLIDATED NET INCOME		\$	(968,493.30)	\$	(1,593,864.00)	\$	(37,322.00)

OAKRIDGE MANOR REPLACEMENT FACILITY

OAKRIDGE MANOR - OPERATING ENTITY

OAK PARK INVESTMENT GROUP - REAL ESTATE ENTITY

CONSOLIDATED PROFORMA

		2024		2025		2026	
		Oak Park IG	Oakridge Manor	Oak Park IG	Oakridge Manor	Oak Park IG	Oakridge Manor
AVG OCCUPANCY			54		61		67
TOTAL PT DAYS			19777		22088		24520
% OCCUPANCY			73%		82%		91%
INCOME							
	Room & Board		\$ 6,721,186.00		\$ 7,605,726.00		\$ 8,616,006.00
	Rent	\$ 720,000.00		\$ 720,000.00		\$ 720,000.00	
	TOTAL OPERATING INCOME	\$ 720,000.00	\$ 6,721,186.00	\$ 720,000.00	\$ 7,605,726.00	\$ 720,000.00	\$ 8,616,006.00
EXPENSE							
	Management Fees	\$ -	\$ -	\$ -	\$ 380,286.30	\$ -	\$ 430,800.30
	Plant Costs		\$ 842,724.00		\$ 859,578.48		\$ 885,365.83
	Utilities		\$ 169,169.04		\$ 172,552.42		\$ 177,728.99
	Insurance		\$ 112,363.20		\$ 114,610.46		\$ 118,048.78
	Property Taxes:		\$ -		\$ -		\$ -
	Operating Expenses		\$ 5,205,206.00		\$ 5,275,012.00		\$ 5,971,205.00
	P&I	\$ 360,000.00		\$ 360,000.00		\$ 360,000.00	
	Depreciation	\$ 345,504.00	\$ 85,800.00	\$ 345,504.00	\$ 85,800.00	\$ 345,504.00	\$ 85,800.00
	TOTAL EXPENSES	\$ 705,504.00	\$ 6,415,262.24	\$ 705,504.00	\$ 6,887,839.66	\$ 705,504.00	\$ 7,668,948.91
	NET INCOME	\$ 14,496.00	\$ 305,923.76	\$ 14,496.00	\$ 717,886.34	\$ 14,496.00	\$ 947,057.09
	CONSOLIDATED NET INCOME	\$	320,419.76	\$	732,382.34	\$	961,553.09

Oakridge Manor Positions

Job Title	Number of EE	Pay Model	Pay Rate (Avg)
Nursing Home Administrator	1	Salary	\$85,000
Director of Nursing	1	Salary	\$95,000
MDS Nurse	1	Salary	\$75,000
Business Office Manager	1	Hourly	\$20/hr
Human Resource Coordinator	1	Salary	\$45,000
Social Work Technician	1	Hourly	\$22.00/hr
Activities Director	1	Hourly	\$20.00/hr
Maintenance Director	1	Hourly	\$21.00/hr
Housekeeping/Laundry Manager	1	Salary	\$40,000
Dietary Manager	1	Salary	\$45,000
RNs	3	Hourly	\$35.00/hr
LPNs	6	Hourly	\$29.00/hr
Certified Nursing Assistants	10	Hourly	\$15.00/hr
Activity Aides	2	Hourly	\$12.00/hr
Housekeepers	3	Hourly	\$12.00/hr
Laundry Aides	1	Hourly	\$12.00/hr
Dietary Staff	5	Hourly	\$12.50/hr
Total	40		

SEP 14 2020

Permit # PLI20-003

Date 9/15/2020

APPLICATION FOR PERMIT

By TO PERFORM LAND IMPROVEMENTS WITHIN THE CITY OF OAK PARK, MICHIGAN

The plan review and inspection fees shall be deposited into an escrow account to cover city expenses. The balance of these deposits will be returned once the project is complete. The owner or contractor shall post a performance bond in the name of the City and guaranteeing completion of all Land Improvements. The amount of the bond shall be equal to the construction cost of the Land Improvements.

Plan Review Deposit: The greater of \$500 or 1.5% of value of construction
Inspection Deposit: 5% of total estimated cost on projects less than \$100,000
 3.5% of total estimated cost on projects more than \$100,000
Performance Bond: 100% of site work construction cost (excluding landscaping)

Plan Review Deposit: \$ 11566.23 Inspection Deposit: \$ 26992.53

Plan Review deposit submitted with application: ☒ Yes ☐ No

Three (3) complete sets of plans and specifications must be submitted with this application.

Plans and specifications submitted with application. ☒ Yes ☐ No

Owner/Lessee: Name Oak Park Investment LLC Mailing Address 30700 Telegraph Rd Suite 2504
 City Bingham Farms State MI Zip 48025 Phone 248.770.4374

Professional Engineer: Name Michael Sordich Company NSH Architects Engineers Planners
 City Farmington Hills State MI Zip Phone
 License # 1301034204 Email: msordich@nsh.com

Contractor: Company Mailing Address
 City State Zip Phone
 License # Exp. Date
 Email:

Construction Start Date: 9/15/2020 End Date: 10/31/2021

Location of Work: 13200 Oak Park Blvd.

Description of Work: Construction of 43,641 Sq. Ft. 74 Bed Skilled Nursing Facility

Value of Construction \$ 7674300.71215

Following approval of the plans and specifications, a land improvement construction permit will be issued upon receipt of inspection fees, performance bonds, and approvals and/or permits from other governmental agencies having jurisdiction. The applicant agrees to follow the regulations as stated in the City of Oak Park, Michigan Code of Ordinances Chapter 18, Article IX: Land Improvements.

Applicant Name Oak Park Investment Group LLC Mailing Address 30700 Telegraph Rd. Suite 2504
 City Bingham Farms State MI Zip 48025 Phone # 248.593.1990

Signature [Signature] Date 9/10/2020

Email: fuddin@pioneerhcm.com

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.



CITY OF OAK PARK
DEPARTMENT OF TECHNICAL AND PLANNING SERVICES
14300 OAK PARK BLVD OAK PARK, MICHIGAN 48237
Phone: (248) 691-7450 Fax: (248) 691-7165

BUILDING - COMMERCIAL
PERMIT NO. PB20-10466
Date Issued: 09/17/2020
Expires: 03/22/2021

LOCATION

13200 OAK PARK
52-25-29-301-015

CONTRACTOR

KASCO INC
226 EAST HUDSON
Royal Oak MI 48067

OWNER

OAK PARK INVESTMENT GROU
30700 TELEGRAPH RD STE 250
Bingham Farms MI 48025

WORK DESCRIPTION

CONSTRUCTION OF 43641SF 74 BED SKILLED NURSING FACILITY

ALL INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE

PERMIT ITEM	WORK TYPE	FEE BASIS	ITEM TOTAL
Base Fee	Miscellaneous	1.00	\$30.00
Permit Fee over \$12,000	Permit Fee	5,927,186.00	\$59,430.00
Plan Review, Commercial Over 5,000,000	Plan Review	5,927,186.00	\$5,870.87

PREPAID TOTAL: **BALANCE DUE:** 0.00 **FEE TOTAL:** \$65,330.87

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

INSPECTION RECORD

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

tpoffice

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

THIS PERMIT MUST BE VISIBLE FROM THE STREET



Scan here to
view Permit Details
on AMG

Scan here to
schedule an inspection
on AMG
(must have an AMG
account)



Department/System	Description
Laundry	Commercial Washer
	Commercial Dryer
Kitchen	Prep Stations
	Kitchen exhaust hood
	Kitchen range fire suppression system
	Ice Maker
	Walk-in Freezer
	Walk-in Cooler
	Dish Machine
	Range
	Oven
Salon	Salon Chair
	Salon Workstation
Electrical	Generators
	Generator governor
Safety & Security	Security Camera System
	Wander Guard System
	Fire/Smoke Detection System
	Fire Suppression System
	Fire Alarm System
Communications	Nurse Call System
	VOIP Phone/Paging System
HVAC	PTAC Units
	Central AC Units
	Furnaces
	Water Heaters
	Fireplaces
Landscaping	Plantings
	Fencing
	Dumpster Enclosure
	Landscape Lighting



AFFIDAVIT OF CITY OF OAK PARK ASSESSOR

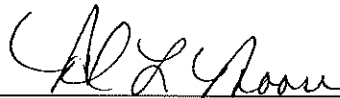
I, Aaron P. Powers, being duly sworn, states that if called upon will testify to the following facts:

1. I am employed by the City of Oak Park as the City Assessor.
2. I am a certified Michigan Master Assessing Officer (4).
3. I am familiar with the property known as 13200 Oak Park Blvd., in the City of Oak Park.
4. This affidavit is given in accordance with MCL 125.2663(1) (h) and is made to confirm this property qualifies as 'Functionally Obsolete Property' as that term is defined under MCL 125.2652(r). The following facts, without limitation, form the basis for my expert opinion:
5. The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

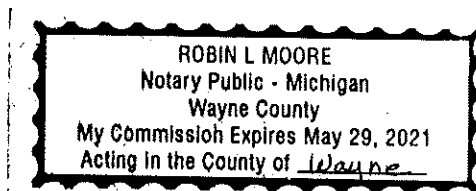


Aaron P. Powers, City Assessor

Subscribed and sworn to before me by Aaron Powers on September 25, 2020.



Robin Moore Notary Public
Wayne County, Michigan
Commission Expires: May 29, 2021



Prepared by:
Aaron P. Powers (R-6684)
City Assessor
10600 West Jefferson
River Rouge, MI 48218
(313) 842-7822

	Projected Complete	Actual Complete
Obtain CONs to transfer 10 beds from Oakland to Oakridge		June-18
Obtain amendment to CON 16-0306 to add 10 beds to project		May-19
Architechture/Engineering Contract		Nov-19
Submit plans to HFES and BFS		Dec-19
Reapply for Special Land Use and Site Plan Approval		Jul-20
Revise architectural drawings		Aug-20
Issue drawings for bids		Aug-20
Obtain permits		Sep-20
Footings/Foundation	Oct-20	
Framing/Roofing	Jan-21	
Mechanical	Jun-21	
Finishing	Aug-21	
Inspections	Sep-21	
Occupancy	Sep-21	
Furnishing/Training	October 2021	
HFES/ State and Local Fire Safety Inspections	October 2021	
Commence operations	October 2021	

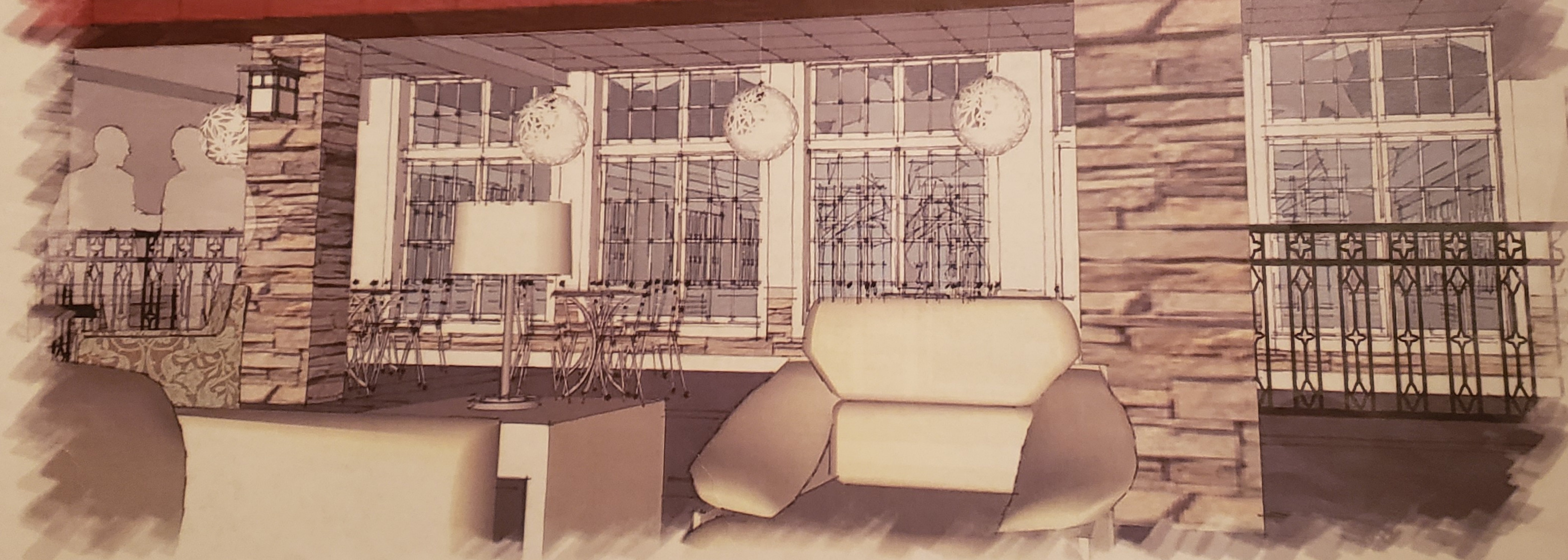


OAKRIDGE MANOR NURSING & REHAB CENTER LLC
13200 OAK PARK BLVD.

EXTERIOR RENDERING



Dado's Pop Rice Cafe



















Uses of Funds

Budgeted Construction/Subcontractor Costs	\$	7,672,786.00
Construction Bond - City Engineering	\$	10,000.00
Utility Fees - Consumers / DTE	\$	25,000.00
Appraisal	\$	4,500.00
Title Insurance	\$	2,500.00
Com Fee & Clos Costs Const Loan	\$	50,000.00
Legal Fees	\$	15,000.00
Bank Inspections	\$	5,600.00
Interest reserves	\$	158,000.00
FF&E	\$	600,000.00
Contingency	\$	400,000.00
Signage - Exterior	\$	10,000.00
Low Voltage	\$	125,000.00
AlarmSystems/Security/NurseCall	\$	100,000.00
Architectural & Engineering	\$	322,000.00
Site Plan & Building Permits	\$	61,600.00
Geotechnical Testing	\$	18,000.00
Insurances General Liability	\$	38,000.00
Insurances Builders Risk	\$	15,000.00
Soil Erosion & County Permits	\$	10,000.00
Geotechnical Testing - Soil Borings	\$	5,500.00
Phase 1 on existing Building	\$	2,000.00
Land	\$	714,000.00
	\$	10,364,486.00

* Currently in underwriting with 2 lenders. Cash funding on deposit to cover expenses until loan is

Sources of Funds

Unrestricted Cash or Loan*	\$	7,943,386.00
Capital Lease	\$	600,000.00
Revenue from Operations	\$	635,000.00
Pre-Paid Expenses	\$	1,186,100.00
	\$	10,364,486.00

secured

OPERATIONAL NARRATIVE FOR OAKRIDGE MANOR NURSING AND REHAB CENTER, LLC

I. General Information:

Oakridge Manor Nursing and Rehabilitation Center, LLC will be a 74 bed skilled care and rehabilitation facility, located at 13200 Oak Park Blvd. Oak Park, MI, 48237

The facility is a free standing skilled nursing facility. It will contain 44 rooms with 74 beds, with 21 semi private rooms and 23 private rooms, 1 private suite, and 4 bariatric rooms. Construction is wood frame, with brick, stone and siding exterior finishings.

Heating and cooling is provided by a central system in addition to individual PTAC units in each resident room to allow for regulation of temperature to individual preferences.

The building is fully sprinkled and has full generator backup.

II. Operational Detail: Patient Care Services

The skilled nursing and rehabilitation facility will be operational 24 hrs a day, seven days a week. The projected equipment and furnishings required for resident services are based on average case load of 70 patients with the peak caseload of 74 at full capacity.

Patients are admitted from acute care hospitals, other skilled nursing facilities, and the community. Prior to admission, a review of the referral is completed to assure that the person's needs can be met at the facility. Shortly after arrival, the patient and facility team discuss needs and goals for the stay, and develop a plan of care.

The skilled care facility will staff accordingly by utilizing RNs, LPN's and Certified Nursing Assistants both male and female on 8 and 12 hour shifts. The staff support areas will accommodate both male and female employees. Staffing will meet or exceed minimum staffing requirements established by the State (currently 1 caregiver to 8 patients on day shift, 1 caregiver to 12 patients on afternoon shift and 1 caregiver to 15 patients on afternoon shift).

Physical, occupational, and speech therapy will be available to residents at the appropriate level based on an assessment of the patient's needs and ability. Therapy services are provided in the therapy gym or at the bedside based on the patient's needs.

Standard precautions are in place at all times. Transmission based isolation precautions including contact and droplet precautions will be implemented as clinically indicated. The facility does not have a negative pressure isolation

OPERATIONAL NARRATIVE FOR OAKRIDGE MANOR NURSING AND REHAB CENTER, LLC

room. For this reason, we will not admit, and will promptly transfer any patient requiring airborne isolation.

Staff members will receive education on resident rights, abuse prevention and reporting, and quality improvement during new hire orientation and annually. The facility has established policies and procedures for abuse prevention, as well as response in the event that a concern, suspicion or allegation is reported.

The facility will establish and maintain a Quality Improvement committee whose responsibility will include review and improvement of quality measures, management of the Five Star rating, review of facility specific quality and patient satisfaction metrics, and analysis of Facility Reported Incidents. The Quality Improvement Committee includes the Nursing Home Administrator, Director of Nursing, Medical Director, MDS Nurse, Activity Director, Social Worker, Dietary Manager, Therapy Manager, and Pharmacy Consultant.

Regional support staff including the Regional Director of Operations, Regional Clinical Nurse, Regional Director of Quality and Compliance, Regional MDS Manager, Regional Dietitian, and Vice President of Operations will provide support and oversight for the facility leadership team. The Regional team is responsible to assure that best practices are followed and that the facility has the resources needed to meet the needs of the patients.

III. Operational Detail: Support Services

Visitors are greeted at a reception desk in the main lobby area at the main entrance of the building. A sign in log is maintained at the reception desk. Routine Visiting Hours are 9 am to 8 pm daily, with exceptions made at the patients' request.

The facility will utilize both electronic medical record (EMR) and limited paper charting. Additional communication systems include, call lights, voice over loud speakers, emergency alarms, Computers, scanners and printers will be available in the offices located on the first floor.

Food will be prepared in the kitchen with distribution to the main dining room, including delivery, distribution, and collection of soiled dishes. Three meals per day, snacks, and nutritional supplements will be provided. Individual tray service to patient rooms will be provided as requested.

Medications will be delivered from a contracted pharmacy to a secured storage area. Medication storage area will contain, sink, refrigerator, and storage cabinets. Controlled substances will be under double lock, in the medication room. Medication carts will be used for administration to patients.

OPERATIONAL NARRATIVE FOR OAKRIDGE MANOR NURSING AND REHAB CENTER, LLC

Clean and Sterile supplies- Clean linen and clean and sterile packaged supplies will be stored in the clean utility areas (see floor plan legend).

Facility linens will be collected from the soiled linen room, laundered, and distributed to the Clean Linen room for use. Inventory will be maintained in the Clean Linen Room adjacent to the Clean Holding Room. Mop heads and cleaning rags will be bagged and brought to the Soiled Linen Room adjacent to the Laundry Room by housekeeping personnel. Laundered mop heads and cleaning rags will be returned to the Housekeeping department for use.

Resident personal laundry will be labeled upon arrival to the facility and separated prior to transport to laundry. Laundered patient clothing will be folded or hung and returned to the patients' rooms.

General waste will be stored in plastic bags for disposal. Hazardous waste will be placed in covered red bins and handled by a contracted licensed waste management company.

Areas for the Administrative functions will be in the offices near the entrance of the building.



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

AGENDA #

SUBJECT: Adoption of Obsolete Property Rehabilitation Exemption District Resolution

DEPARTMENT: Economic Development

SUMMARY: The Economic Development Department recommends to city council to re-open the public hearing to discuss the establishment of an Obsolete Property Rehabilitation District for 13200 Oak Park Blvd., parcel 52-25-29-301-015. The purpose of establishing the district is to encourage redevelopment of the functionally obsolete building previously occupied by the Catholic Church. The incentive, if granted, would essentially freeze the local property taxes for a period of up to 12 years, exempting from local property tax all real property improvements. Establishing the district will allow Oak Park to target this parcel as an area for redevelopment. Creating the district is the first step in the process.

FINANCIAL STATEMENT: Taxes will be set at a baseline of \$265,000

RECOMMENDED ACTION: City Council to approve the resolution to create the OPRE District for parcel 52-25-29-301-015 at 13200 Oak Park Blvd.

APPROVALS:

City Manager: ____ET____

Department Director: ____KM____

Director of Finance: _____

Budgeted: ☐

Legal: _____

EXHIBITS: Resolution, application, letter from assessor, supporting documentation

**RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT**

Minutes of a regular meeting of the city council of the city of Oak Park, held on Tuesday, November 10, 2020 at city council chambers in Oak Park at 7 p.m..

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

**Resolution (resolution number) Establishing an Obsolete Property Rehabilitation
(OPRA) District for the City of Oak Park**

WHEREAS, pursuant to PA 146 of 2000, the city of Oak Park has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Oak Park; and

WHEREAS, the city of Oak Park has filed a written request with the clerk of the city of Oak Park requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 13200 Oak Park Blvd. located in the city of Oak Park hereinafter described; and

WHEREAS, the city council of the city of Oak Park determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Oakland Press and/or by public posting of the hearing on the establishment of the proposed district not less than 10 days or more than 30 days before the date of the hearing; and

WHEREAS, on November 10, 2020, a public hearing was held and all residents and taxpayers of the city of Oak Park were afforded an opportunity to be heard thereon; and

WHEREAS, the city council deems it to be in the public interest of the city of Oak Park to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Oak Park that the following described parcel(s) of land situated in the city of Oak Park, Oakland County, and State of Michigan, to wit:

T1N, R11E SEC 29 PART OF SW 1/4 BEG AT PT DIST N 89-29-00 E 776.27 FT
FROM INTERSEC OF E LINE OF COOLIDGE HWY & S LINE OF NORTHFIELD

BOULEVARD SUB, TH N 89-29-00 E 493.94 FT, TH S 00-21-16 E 397.58 FT, TH S 89-56-39 W 496 FT, TH N 00-03-01 W 393.60 FT TO BEG 4.50 A (10-13-08 FR 012 & 013)

Containing 4.495 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any,

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Oak Park Obsolete Property Rehabilitation District No. 1.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the city council of the city of Oak Park, County of Oakland, Michigan at a regular meeting held on November 10, 2020.

Clerk



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

AGENDA#

SUBJECT: Proposed Change Order No. 1 and Payment Application No. 1 for the 2020 Catch Basin Line Replacement Project, M-712.

DEPARTMENT: Technical & Planning/DPW – Engineering *KJY*

SUMMARY: Attached are Proposed Change Order No. 1 and Payment Application No. 1 for the 2020 Catch Basin Line Replacement Project, M-712. This project is to replace deteriorated drainage pipes and structures within the City roadway with a focus on areas with deteriorated roadway as well. The proposed Change Order is an increase due to some additional work that was added due to the low unit prices (and still within budget) and the need for an emergency repair on Morton. To date the project is approximately 99% complete.

FINANCIAL STATEMENT:

Original Contract Amount:	\$197,597.75
Proposed Change Order No. 1	<u>\$ 22,618.00</u>
New Contract Amount:	\$220,215.75
 Total Completed to Date:	 \$220,215.75
Less Retainage:	\$ 10,000.00
Net Earned:	\$210,215.75
Deductions:	\$ 0.00
Balance:	\$210,215.75
Payments to Date:	<u>\$ 0.00</u>
Amount Due Great Lakes Contracting:	\$210,215.75

RECOMMENDED ACTION: It is recommended that Proposed Change Order No. 1 for the 2020 Catch Basin Line Replacement Project, M-712 to Great Lakes Contracting of Waterford, MI be approved for the amount of \$22,618.00. It is further recommended Payment Application No. 1 for the same be approved for the amount of \$210,215.75. Funding is available in the Water and Sewer Fund (Account #592-18.550.970) for this expenditure.

APPROVALS:

City Manager: ET Department Director: KJY

Director of Finance: SC Legal: NA

Budgeted:

EXHIBITS: Payment Application No. 1, Proposed Change Order No. 1

CHANGE ORDER

PROJECT: 2020 CATCH BASIN LINE REPLACEMENT PROJECT JOB NUMBER: M-712
 OWNER: CITY OF OAK PARK, MICHIGAN CHANGE ORDER NO.: 1
 CONTRACTOR: GREAT LAKES CONTRACTING SOLUTIONS PAGE: 1
 2300 EDINBURGH
 WATERFORD, MI 48328

TO THE CONTRACTOR:

You are hereby directed to comply with the changes/extras to the contract documents.
 This change order reflects work completed or anticipated. Further documentation supporting these changes is on file with the City Engineer.

THE FOLLOWING ITEMS AND OR CONTRACT UNITS PRICES SHALL BE ADDED TO THE CONTRACT AMOUNT

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Increased Quantity	Quantity to Date	TOTAL Amount
1	REMOVE CONCRETE PAVEMENT MODIFIED	610	SYD	\$ 13.85	492.91	1,102.91	\$ 6,826.80
2	CONCRETE PAVEMENT W/INT CURB AND GUTTER 9" CONC. MODIFIED	560	SYD	\$ 67.10	455.36	1,015.36	\$ 30,554.66
3	SIDEWALK CONC. NON-REINFORCED 6" SIDEWALK/DRIVE APP MODIFIED	445	SFT	\$ 8.55	316.96	761.96	\$ 2,710.01
5	ADJUSTING DRAINAGE STRUCTURES	25	EA	\$ 835.00	3.00	28.00	\$ 2,505.00
7	SEWER REMOVE LESS THAN 24"	480	LFT	\$ 15.00	58.50	538.50	\$ 877.50
8	SEWER 8" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	80	LFT	\$ 65.50	46.50	126.50	\$ 3,045.75
10	SEWER 12" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	0	LFT	\$ 95.00	52.00	52.00	\$ 4,940.00
11	AGGREGATE BASE UNDER 9" CONCRETE (6" 21AA CR. LIMESTONE)	560	SYD	\$ 11.80	152.07	712.07	\$ 1,794.43
16	SEWER TRAP, 12" AND UNDER	12	EA	\$ 450.00	1.00	13.00	\$ 450.00
18	4" OR 6" PVC PIPE WITH BACKFILL	10	LFT	\$ 35.00	15.00	25.00	\$ 525.00
26	MORTON SEWER REPAIR	0	LSUM	\$ 3,078.00	1.00	1.00	\$ 3,078.00
TOTALS							\$ 57,307.15

THE FOLLOWING ITEMS AND OR CONTRACT UNITS PRICES SHALL BE SUBTRACTED FROM THE CONTRACT AMOUNT

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Decreased Quantity	Quantity to Date	TOTAL Amount
4	SIDEWALK CONC. NON-REINFORCED 4" SIDEWALK/DRIVE APP MODIFIED	100	SFT	\$ 6.75	-100.00	0.00	\$ (675.00)
6	24" CURB AND GUTTER SECTION 7" CONCRETE NON REINFORCED	50	LFT	\$ 24.75	-37.00	13.00	\$ (915.75)
9	SEWER 10" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	400	LFT	\$ 77.55	-33.00	367.00	\$ (2,559.15)
12	DRAINAGE STRUCTURE REMOVING MODIFIED	6	EA	\$ 587.00	-5.00	1.00	\$ (2,935.00)
13	DRAINAGE STRUCTURE, 24" INLET MODIFIED	4	EA	\$ 1,200.00	-2.00	2.00	\$ (2,400.00)
14	DRAINAGE STRUCTURE, 48" DIAMETER MODIFIED	2	EA	\$ 2,520.00	-1.00	1.00	\$ (2,520.00)
15	DRAINAGE STRUCTURE COVER	6,460	LBS	\$ 1.85	-3,259.00	3,201.00	\$ (6,029.15)
17	SEWER TAP, 12" AND UNDER	5	EA	\$ 400.00	-4.00	1.00	\$ (1,600.00)
19	TUCK POINT DRAINAGE STRUCTURE	5	EA	\$ 750.00	-3.00	2.00	\$ (2,250.00)
20	CLASS A SODDING	130	SYD	\$ 30.00	-100.17	29.83	\$ (3,005.10)
21	CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE	50	SFT	\$ 20.00	-10.00	40.00	\$ (200.00)
25	INSPECTION CREW DAYS	5320	DAY	\$ 30	-320.00	0.00	\$ (9,600.00)
TOTALS							\$ (34,689.15)

SUMMARY

Total Increase \$ 57,307.15
 Total Decrease \$ (34,689.15)
 Total for Change Order No. 1: \$ 22,618.00
 Contract Amount \$ 197,597.75
 Change Order No. 1: \$ 22,618.00
 New Contract Amount: \$ 220,215.75

Great Lakes Contracting Solutions

Joseph Jenkins, Assistant City Engineer

Date

Date

10/29/20

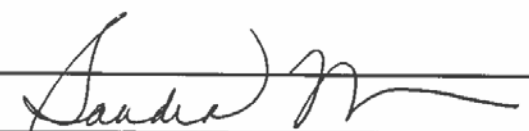
PAYMENT APPLICATION

PROJECT: 2020 CATCH BASIN LINE REPLACEMENT PROJECT
OWNER: CITY OF OAK PARK, MICHIGAN
CONTRACTOR: GREAT LAKES CONTRACTING SOLUTIONS
2300 EDINBURGH
WATERFORD, MI 48328

JOB NUMBER: M-712
APPLICATION NO.: 1
PERIOD ENDING: 10/22/2020

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY	UNIT	UNIT PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
1	REMOVE CONCRETE PAVEMENT MODIFIED	610	SYD	\$ 13.85	1,102.91	\$15,275.35	1,102.91	\$15,275.30
2	CONCRETE PAVEMENT W/INT CURB AND GUTTER 9" CONC. MODIFIED	560	SYD	\$ 67.10	1,015.36	\$68,130.88	1,015.36	\$68,130.66
3	SIDEWALK CONC. NON-REINFORCED 6" SIDEWALK/DRIVE APP MODIFIED	445	SFT	\$ 8.55	761.96	\$6,514.76	761.96	\$6,514.76
4	SIDEWALK CONC. NON-REINFORCED 4" SIDEWALK/DRIVE APP MODIFIED	100	SFT	\$ 6.75	0.00	\$0.00	0.00	\$0.00
5	ADJUSTING DRAINAGE STRUCTURES	25	EA	\$ 835.00	28.00	\$23,380.00	28.00	\$23,380.00
6	24" CURB AND GUTTER SECTION 7" CONCRETE NON REINFORCED	50	LFT	\$ 24.75	13.00	\$321.75	13.00	\$321.75
7	SEWER REMOVE LESS THAN 24"	480	LFT	\$ 15.00	538.50	\$8,077.50	538.50	\$8,077.50
8	SEWER 8" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	80	LFT	\$ 65.50	126.50	\$8,285.75	126.50	\$8,285.75
9	SEWER 10" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	400	LFT	\$ 77.55	367.00	\$28,460.85	367.00	\$28,460.85
10	SEWER 12" SCHEDULE 40 PVC PIPE TRENCH DETAIL B	0	LFT	\$ 95.00	52.00	\$4,940.00	52.00	\$4,940.00
11	AGGREGATE BASE UNDER 9" CONCRETE (6" 21AA CR. LIMESTONE)	560	SYD	\$ 11.80	712.07	\$8,402.41	712.07	\$8,402.43
12	DRAINAGE STRUCTURE REMOVING MODIFIED	6	EA	\$ 587.00	1.00	\$587.00	1.00	\$587.00
13	DRAINAGE STRUCTURE, 24" INLET MODIFIED	4	EA	\$ 1,200.00	2.00	\$2,400.00	2.00	\$2,400.00
14	DRAINAGE STRUCTURE, 48" DIAMETER MODIFIED	2	EA	\$ 2,520.00	1.00	\$2,520.00	1.00	\$2,520.00
15	DRAINAGE STRUCTURE COVER	6,460	LBS	\$ 1.85	3,201.00	\$5,921.85	3,201.00	\$5,921.85
16	SEWER TRAP, 12" AND UNDER	12	EA	\$ 450.00	13.00	\$5,850.00	13.00	\$5,850.00
17	SEWER TAP, 12" AND UNDER	5	EA	\$ 400.00	1.00	\$400.00	1.00	\$400.00
18	4" OR 6" PVC PIPE WITH BACKFILL	10	LFT	\$ 35.00	25.00	\$875.00	25.00	\$875.00
19	TUCK POINT DRAINAGE STRUCTURE	5	EA	\$ 750.00	2.00	\$1,500.00	2.00	\$1,500.00
20	CLASS A SODDING	130	SYD	\$ 30.00	29.83	\$894.90	29.83	\$894.90
21	CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE	50	SFT	\$ 20.00	40.00	\$800.00	40.00	\$800.00
22	MOBILIZATION, 5% MAX	1	LSUM	\$ 8,600.00	1.00	\$8,600.00	1.00	\$8,600.00
23	MINOR TRAFFIC DEVICES, 5% MAX	1	LSUM	\$ 7,500.00	1.00	\$7,500.00	1.00	\$7,500.00
24	PROJECT CLEAN UP, 5% MAX	1	LSUM	\$ 7,500.00	1.00	\$7,500.00	1.00	\$7,500.00
25	INSPECTION CREW DAYS	\$320	DAY	30	0.00	\$0.00	0.00	\$0.00
26	MORTON SEWER REPAIR	0	LSUM	\$ 3,078.00	1.00	\$3,078.00	1.00	\$3,078.00

		Period Total Amount:	\$217,138.00	Amount to Date:	\$220,215.75
Original Contract Amount:		\$197,597.75		Earnings This Period:	\$217,138.00
Change Order No.1:		\$22,618.00		Total Earnings to Date:	\$220,215.75
		\$220,215.75		Less Retainage:	\$10,000.00
				Net Earned:	\$210,215.75
				Deductions:	\$0.00
				Balance:	\$210,215.75
				Payments to Date:	\$0.00
				AMOUNT DUE GREAT LAKES CONTRACTING SOLUTIONS:	\$210,215.75

Accepted By: 
Great Lakes Contracting Solutions
Approved By: 
Joseph R. Jenkins, Assistant City Engineer
City of Oak Park, Michigan

Date: 10/29/20

Date:



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

AGENDA #

SUBJECT: Sale of City Owned Property

DEPARTMENT: Economic Development

SUMMARY: The City received two bids to purchase a vacant lot that the City owned near Greenfield and I-696. The parcel is a land locked piece of property and was received from the County for \$0 in November of 2011. Since that time the City has spent a considerable amount of money to keep this property maintained. It is in the best interest of the City and adjoining property owners to sell the parcel to be developed.

The City attorney recommended releasing an RFP to go through a formal bid process to consider the sale of the property. Bids were due November 1, 2020 and at that date we have received one bid from Abro properties in the amount of \$30,000. The RFP is complete and specifies they will create new parking to better accommodate their shopping complex.

It is recommended that City Council approve the resolution to allow the City manager to negotiate the sale of the property to the bidder.

FINANCIAL STATEMENT: Funds received from the sale in excess of the cost to maintain it since the City acquired it will revert back to Oakland County.

RECOMMENDED ACTION: City Council approve the City Manager to negotiate the sale at a price of \$30,000 with the condition that the Buyer receive site approval within six months and the project be completed within one year. If these conditions are not met the City has the option to purchase the property back from the Seller at the price that was paid.

APPROVALS:

City Manager: _____*ET*_____

Department Director: ____KM_____

Director of Finance: _____

Budgeted: ☐

Legal: _____

EXHIBITS: Resolution, RFP

**CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN**

RESOLUTION APPROVING SALE OF CITY OWNED TAX FORECLOSED PROPERTY

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held via Zoom on the 10th day of November, 2020, at 7:00 p.m.

Present: _____

Absent: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the General Property Tax Act at MCL 211.78M, as amended, (the “Act”) authorizes the City of Oak Park (“City”) to purchase properties located within the City that were tax foreclosed by the Oakland County Circuit Court, and by the County Treasurer under Public Act 123 of 1999, as amended, subject to the provisions of the Act; and

WHEREAS, on November 16, 2011, the City of Oak Park received the foreclosed property with identified as parcel id 52-25-19-351-046; and

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to sell the referenced property to a company that can utilize, reconstruct and manage the property for the public purpose of removing blight; and

WHEREAS, the City released an RFP to receive proposals on the vacant and land locked parcel; and

WHEREAS, on November 1, 2020, bids for consideration were due and the City is in receipt of one bid by Sadier Abro; and

WHEREAS, the Economic Development and Planning Department finds the proposal to be acceptable and in compliance with the minimum requirements of the RFP.

NOW, THEREFORE, the City Council of the City of Oak Park, Oakland County, Michigan resolves as follows:

1. The City Manager is hereby authorized to negotiate the sale of the property and will include the terms as negotiated by the city manager.

2. The Mayor and/or City Manager are hereby authorized to sign all necessary documents to complete the transaction.

3. Any and all Resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

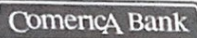
YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED

Edwin T. Norris
City Clerk

Dated:



Account Certification Letter

Date Completed: October 27, 2020

To Whom It May Concern,

We certify that the following account(s) are maintained in the requesting customer's name:

SADIER I ABRO OR
JONYAR Z ABRO OR
FERAS YOUSIF

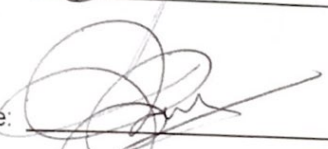
Checking Account Number: 6822-13947-0
Checking Account Balance: \$1,173,267.92
Date Opened: 01/7/2008
Routing Number: 072000096

Savings Account Number: N/A
Savings Account Balance:
Date Opened:

Savings Account Number: N/A
Savings Account Balance:
Date Opened:

This information is accurate as of the close business on October 26, 2020.

Signature of Customer: 

Authorized Signature: 

Judith Previti, Assistant Banking Center Manager
John R Maple Rd. Banking Center
1494 John R Rd
Troy, MI 48083
248-585-4031



ELL: (313) 600-2322

CELL: (313) 600-2322

urm@marusicharchitecture.com

Y RIGHT

THE ABSENCE OF A WRITTEN AIR
TRACT ACCEPTANCE AND/OR USE OF
E DOCUMENTS BY THE OWNER/CLIENT
HIS AGENTS SHALL CONSTITUTE TO BE
ING CONTRACT BETWEEN THE
ER/CLIENT AND THE ARCHITECT IN
ORDANCE TO ALL CONDITIONS CONTAINED
IN AA B151 AND B141 CONTRACTS. ALL
S, DESIGNS, ARRANGEMENTS, AND PLANS
CATED AND/OR REPRODUCED BY THE
INGS AND WRITTEN MATERIAL APPEAR
ING CONSTITUTES THE ORIGINAL AND
UBLISHED WORK OF MURUSCHIT
TURE LLC. AND THE SAME MAY NOT
DUPLICATED, USED, TRANSFERRED, OR
CLOSED TO ANY PERSON, FIRM,
ORPORATION, OR AGENCY WHO BY THE
EN CONTRACT OR WRITTEN CONSENT
OF ARCHITECT AND MURUSCHIT ARCHITECTURE.

DIMENSIONS ARE WRITTEN AND SHALL
BE SCALED OFF THE DRAWING.

DIMENSIONS ARE WRITTEN AND SHALL
BE SCALED OFF THE DRAWING.

COPYRIGHT MARUSICH ARCHITECTURE
LLC. 2020

IER

BRO PROPERTY

AGENT@ABROPROPERTY.COM
248-722-4444

PROJECT NAME

**OAK PARK
AND PURCHASE**

GREENFIELD ROAD
OAK PARK, MI, 48237
PARCEL # 25-19-351-046

PROJECT # 20 - 55

E DATE #	10/23/2020
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SION HISTORY

[illegible]

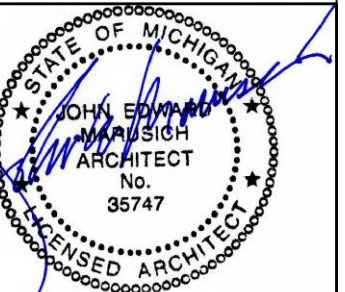
OWN BY: NJM

CKED BY: JM

SITE PLAN

1

26/2020

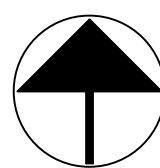
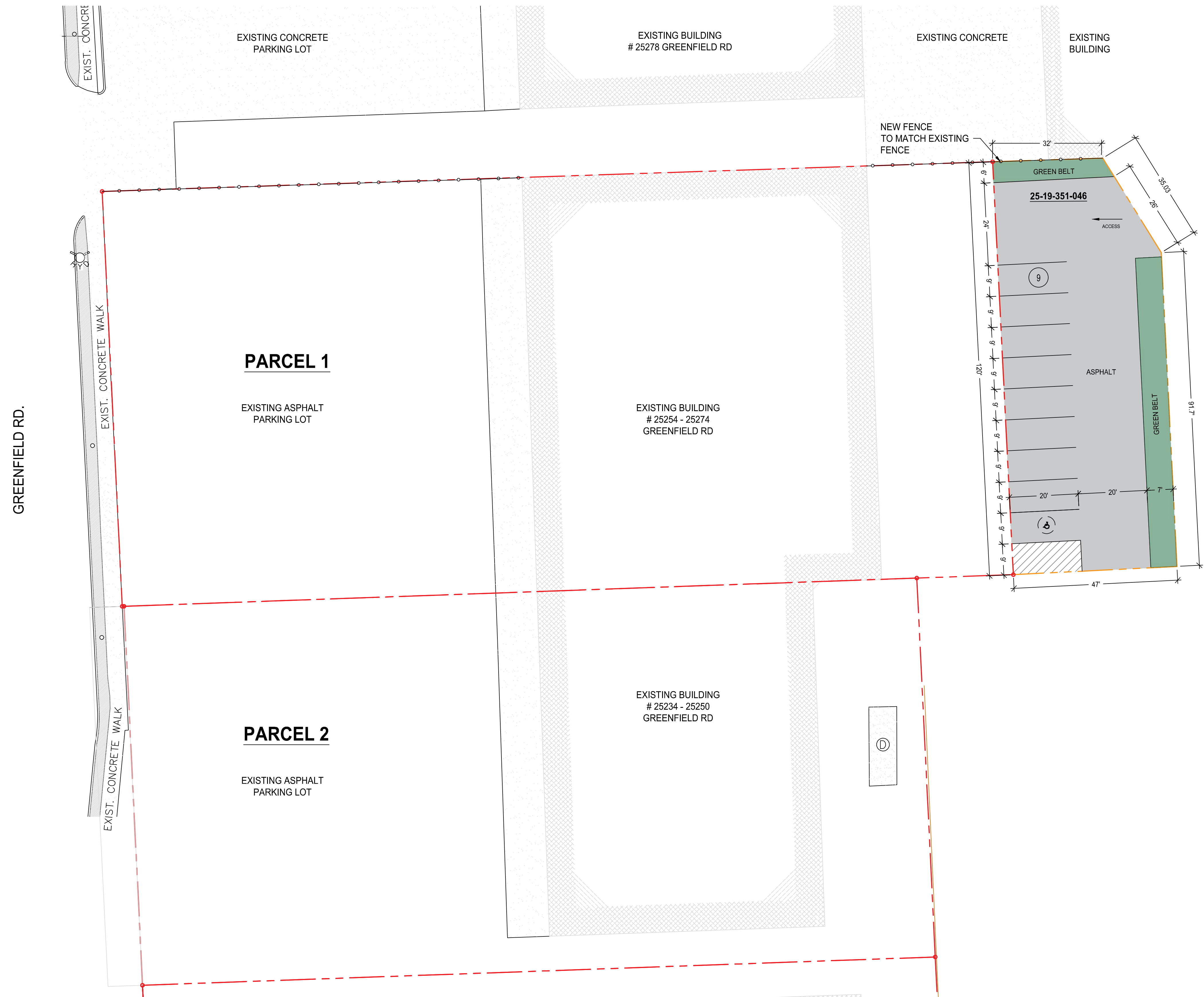


ET #

ST-1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: ___/___/2020



NORTH

SITE PLAN

SCALE: 1/16" = 1'-0"



PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND –OAK PARK, MICHIGAN

Tax Identification Number: 52-25-19-351-046

INTRODUCTION

The City of Oak Park is currently accepting proposals until November 1, 2020, for the acquisition and development of a parcel of land located south of I-696 and East of Greenfield. This property is land locked.

Proposals must be delivered to the City of Oak Park, Office of the City Manager, 14000 Oak Park Blvd., Oak Park, MI 48237. Criteria on which proposals will be reviewed include:

1. project's ability to meet objectives in the Oak Park Strategic Economic Development Plan
2. property acquisition price
3. compatibility with development project to adjacent properties
4. perceived positive value and impact on abutting neighborhood and commercial developments
5. quality of construction and construction materials
6. other appropriate facts/considerations relevant to the development of the property.

The City of Oak Park reserves the right to accept any proposal, reject any proposal, or waive irregularities for any reason or no reason at all. The City of Oak Park also reserves the right to award a contract for all of the project, a portion of it, or none at all.

BACKGROUND

The property was previously used as part of the adjacent apartment community as the location of their pool facility. Sometime between the years of 1980-1990 the pool was either removed or filled in and left abandoned. In 2011 the property reverted to the City of Oak Park due to tax foreclosure. Since that time it has remained vacant. The site is land locked on all sides by two commercial properties and an apartment complex called Rue Versailles Apartments.

The city is offering this property for sale through a request for proposal process. Projects will be reviewed to determine the best fit for the future of Oak Park. The property would be best utilized as additional parking for the adjacent commercial properties or as a site for a possible amenity to the Rue Versailles Apartments. The project should align with the city's adopted Strategic Economic Development Plan which can be found at

http://www.oakparkmi.gov/departments/community_and_economic_development/market_analysis.php. For questions or more information call the city Economic Development Director at (248)691-7404.

INSTRUCTIONS TO BIDDERS

The instructions to bidders as contained herein are expected to become part of the proposal/contract and part of the land acquisition and development agreement/contract to be entered into between the City of Oak Park and the successful bidder.

- I. Bidder's Responsibility – Each bidder shall be responsible for visiting the property as depicted on Appendix "A" and shall inspect and become fully acquainted with the conditions



of the site. Bidders are encouraged to seek the permission of neighboring property owners to the extent access across these properties is required to perform an inspection. This proposal shall not be construed as acquiescence by the City in any trespass committed by Bidders during the course of an inspection. Failure to complete an inspection will not relieve the bidder of his/her obligations to comply with all terms and conditions necessary to carry out the provisions of the Purchase Agreement. The City makes no representation of any kind concerning condition of the property, including the environmental condition of the property. Bidder, at its own expense, shall be permitted to have the property inspected for environmental contamination prior to submission of proposal. If bidder fails to cause such inspection to be made or submits a bid subsequent to such inspection, bidder agrees it will bring no action of suits against the City for or as a result of environmental contamination of the property. When used "herein" the term "property" shall include all aspects of the property, such as, but not limited to, the soils and groundwater beneath it.

- II. Documents to be submitted – The following documentation must be submitted utilizing the forms supplied by the City as Appendix "B".
- a. The proposal as submitted shall state the name of the proposed purchaser and developer, whether an individual, partnership or corporation. This shall include the full names and addresses of all parties who will be the principal investors or owners of the property and who will become part of any contract or agreement.
 - b. The bidders must state their proposed purchase price and terms in both words and numerals.
 - c. The bidders must affirm that they have inspected the property and understand the goal of the City of Oak Park to select the project which best meets community expectations (minimal environmental impacts, development in line with the Strategic Economic Development Plan, design standards and/or other acceptable residential/commercial/multi-uses).
 - d. Each bidder must be able to show evidence that they possess the financial capability to acquire and develop the property. Said evidence may be in the form of financial statements or other documented evidence, which will clearly display both the financial capability to acquire and develop the property, and experiences and reputation to actually fulfill development commitments. Please include a minimum of two references.
 - e. A conceptual site plan must accompany the bid. One hard copy of the plan shall be submitted, along with an electronic version, which is printable in an 11x17 format, and emailed to kmarrone@oakparkmi.gov. The plan shall show at a minimum the following:
 - i. Building(s) location; size, heights and setbacks (if applicable)
 - ii. Proposed parking layout and indicate total spaces (if applicable)
 - iii. Proposed driveways and access to site
 - iv. Proposed building elevation(s) (if applicable)
 - v. Proposed building materials and/or pavement surfacing
 - f. The successful bidder must, prior to development, submit and gain approval of a site plan (and other necessary and appropriate development approvals that the project will require) that must meet all City of Oak Park requirements and follow all other normal procedures for acquiring permits for site development and construction.

Courtney Krause 9/17/20 1:50 PM

Deleted: to do so



- III. Qualifications of Bidder – The City may make such investigations as it deems necessary to determine the ability of the bidder to acquire the property and perform the development under the conditions as provided for herein. All bidders shall furnish the City with all pertinent information and data for this purpose. The City reserves the right to reject any and all bids if the evidence submitted by, or investigation of, such bidder fails to satisfy the City. Conditional bids will not be accepted.
- IV. Bid Security – The selected bidder must submit by a certified check a deposit in the amount of five Thousand Dollars (\$5,000.00). Such certified check will be used as an earnest money deposit toward the purchase price of the property. The sale will be contingent on final City Council approval of the sale of the property. If the successful bidder shall neglect or refuse to execute a contract within thirty (30) days after written notice by the City that the bid has been accepted, the amount of the bid deposit shall be forfeited to the City as liquidated damages for such refusal. The City will pay no commissions or fees to brokers.
- V. Purchase Agreement, Closing and Performance – The successful bidder will be expected to suggest a proposed closing date in the proposal that may be subject to change by the city. The closing will require execution of all legal documents, purchase agreements and contracts as may be required to consummate a complete sale to the city including payment for acquisition of the property and other required agreements that will need to be executed to guarantee development in accordance with the terms and conditions as outlined herein and as may be negotiated with the successful bidder. The city will convey by quit claim deed and will provide evidence of title and the title insurance. Upon conveyance, the property may be subject to taxation, as well as federal, state and municipal laws; easements and restrictions of record.
- VI. Withdrawal of Bids – Bids may not be withdrawn for a period of sixty (60) calendar days after the date of opening unless the consent of the City is given. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.
- VII. Approval by City – It shall be the sole determination of the City as to which bid is the most acceptable and responsive. The award may not necessarily go to the highest bidder. The background and experience of the bidder, the merits of the project, and other factors may be equally or more important to the city. The city reserves the right to reject any and/or all bids.
- VIII. Project Completion – Dates for the completion of the proposed project will be established with the development approval documents and/or in the purchase agreement. The project must commence within six (6) months of receipt of all necessary approvals and be completed within eighteen (18) months of commencement.
- IX. Ownership and Bid Signatures – All proposals must contain the complete legal names and signatures of the bidders who are to become the legal owners and who are proposing to acquire and develop the property. These should be the persons who will have an interest in the Title to said property and who will be involved in the complete execution of all Title work and other legal documentation that will be necessary to properly complete the transaction of sale and development agreements. All bid proposals must contain the full



signatures of the parties having an interest in said bid proposals, be dated and witnessed and contain the full legal address and telephone number of all parties connected therewith.

APPENDIX A – Parcel 52-25-19-351-046



APPENDIX B BID FORM
PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND

Name of Purchase or Developer: Sadier Abro

Name and Address of ALL Principal Investors or Owners:

Oak Park Shopping Center, LLC

Sadier Abro

3807 Beechcrest

Rochester Hills, MI 48309

Individual ☐ Partnership ☐ Corporation ☒

Proposed Purchase Price \$ 30,000 (Thirty Thousand dollars)

Description of project:

The land purchased will be used for additional parking to serve our Oak Park Shopping Plaza located at 25214- 25266 Greenfield Rd, Oak Park

How will this project enhance the city and help to meet the goals of the city as described in their Strategic Economic Development Plan?

Our plaza has 14 commercial business in it. We have noticed the need to have more parking to serve these customers better. In purchasing this property, to develop as additional parking, we believe will alleviate the issues regarding the limited parking spaces and provide our customers a better experience.

Please list past projects and list any reference you may have:

29101 Greenfield Rd. Southfield, MI 48076 new construction of commercial building Skylar Laundromat – in multiple cities (Oak Park, Warren, Madison Height, Dearborn Heights, Redford, Taylor) our website : <https://www.skylarlaundromat.com/>

Attachments:

- Financial statements or other evidence of financial wherewithal
- Conceptual site plan and renderings (one hard copy and one emailed to kmarrone@oakparkmi.gov)
- I affirm that I have inspected the property and understand the goal of the City of Oak Park to select the project that best meets community expectations.



I affirm my understanding that purchaser/developer must submit and gain approval of a site plan that must meet all of City of Oak Park requirements and must follow all other normal procedures for acquiring permits for site development and construction. I affirm my understanding that the subject property is subject to an approved Planned Unit Development Agreement and that the proposed use is expected to require an amendment to the existing agreement. I affirm that I understand the City of Oak Park's site plan approval and possible rezoning processes which must be followed.

Name: Sadler Abro

Signature: 

Date: 10/24/20



Deborah L. McMahon
Vice President/Commercial Loans
888 W. Big Beaver Rd.
Suite 410
Troy, MI 48084
586.850.5929 Direct
248.645.8888 Main Number
dcmahon@msbmi.com

October 16, 2020

Re: Sadier Abro

This is to confirm that Mr. Abro has been a customer of Main Street Bank for over three years. During this time, he has established both a deposit and lending relationship with the bank. His accounts and loans have always been handled as agreed and he is considered a valued customer.

The bank provided Mr. Abro financing on two of his existing properties that were free and clear. He has made improvements to both and a recent appraisal on one of the properties showed a significant increase in value.

Mr. Abro has an empire of real estate and businesses. I have visited several of his holdings that he has either developed or improved. He is very meticulous in his work and I look forward to doing additional business with him in the near future.

If you have any questions, please contact me at the number above.

Sincerely,

Deborah L. McMahon

Deborah L. McMahon
Vice President/Commercial Loans



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 10, 2020

SUBJECT: Temporary Traffic Control Order 160 Sec 1.25

DEPARTMENT: Public Safety

SUMMARY: Dating back as far as December of 2014, Public Safety has received continuous complaints from residents regarding speeding motorists traveling northbound and southbound on Roanoke Street between Oak Park Blvd and Nine Mile. Residents have also complained about vehicle accidents as well as near accidents at the intersection of Kenwood and Roanoke Street. Their request was for the intersection of Kenwood and Roanoke to become a four-way stop. A traffic study was requested and conducted by the Traffic Improvement Association (TIA) and their recommendation was to post stop signage for eastbound and westbound Kenwood and to remove the stop signage for northbound and southbound Roanoke, allowing the traffic for northbound and southbound Roanoke to flow unimpeded.

This recommendation was presented to Council and adopted on December 1, 2014 at the City Council Meeting.

Since the adoption of the order in December of 2014, I have continued to receive complaints on a regular bases stating that the traffic conditions have not improved and in the opinion of several residents, the conditions have worsened. The Traffic Improvement Association conducted a second speed study at the location several months later and felt the conditions did not warrant changing the signage.

Public Safety has conducted numerous selective traffic enforcement details at this location as well as stationing our radar trailer and decoy vehicles in the area to address this problem. The complaints persist.

After consulting with the City Manager he has authorized me to prepare a ninety day temporary Traffic Control Order making the intersection of Roanoke and Kenwood a four-way stop.

FINANCIAL STATEMENT: NA.

RECOMMENDED ACTION: City Council approve Traffic Control Order 160 Sec 1.25 making the intersection of Roanoke and Kenwood a four-way stop.

APPROVALS:

City Manager: _____

Department Director: _____

Director of Finance: _____

Budgeted: ☐ NA

November 3, 2020 General Election						
Voter Turnout						
Precinct	Registered Voters	Total Ballots Cast	Voter Turnout	Voted in PCT	Voted	AV
Oak Park 1	1353	757	55.95%	236	521	
Oak Park 2	1736	1,270	73.16%	361	909	
Oak Park 3	1916	1,398	72.96%	373	1025	
Oak Park 4	1538	964	62.68%	234	730	
Oak Park 5	1209	796	65.84%	194	602	
Oak Park 6	1721	1,153	67.00%	299	854	
Oak Park 7	1751	1,168	66.70%	326	842	
Oak Park 8	1747	1,193	68.29%	253	940	
Oak Park 9	1716	1,164	67.83%	281	883	
Oak Park 10	1891	1,323	69.96%	332	991	
Oak Park 11	1675	979	58.45%	354	625	
Oak Park 12	1885	1,308	69.39%	343	965	
Oak Park 13	1825	1,239	67.89%	275	964	
Oak Park 14	1405	1064	75.73%	290	774	
Oak Park 15	1412	1038	73.51%	289	749	
Oak Park 16	1648	1205	73.12%	382	823	
Total	26428	18019	68.18%	4822	13197	
				27%	73%	