

Oak Park City Council Agenda

November 4, 2019





AGENDA
REGULAR CITY COUNCIL MEETING
37th CITY COUNCIL
OAK PARK, MICHIGAN
November 4, 2019
7:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**

5. **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 23, 2019
- B. Special Council Meeting Minutes of October 23, 2019
- C. Retirement Board Meeting Minutes of July 22, 2019
- D. Request to schedule a Public Hearing for November 18, 2019 to receive public comment on the allocation of the 2020 Community Development Block Grant Funds
- E. Licenses - New and Renewals submitted for November 4, 2019

6. **RECOGNITION OF VISITING ELECTED OFFICIALS**

7. **SPECIAL RECOGNITION/PRESENTATIONS:**

- A. Special recognition of Council Member Ken Rich for outstanding service to the City of Oak Park

8. **PUBLIC HEARINGS:** None

9. **COMMUNICATIONS:** None

10. **SPECIAL LICENSES:** None

11. **ACCOUNTING REPORTS:** None

12. **BIDS:**

- A. Request to award the bid for the 2019 Lead Water Service Replacement Project M-701 to D'Angelo Brothers Inc. of Northville, MI for a total amount of up to \$300,000.00

13. **ORDINANCES:** None

14. **CITY ATTORNEY:**

- A. Resolution approving a Metro Act Permit application submitted by Clear Rate Communications, Inc.

15. CITY MANAGER:

Community and Economic Development

- A. Resolution approving transfer of the Obsolete Property Rehabilitation Exemption Certificate (OPRE) from Loop on Greenfield LLC to GSH Group for the remainder of the exemption ending on December 30, 2027
- B. Request to approve a façade improvement grant to Best Friends Childcare, 8440 West 9 Mile, for 50% of the project costs in an amount not to exceed \$1,957.50

Public Safety

- C. Request to adopt Traffic Control Order #160 Sec 1.21 - 1.23 that requires "No Turn on Red" signage at Scotia and Rosewood along Nine Mile Road

Finance/Assessing

- D. Receive and approve exception recommendations regarding Special Assessment Districts
- E. Request to split Parcel 52-25-28-176-031 (24321 Sherman) into two parcels contingent upon the execution and recording of the reciprocal agreement with the Oakland County Register of Deeds
- F. First Quarter FY 2019-20 Investment Report

City Clerk

- G. November 5, 2019 General Election Information

16. 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.

17. CALL TO THE COUNCIL

18. 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
37th OAK PARK CITY COUNCIL
October 23, 2019
7:00 PM**

MINUTES

The meeting was called to order at 7:00 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

PRESENT: Mayor McClellan, Mayor Pro Tem Radner, Council Member Burns, Council Member Rich, Council Member Weiss

ABSENT: None

OTHERS

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

APPROVAL OF AGENDA:

CM-10-340-19 (AGENDA ITEM #4) ADOPTION OF THE AGENDA AS AMENDED – APPROVED

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve the agenda with the following change:

- Added as Item #15E: 9 Mile Redesign Project Update

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

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-10-341-19 (AGENDA ITEM #5A-G) CONSENT AGENDA - APPROVED

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

- A. Regular Council Meeting Minutes of October 7, 2019 **CM-10-342-19**
- B. Notice that the Arts and Cultural Diversity Commission amended their bylaws to reflect a new meeting time of 7:00 PM **CM-10-343-19**
- C. Request to approve payment of invoice #192104 from G2 Consulting Group for material testing on the 9 Mile Road Diet Project for the total amount of \$8,320.76 **CM-10-344-19**
- D. Request to approve payment of invoices from OHM Advisors for Bridge Enhancements, Safe Routes to Schools Preliminary Engineering, Nine Mile Road Diet Construction Engineering, AMP GIS Support and Architecture and Engineering for the Court Project for the total amount of \$113,385.50 **CM-10-345-19**

- E. Request to approve Payment Application No. 9 for the 2018 45th District Court Renovation Project, M-684, to Frank Rewold & Son, Inc., for the amount of \$35,591.44 **CM-10-346-19**
- F. Parks and Recreation Commission Meeting Minutes of June 19, 2019, July 17, 2019 and September 18, 2019 **CM-10-347-19**
- G. Licenses - New and Renewals as submitted for October 23, 2019 **CM-10-348-19**

MERCHANT'S LICENSES – October 23, 2019
(Subject to All Departmental Approvals)

<u>NEW MERCHANT</u>	<u>ADDRESS</u>	<u>FEE</u>	<u>BUSINESS TYPE</u>
BURGERIM	24740 GREENFIELD	\$150.00	FAST FOOD, CARRY OUT
NERD OUT	8106 NINE MILE	\$150.00	COLLECTIBLE TOYS
BUILDING BEDS 4 KIDS	14241 ELEVEN MILE	\$150.00	NONPROFIT ORGANIZATION THAT BUILD AND STORE BEDS
<u>2019 RENEWALS</u>	<u>ADDRESS</u>	<u>FEE</u>	<u>BUSINESS TYPE</u>
BURDAS TRANSPORT	12950 CLOVERDALE	\$225.00	TRUCKING

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

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS:

(AGENDA ITEM #7A) Representatives from Oak Park, the State of Michigan and Oakland County presented information regarding water quality in Oak Park.

PUBLIC HEARINGS:

CM-10-349-18

(AGENDA ITEM #8A) PUBLIC HEARING AND ADOPTION OF SPECIAL ASSESSMENT RESOLUTIONS TO CONFIRM THE ROLLS AND SET THE DUE DATE OF NOVEMBER 15, 2019 TOGETHER WITH PENALTY OF TEN PERCENT (10%) FOR SPECIAL ASSESSMENT DISTRICTS #685 - DELINQUENT UTILITIES; #686 - MISCELLANEOUS CONCRETE REPLACEMENT, #687 - PROPERTY BLIGHT, #688 SIDEWALK REPLACEMENT AND #689 - SIDEWALK REPLACEMENT PAYMENT PLANS – APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to adopt the following Special Assessment Resolution (No. 9) confirming the rolls, and Special Assessment Resolution (No. 10) setting the due date of November 15, 2019 with penalty for Special Assessment districts: No. 685 – Unpaid Utility Invoices; No. 686 – Unpaid Miscellaneous Concrete Replacement Invoices; No. 687 – Unpaid Property Blight Invoices; No. 688 – Unpaid Sidewalk Replacement Invoices; and No. 689 – Unpaid Sidewalk Replacement Payment Plan Invoices; and withholding the temporary exceptions pending further review by the City Manager to report back to the City Council as to whether they will be kept on the Roll, added on at a later date or removed permanently:

CITY OF OAK PARK
MICHIGAN

SPECIAL ASSESSMENT RESOLUTION NO. 9

DISTRICT NO. 685
DISTRICT NO. 686
DISTRICT NO. 687
DISTRICT NO. 688
DISTRICT NO. 689

The Mayor announced that this was the time set to review the Special Assessment Roll as prepared and revised by the City Assessor for unpaid expenses incurred on private premises, assessed in Special Assessment Rolls No. 685, 686, 687, 688, 689

The Clerk read into record the objections that were received.

There were objections received as follows:

SAD	Address	Parcel ID #
685 Unpaid Utility Invoices		
	23641 Cloverlawn	52-25-19-451-050
	24671 Kenosha	52-25-30-201-023
687 Unpaid Property Blight Invoices		
	13750 Nadine	52-25-19-279-017
	10760 Troy	52-25-32-201-002
	20800 Ridgedale	52-25-31-483-003
	21750 Stratford	52-25-31-126-035
688 Unpaid Sidewalk Replacement Invoices		
	21601 Ridgedale	52-25-31-278-033
	14441 Lincoln	52-25-19-401-012
	14571 Ludlow	52-25-19-328-010
	25351 Church	52-25-19-326-014
	Vacant	52-25-19-451-050
	13750 Victoria	52-25-19-477-010
	14460 Vernon	52-25-19-401-023

BE IT RESOLVED that Special Assessment Rolls No. 685, 686, 687, 688, and 689 as prepared and revised by the City Assessor, are hereby confirmed.

CITY OF OAK PARK
MICHIGAN

SPECIAL ASSESSMENT RESOLUTION NO. 10

DISTRICT NO. 685
DISTRICT NO. 686
DISTRICT NO. 687
DISTRICT NO. 688
DISTRICT NO. 689

At a Regular Meeting of the City Council of the City of Oak Park, held the 23rd day of October, 2019 at 7:00 P.M., at the City Hall, 14000 Oak Park Boulevard, in said City.

WHEREAS, by resolution adopted October 23, 2018, Special Assessment Rolls No. 685, 686, 687, 688, and 689 were confirmed by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT: Said Special Assessment Rolls shall be due in one (1) installment payable on November 15, 2019, in full, together with a penalty of ten percent (10%).

BE IT FURTHER RESOLVED THAT: An unpaid installment of said Special Assessment Roll shall bear penalty at an annual rate of five percent (5%) after due date November 15, 2019.

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

MOTION DECLARED ADOPTED

COMMUNICATIONS: None

SPECIAL LICENSES: None

ACCOUNTING REPORTS:

CM-10-350-19 (AGENDA ITEM #11A) APPROVAL FOR PAYMENT OF INVOICES SUBMITTED BY GARAN, LUCOW, MILLER, P.C. FOR LEGAL SERVICES IN THE TOTAL AMOUNT OF \$20,397.06 - APPROVED

Motion by Radner, seconded by Weiss, CARRIED UNANIMOUSLY, to approve payment of invoices #523357, #523358, #523359 and #523360 by Garan, Lucow, Miller P.C., for legal services rendered through September 30, 2019 in the total amount of \$20,397.06

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

MOTION DECLARED ADOPTED

BIDS:

CM-10-350A-19 (AGENDA ITEM #12A) REQUEST TO AWARD THE BID FOR THE 2019 IN CAR VIDEO CAMERA PROJECT TO COM SOURCE INC. OF PLYMOUTH, MI FOR A TOTAL AMOUNT OF \$27,619.00 - APPROVED

Motion by Radner, seconded by Weiss, CARRIED UNANIMOUSLY, to award the bid for the 2019 In Car Video Camera Project to Com Source Inc. of Plymouth, MI for a total amount of \$27,619.00.

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

MOTION DECLARED ADOPTED

ORDINANCES: None

CITY ATTORNEY:

**CM-10-350B-19 (AGENDA ITEM #12A) RESOLUTION DECLARING SIX MONTH
MORATORIUM ON OFF-PREMISE SIGNS - APPROVED**

Motion by Weiss, seconded by Burns, CARRIED UNANIMOUSLY, to adopt the following resolution declaring six month moratorium on off-premise signs:

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

RESOLUTION DECLARING SIX MONTH MORATORIUM ON OFF-PREMISE SIGNS

WHEREAS, the City of Oak park regulates signs through Article XVIII of the City of Oak Park Code of Ordinances; and

WHEREAS, the City Planning Division retained a consultant to assist with drafting revisions to the Oak Park sign ordinances to ensure they are content-neutral and consistent with applicable laws; and

WHEREAS, in September 2019, the Sixth Circuit Court of Appeals issued an opinion in the matter of Thomas v. Bright, indicating that a local government's regulation of signage based on a distinction between on-premise and off-premise signage may be unconstitutional; and

WHEREAS, the ruling may require additional modifications to the proposed content-neutral sign regulations currently under revision; and

WHEREAS, the City of Oak Park desires to adopt a Resolution declaring a six month moratorium on applications and consideration of any proposed off-premise signs, in order to give the Planning Division and City Attorney's office sufficient time to properly consider the appropriate regulations related to these types of signs.

NOW, THEREFORE, The City Council of the City of Oak Park, Oakland County, Michigan, resolves to declare a six (6) month moratorium on applications and consideration of off-premise signs in the City of Oak Park.

All resolutions inconsistent with this Resolution be and hereby are rescinded to the extent of such inconsistency.

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

MOTION DECLARED ADOPTED

CITY MANAGER:

Department of Public Works

CM-10-351-19 (AGENDA ITEM #15A) REQUEST TO ADVERTISE FOR BIDS FOR THE 2019 LEAD WATER SERVICE REPLACEMENT PROJECT, M-701 - APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the request to advertise for bids for the 2019 Lead Water Service Replacement Project, M-701.

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

MOTION DECLARED ADOPTED

CM-10-352-19 (AGENDA ITEM #15B) REQUEST TO APPROVE THE BIDS FROM MIDEAL AND MITN FOR ROCK SALT PURCHASES IN THE TOTAL AMOUNT OF \$84,624.00 - APPROVED

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve the bids from MIDEAL and MITN for rock salt purchases in the total amount of \$84,624.00.

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

MOTION DECLARED ADOPTED

Finance

CM-10-353-19 (AGENDA ITEM #15C) MOTION TO RECEIVE THE QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING 12/31/18 - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to receive the following report highlighting fiscal year-to-date revenue and expenditure activity in the General Fund through the first quarter ending September 30, 2019:

GENERAL FUND

REVENUES

Total revenues for the first quarter total approximately \$14.2 million, representing approximately 66% of the annual budget. Overall revenues are on track with budget with the following items of note:

- Property Tax Revenue – City property tax levies are billed July 1 and payable in full without penalty by September 3, 2019. As of the end of the first quarter approximately 91% of the taxes billed had been paid. Any unpaid real property taxes will be purchased from the City by Oakland County in May 2020. Property tax revenue is the primary reason the overall revenues are at 66% to date.

- Intergovernmental Revenue (State Revenue Sharing) – The City receives six bi-monthly payments annually for state-shared revenue. The first quarter report reflects no fiscal 2019 payments as the August 31, 2019 payment by statute is included as part of the June 30, 2019 revenues. The City will receive payments on October 31, December 31, February 28, April 30, June 30 and August 31 (2020) related to the current fiscal year. The estimated annual revenue included in the budget totals \$3,654,948.
- Fines and forfeiture revenue received from the 45th District Court is budgeted for a total of \$1,900,000 of which \$455,754 or 24% was received in this first quarter. The revenue received is used to offset a portion of the court's operating costs.

EXPENDITURES

Total expenditures for the first quarter total approximately \$4.8 million, representing approximately 22% of the annual budget. Overall departmental expenditure budgets are on track with the following items of note (departments over 25%):

- Council and Mayor Department is at 26% for the first quarter due to Community Promotion expenditure is at 100% of its budget. The overall net budget for the department is in line with current annual projections.
- The Prosecuting Attorney is at 33% of their budget due to legal services and supplies. The overall net budget for the department is in line with current annual projections.
- The Engineering Department is at 27% of their budget due to salaries and wages. The overall net budget for the department is in line with current annual projections.
- Building Maintenance (28%) Department is current slightly over the 25% guideline due to the telephone utility expenditure.
- The Outdoor Activities (43%) Special Events (51%) departments are currently over the 25% guideline primarily due to their costs being seasonal in nature as a significant part of their budget includes summer programming (consistent with the first quarter). The overall budget is in line current annual projections.
- Swimming Pool Facility Department is at 47% of their budget due to their costs being seasonal in nature as a significant part of their budget includes summer programming (consistent with the first quarter). The overall budget is in line with the current annual projections.
- Non-Departmental is currently at 25.2% of their budget as this department is primarily transfers to other funds and the majority of the transfers take place as needed.

The unaudited Fiscal Year End 2018-19 surplus is attributed to the various projects not completed. There are rollover budget requests in Budget Amendment #2020-1 for these funds. Overall the General Fund operations are in line with the annual budget. The projected fund balance remains at the targeted level of 18% of annual expenditures.

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

MOTION DECLARED ADOPTED

**CM-10-354-19 (AGENDA ITEM #15D) BUDGET AMENDMENT #2020-1
- APPROVED**

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve Budget Amendment #2020-1 as follows:

General Fund

REVENUES

PROPERTY TAXES	\$ -
LICENSE AND PERMITS	-
INTERGOVERNMENTAL	\$ (2,000)
INTEREST INCOME	(778)
OTHER REVENUE	-
TRANSFER IN	-
TOTAL REVENUES	<u>(2,778)</u>

EXPENDITURES

CITY MANAGER	-
HUMAN RESOURCES	-
COMMUNITY & ECONOMIC DEVELOPMENT	5,000
CITY CLERK - ELECTIONS	-
FINANCE	-
TECHNICAL AND PLANNING	-
PUBLIC SAFETY	53,650
RECREATION	
PUBLIC WORKS	267,572
PUBLIC INFORMATION	-
TRANSFERS OUT	-
TOTAL EXPENDITURES	<u>326,222</u>

Net Increase to Fund Balance	<u><u>\$ (329,000)</u></u>
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INCREASE
(DECREASE)

Major Streets Fund

REVENUES

INTERGOVERNMENTAL	\$ -
INTEREST INCOME	3,593
OTHER REVENUE	-
TOTAL REVENUES	<u>3,593</u>

EXPENDITURES

FRINGES	-
CAPITAL OUTLAY	1,713,593
TOTAL EXPENDITURES	<u>1,713,593</u>

Net Increase to Fund Balance

\$ (1,710,000)

LOCAL STREETS FUND

REVENUES

INTERGOVERNMENTAL	\$ -
INTEREST INCOME	1,789
OTHER REVENUE	-
TOTAL REVENUES	<u>1,789</u>

EXPENDITURES

FRINGES	-
CAPITAL OUTLAY	26,789
TOTAL EXPENDITURES	<u>26,789</u>

Net Increase to Fund Balance

\$ (25,000)

SOLID WASTE FUND

REVENUES

INTERGOVERNMENTAL	\$ -
INTEREST INCOME	1,500
CHARGES FOR SERVICES	-
TOTAL REVENUES	<u>1,500</u>

EXPENDITURES

FRINGES	-
CAPITAL OUTLAY	1,500
TOTAL EXPENDITURES	<u>1,500</u>

Net Increase to Fund Balance

\$ -

CASEFLOW ASSISTANCE FUND

REVENUES

STATE GRANT	\$ -
TOTAL REVENUES	<u>-</u>

EXPENDITURES

MISCELLANEOUS	10,925
TOTAL EXPENDITURES	<u>10,925</u>

Net Decrease to Fund Balance

\$ (10,925)

INCREASE
(DECREASE)

MUNICIPAL COMPLEX CONSTRUCTION FUND

REVENUES

INTEREST EARNINGS

\$ -

TOTAL REVENUES

-

EXPENDITURES

PROFESSIONAL SERVICES

43,708

TOTAL EXPENDITURES

43,708

Net Decrease to Fund Balance

\$ (43,708)

MUNICIPAL BUILDING CONSTRUCTION FUND

REVENUES

INTEREST EARNINGS

\$ -

TOTAL REVENUES

-

EXPENDITURES

CAPITAL OUTLAY

165,000

TOTAL EXPENDITURES

165,000

Net Decrease to Fund Balance

\$ (165,000)

WATER AND SEWER FUND

REVENUES

FEDERAL GRANT

\$ -

INTEREST EARNINGS

259

OTHER REVENUE

-

TOTAL REVENUES

259

EXPENDITURES

FRINGES

-

REPAIRS AND MAINTENANCE

25,000

CAPITAL OUTLAY

325,259

TOTAL EXPENDITURES

350,259

Net Decrease to Fund Balance	\$ (350,000)
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INCREASE
(DECREASE)

RISK MANAGEMENT INTERNAL SERVICE FUND
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REVENUES

CHARGES TO OTHER FUNDS	\$ (541,756)
INTEREST EARNINGS	-
CHARGES FOR SERVICES	541,756
TOTAL REVENUES	-

EXPENDITURES

INSURANCE - WORKERS COMPENSATION	-
INSURANCE - LIABILITY AND PROPERTY	-
TOTAL EXPENDITURES	-

Net Decrease to Fund Balance	\$ -
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Roll Call Vote:	Yes:	McClellan, Burns, Radner, Rich, Weiss
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

Finance Director Crawford reported that the City's annual budget was adopted on May 20, 2019 and effective on July 1st. The budget is adopted at the departmental level. In accordance with the State Budget Act, budget amendments are to be completed throughout the fiscal year in order to reflect the most current information available related to revenue and expenditure budgets. Budget amendments that have a positive or negative impact on fund balance or change the department total require Council approval. The proposed amendments are based on actual and projected activity-to-date. The proposed budget amendment has an impact on the fund balance of the General Fund while keeping the estimated fund balance at approximately 18% of annual expenditures. The amendments to all other funds keep the fund balance at targeted ranges and are done in compliance with State of Michigan requirements and guidelines.

(AGENDA ITEM #15E) Added to the agenda. Community Engagement and Development Specialist Colton Dale provided an update regarding the 9 Mile Redesign Project.

CALL TO THE AUDIENCE:

Ms. Moore, Ridgedale St., expressed concerns about a blight ticket she received for her gutter.

Cheryl Weiss, 24101 Norwood, spoke on behalf of Oak Park Youth Assistance Program to promote an upcoming event to be held November 2, 2019 at the High School.

Ed Bass, 24250 Kipling, asked about the progress of the new brewery on 11 Mile Rd.

CALL TO THE COUNCIL:

Mayor Pro Tem Radner wished everyone a good night.

Council Member Burns wished everyone a good night.

Council Member Weiss reminded everyone about upcoming city events.

Council Member Rich wished everyone a good night.

Mayor McClellan wished everyone a good night.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:20 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



**CITY OF OAK PARK, MICHIGAN
SPECIAL COUNCIL MEETING OF THE
37th OAK PARK CITY COUNCIL
September 3, 2019
5:30 PM**

MINUTES

The Special Meeting was called to order at 5:30 PM by Mayor McClellan in the Executive Conference Room of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544

PRESENT: Mayor McClellan, Mayor Pro Tem Radner, Council Member Burns, Council Member Weiss, Council Member Rich

ABSENT: None

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Duff, Deputy City Clerk Vecchio, Finance Director Crawford

SPECIAL BUSINESS:

(AGENDA ITEM A) Interviews for City Boards and Commissions

Council interviewed the following candidates for city boards and commissions:

Mark Holdsworth
Aaron Tobin
Jonathon Nachman
Noureldin Almahameed

(AGENDA ITEM B) Appointments to City Boards and Commissions

SCM-10-336-19 (AGENDA ITEM #3B) APPOINTMENTS OF MEMBERS TO BOARDS AND COMMISSIONS – APPROVED

Motion by Weiss, seconded by Burns, CARRIED UNANIMOUSLY, to authorize the following appointments of members to boards and commissions:

APPOINTEE	BOARD	TERM TO EXPIRE
John Klein	Traffic Safety Board	August 2022
Aaron Tobin	Traffic Safety Board	August 2021
Noureldin Almahameed	Traffic Safety Board	August 2020
Mark Holdsworth	Traffic Safety Board	August 2020
Jonathan Nachman	Recycling Commission	August 2022

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

MOTION DECLARED ADOPTED

(AGENDA ITEM C) Ferndale Schools Building Project

City Manager Tungate provided an update regarding the request from Ferndale Schools to purchase Jackson Park with the intent to build a new school.

**SCM-10-337-19 MOTION TO PROCEED WITH THE SALE OF JACKSON PARK TO
FERNDALE SCHOOLS FOR \$100,000 AND TO SHARE WITH COSTS
UP TO \$12,500 AND SUBJECT TO DEED RESTRICTIONS BEING
LIFTED - APPROVED**

Motion by Weiss, Seconded by Burns, CARRIED UNANIMOUSLY, to proceed with the sale of Jackson Park to Ferndale Schools for \$100,000 and to share with costs up to \$12,500 and subject to deed restrictions being lifted.

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

MOTION DECLARED ADOPTED

**SCM-10-338-19 MOTION TO CONVENE INTO A CLOSED SESSION TO DISCUSS
ATTORNEY CLIENT PRIVILEGED COMMUNICATION AND
PENDING LITIGATION - APPROVED**

Motion by Burns, Seconded by Radner, CARRIED UNANIMOUSLY, to convene into a Closed Session to discuss attorney client privileged communication and pending litigation

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

MOTION DECLARED ADOPTED

The Closed Session began at 6:15 PM and the Special Meeting reconvened at 6:54 PM

SCM-10-339-19 CLOSED SESSION MINUTES - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to approve the minutes of the October 23, 2019 Closed Session.

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

MOTION DECLARED ADOPTED

CALL TO THE AUDIENCE:

There were no members of the public wishing to speak.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the special meeting at 6:55 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



**CITY OF OAK PARK, MICHIGAN
EMPLOYEES' RETIREMENT SYSTEM AND
PUBLIC SAFETY RETIREMENT SYSTEM BOARD OF TRUSTEES
CONCURRENT MEETING**

**July 22, 2019
4:30 PM**

MINUTES

Chairperson Tungate called the meeting to order at 4:30 PM and asked the City Clerk to call roll.

EMPLOYEES' RETIREMENT SYSTEM:

TRUSTEES PRESENT: Trustee Tungate, Trustee McClellan, Trustee Mlynczyk, Trustee DeCoster, Trustee Waxenberg

TRUSTEES ABSENT: None

ALSO PRESENT: City Clerk Norris, Finance Director Crawford, City Attorney Duff

PUBLIC SAFETY RETIREMENT SYSTEM:

TRUSTEES PRESENT: Trustee Tungate, Trustee McClellan, Trustee Rich, Trustee Tetler

TRUSTEES ABSENT: Trustee Batora

ALSO PRESENT: City Clerk Norris, Finance Director Crawford, City Attorney Duff

(Agenda Item #5A) Approval of Minutes

**ERS-07-008-19 MINUTES FROM THE APRIL 22, 2019 ERS/PSRS
CONCURRENT MEETING – APPROVED**

Motion by McClellan, seconded by DeCoster, CARRIED UNANIMOUSLY, to approve the Minutes from the April 22, 2019 ERS/PSRS Concurrent Meeting.

Voice Vote:	Yes:	Tungate, McClellan, DeCoster, Mlynczyk, Waxenberg
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

PSRS-07-008-19

**MINUTES FROM THE APRIL 22, 2019 ERS/PSRS
CONCURRENT MEETING – APPROVED**

Motion by Tetler, seconded by Rich, CARRIED UNANIMOUSLY, to approve the Minutes from the April 22, 2019 ERS/PSRS Concurrent Meeting.

Voice Vote:	Yes:	Tungate, McClellan, Tetler, Rich
	No:	None
	Absent:	Batora

MOTION DECLARED ADOPTED

(Agenda Item #7A) PNC Presentation

Kirk VanDagens from PNC presented the 2019 Second Quarter Investment Review dated June 30, 2019. A complete report is on file in the City Clerk's Office. He provided a market update and presented a portfolio summary for both systems. He reported that the market value of the Employees' Retirement System as of June 30, 2019 was \$19,893,237 and the market value of the Public Safety Retirement System was \$45,321,938.

(Agenda Item #8A-J) Financial Reports (ERS)

ERS-07-009-19

**RECEIVE AND APPROVE ERS FINANCIAL REPORTS
(APRIL – JUNE, 2019) – APPROVED**

Motion by Waxenberg, seconded by DeCoster, CARRIED UNANIMOUSLY, to receive and approve the following reports for the period April 1, 2019 – June 30, 2019:

- A. SEI Investment Management Report
- B. Fiduciary Net Assets Statement – Fund 731
- C. SEI Private Trust Financial Report
- D. Disbursements made by Retirement System

DATE	CHECK#	PAYEE/DESCRIPTION	AMOUNT
4/11/2019	151689	Watkins Ross Administration and Actuarial Fees.	\$ 9,540.00
4/30/2019	EFT (JE#6437)	PNC Inst. Asset Mgmt. Investment Counseling Fees for 01/01/2019-03/31/2019.	\$ 14,829.39
QUARTERLY DISBURSEMENTS		\$24,369.39	
ACTUARY FEE REIMBURSEMENT:		-	
TOTAL QUARTERLY DISBURSEMENTS:		\$24,369.39	

- E. Fiduciary Net Assets Statement – Fund 680
F. Retirees Actuarial Statements

NAME	DEPARTMENT	DATE	STATUS
Roy Srinivasan	City Manager	05/27/2019	Final

- G. Municipal and Military Buy-Back Calculations - None
H. Correspondence of Retirement Submission - None
I. Necrology Report

DATE	NAME
05/05/2019	Costello, Dimitria
05/06/2019	Erikson, Rowena
06/03/2019	Serridge, Viviene (Survivor)
06/18/2019	Brooks, James
06/20/2019	Shoulders, David

- J. Miscellaneous Information - None

Voice Vote:	Yes:	Tungate, McClellan, DeCoster, Mlynczyk, Waxenberg
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

(Agenda Item #8A-J) Financial Reports (PSRS)

**PSRS-07-009-19 RECEIVE AND APPROVE PSRS FINANCIAL REPORTS
(APRIL – JUNE, 2019) – APPROVED**

Motion by Tetler, seconded by McClellan, CARRIED UNANIMOUSLY, to receive and approve the following reports for the period April 1, 2019 – June 30, 2019:

- A SEI Investment Management Reports
B Fiduciary Net Assets Statement – Fund 733
C. SEI Private Trust Financial Report
D. Disbursements made by Retirement System

DATE	CHECK#	PAYEE/DESCRIPTION	AMOUNT
04/11/2019	151689	Watkins Ross Administration and Actuarial Fees.	\$ 8,585.00
04/30/2019	EFT (JE#6428)	PNC Inst. Asset Mngmt.	\$ 31,323.00

Investment Counseling Fees for 01/01/2019-03/31/2019.

QUARTERLY DISBURSEMENTS	\$39,908.00
ACTUARY FEE REIMBURSEMENT:	-
TOTAL QUARTERLY DISBURSEMENTS:	\$39,908.00

- E. Fiduciary Net Assets Statement – Fund 680
- F. Retirees Actuarial Statements - None
- G. Municipal and Military Buy-Back Calculations - None
- H. Correspondence of Retirement Submission

DATE	NAME
07/10/2019	Frank Slone

- I. Necrology Report - None
- J. Miscellaneous Information - None

Voice Vote:	Yes:	Tungate, McClellan, Tetler, Rich
	No:	None
	Absent:	Batora

MOTION DECLARED ADOPTED

PUBLIC COMMENTS:

There were no members of the public present wishing to speak.

ADJOURNMENT:

The meeting adjourned at 5:14 PM.

T. Edwin Norris, City Clerk

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF:** November 04, 2019**AGENDA #****SUBJECT:** Schedule Public Hearing for allocation of 2020 CDBG Funds.**DEPARTMENT:** Technical and Planning Services, RMB

SUMMARY: The City of Oak Park is expected to receive \$128,952 in Community Development Block Grant Funds (CDBG) for the 2020 Program Year. The funds must be allocated to specific projects and the dollar amount identified for each project. One of the conditions of the acceptance of these funds is that the community conducts a Public Hearing to solicit public comment as to how the funds should be allocated.

FINANCIAL STATEMENT: No funds required at this time.

RECOMMENDED ACTION: It is recommended that City Council schedule a Public Hearing for November 18, 2019 to receive public comment on the allocation of the 2020 Community Development Block Grant Funds.

APPROVALS:

City Manager: _____

Director: _____

Finance Director: _____

Budgeted: ☐**EXHIBITS:**

None

MERCHANT'S LICENSES - NOVEMBER 4TH, 2019
(Subject to All Departmental Approvals)

NEW MERCHANT	ADDRESS	FEES	BUSINESS TYPE
AMCOMM TELECOMMUNICATIONS	21620 COOLIDGE #100	\$150.00	Telecommunications
SFT FOODS	12930 CAPITAL	\$150.00	Ice Cream and bakery

RENEWALS	ADDRESS	FEES	BUSINESS TYPE
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DISCOVERED OPERATING WIT ADDRESS	FEES	BUSINESS TYPE
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BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 4, 2019

AGENDA #

SUBJECT: Report on bids for the 2019 Lead Water Service Replacement Project, M-701.

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

SUMMARY: At the October 23, 2019 regular meeting of the Oak Park City Council, the request to bid the 2019 Lead Water Service Replacement Project, M-701 was approved (CM-10-351-19). The project was advertised and 38 contractors viewed the documents. On October 28, 2019, eight (8) bids were received and opened. The low bidder, D'Angelo Brothers Inc. of Northville, MI submitted a bid of \$67,180.00 to replace 25 services. D'Angelo Brothers has indicated in the attached letter that they would be willing to extend their unit prices for the replacement of water services for the \$300,000 (or more if necessary) we have budgeted over this and next year's budgets. We would like to lock in this contractor at their unit prices to complete all of our services. We are in the process of getting a total inventory now. References were checked and all had positive responses.

FINANCIAL STATEMENT: There is \$200,000 in the FY 2019-20 budget and an additional \$100,000 in the approved FY 2020-21 Capital Improvement Program for this expenditure.

RECOMMENDED ACTION: It is recommended that City Council award the bid for the 2019 Lead Water Service Replacement Project, M-701 to D'Angelo Brothers Inc. of Northville, MI for a total amount of up to \$300,000.00. Funding is available in the Water & Sewer Fund (592-18-550-970) for this project as described above.

APPROVALS:

City Manager: *[Signature]*

Department Director: *[Signature]*

Director of Finance: *[Signature]*

Legal: N/A

Budgeted: ☒

EXHIBITS: Bid Tabulation

BID TABULATION

2019 LEAD WATER SERVICE REPLACEMENT PROJECT M-701				D'ANGELO BROTHERS 21213 EQUQUESTRIAN TRAIL NORTHVILLE, MI 48167		ALL SEASONS UNDERG. 5687 PAWSON RD TIPTON, MI 49287		WT STEVENS CONST. 2712 NORTH SAGINAW ST FLINT, MI 48505	
BID OPENING DATE: MONDAY, AUGUST 28, 2019									
ITEM	DESCRIPTION	QUANT.	U/M	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	WATER SERVICE CONNECTION TO WATER MAIN LESS THAN 2"	2	EACH	\$ 1,550.00	\$ 3,100.00	\$ 1,000.00	\$ 2,000.00	\$ 4,600.00	\$ 9,200.00
2	WATER SERVICE CONNECTION TO EXISTING STOP BOX	27	EACH	\$ 430.00	\$ 11,610.00	\$ 1,300.00	\$ 35,100.00	\$ 3,735.00	\$ 100,845.00
3	WATER SERVICE LINE TYPE K COPPER 3/4"	1,350	LFT	\$ 25.00	\$ 33,750.00	\$ 20.00	\$ 27,000.00	\$ 5.00	\$ 6,750.00
4	WATER SERVICE LINE TYPE K COPPER 1"	100	LFT	\$ 25.00	\$ 2,500.00	\$ 25.00	\$ 2,500.00	\$ 7.00	\$ 700.00
5	WATER SERVICE CONNECTION ON PRIVATE PROP. (BASEMENT OR CRAWL)	25	EACH	\$ 485.00	\$ 12,125.00	\$ 250.00	\$ 6,250.00	\$ 300.00	\$ 7,500.00
6	WATER SERVICE CONNECTION ON PRIVATE PROPERTY (SLAB)	2	EACH	\$ 485.00	\$ 970.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
7	UTILITY LOCATION ON PRIVATE PROPERTY	25	EACH	\$ 100.00	\$ 2,500.00	\$ 300.00	\$ 7,500.00	\$ 250.00	\$ 6,250.00
8	REMOVE AND REPLACE DRAIN TILES	125	LFT	\$ 5.00	\$ 625.00	\$ 20.00	\$ 2,500.00	\$ 20.00	\$ 2,500.00
				TOTAL COST \$ 67,180.00		\$ 84,850.00		\$ 135,745.00	

OTHER BIDDERS

D&D WATER & SEWER, INC.	\$161,000.00
GAYANGA CO.	\$181,700.00
BRICCO EXCAVATING CO.	\$199,600.00
LANG CONSTRUCTORS, INC.	\$277,777.00
HMC, LLC	\$465,400.00



D'Angelo Brothers Inc.
PO Box 531330 Livonia MI, 48153

To; City of Oak Park .
14000 Oak Park Blvd.
Oak Park, MI 48237

D'Angelo Brothers Inc would hold all contract prices that pertain to the 2019 Lead Water Service Replacement Project until 12/31/2020 totaling \$300,000 or more as funding allows. D'Angelo Brothers is a local contractor where our yard location is based at 30750 W 8 Mile Farmington Hills, MI 48336. We are dedicated and committed to replacing lead services in the quickest & most efficient methods available. Please contact myself at any time if there are any questions or concerns.

Sincerely,

Vince D'Angelo

A handwritten signature in blue ink, appearing to be 'V. D'Angelo', followed by the date '10-29-2019' written in the same ink.

**GARAN
LUCOW
MILLER P.C.**

GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

MEMORANDUM

To: Mayor Marian McClellan
Hon. City Council

FROM: Ebony L. Duff, City Attorney

SUBJECT: Application for METRO Act Permit – Clear Rate Communications, Inc.

DATE: October 30, 2019

Honorable Mayor and Council:

On September 23, 2019, the City received an Application by Clear Rate Communications, Inc. for a METRO Act Permit in the City of Oak Park for access to, and ongoing use of public rights-of-way within the City for the purpose of installation of fiber optic cables to provide telephone and internet service to the SAABJ School For Girls. Clear Rate Communications submitted its Application and proposed Permit along with the required \$500 one-time Application fee. The applicable statute requires the City to approve or deny access to the Permit within 45 days from the date a provider files an Application for a Permit.

I have undertaken a review of Clear Rate Communications' submissions to ensure that they meet the statutory requirements of Public Act No. 48 of 2002 as well as the City of Oak Park Code of Ordinances Chapter 71 regarding Telecommunication Services. The Application states that Clear Rate Communications will install fiber-optic cables through use of existing conduit systems where available or through construction of new conduit systems when necessary. Underground conduits will be placed in the public right of way. Clear Rate Communication's facilities will be installed in locations as identified in the route map attached to the application. The Department of Technical & Planning has reviewed the route map and note that there may be some technical changes required once the Road Commission for Oakland County reviews the plans. Clear Rate Communications has also presented a certificate of insurance covering the proposed work which names the City as an additional insured as required by State Law and local Ordinance. The Permit is requested for a term of 5 years which is consistent with the City Ordinance.

As the documents submitted by Clear Rate Communications comply with the statutory requirements, I recommend approval of their Application. I have attached a proposed Resolution approving the Application along with a copy of the Application and proposed Permit for your review and approval at the City Council Meeting on November 4, 2019.

Thank you for your consideration of this recommendation.

Respectfully,
Ebony L. Duff

**CITY OF OAK PARK
RESOLUTION APPROVING CLEAR RATE COMMUNICATIONS, INC
APPLICATION FOR METRO ACT PERMIT**

WHEREAS, the City of Oak Park has received a request from Clear Rate Communications, Inc. for a METRO Act Right-of-Way Telecommunications Permit for a term of five years; and

WHEREAS, Clear Rate Communications, Inc. has submitted an Application for the permit, which complies with the requirements of the Act; and

WHEREAS, the City is aware of no reason to deny the permit.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Oak Park, Oakland County, Michigan, that:

1. The request by Clear Rate Communications, Inc. for the City to grant a five year METRO Act Permit is hereby approved pending final review and approval by the Department of Technical and Planning.
2. Upon approval of the METRO Act Permit, Clear Rate Communications must apply for a right of way permit with the City of Oak Park and with the Road Commission for Oakland County.
3. The Mayor, City Manager, and City Clerk are authorized and directed to execute the METRO Act Right-of-Way Permit, in substantially the form attached hereto.
4. All resolutions inconsistent with this Resolution be and hereby are rescinded to the extent of such inconsistency.

Roll Call Vote: Yes,
 No,
 Absent,



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 4, 2019

SUBJECT: Obsolete Property Rehabilitation Exemption Transfer Request

DEPARTMENT: Community and Economic Development

SUMMARY: The Community & Economic Development Department recommends to city council to grant a transfer request by GSH Group on the previously granted Obsolete Property Rehabilitation Exemption Certificate for the Loop of Greenfield apartment complex, parcels 52-25-19-326-017 and 52-25-19-301-012. Based upon the policy for OPRA tax exemptions and transfers, approval is needed by the Local Unit of Government by resolution.

FINANCIAL STATEMENT: N/A

RECOMMENDED ACTION: Approve the resolution to transfer the OPRE from Loop on Greenfield LLC to GSH Group for the remainder of the OPRE ending on December 30, 2027.

APPROVALS:

City Manager: _____

Department Director: _____

Director of Finance: _____

Budgeted: ☐ N/A

Legal: _____

EXHIBITS:

Request
Application

**RESOLUTION TO APPROVE THE TRANSFER OF AN OBSOLETE PROPERTY
REHABILITATION EXEMPTION CERTIFICATE**

Minutes of a regular meeting of the city council of Oak Park, held on November 4, 2019, at 14000 Oak Park Blvd, Oak Park, MI in city hall at 7 p.m..

PRESENT:

ABSENT:

The following preamble and resolution were offered by: _____

And supported by: _____

Resolution Approving the Transfer of an Obsolete Property Rehabilitation Exemption Certificate for property located at: 15205-15423 Northgate and 25430-25840 Lincoln Terrace (a.k.a. 25500 Greenfield Road, Oak Park, MI 48237

WHEREAS, the city council of the City of Oak Park legally established OPRA District on August 17, 2015, pursuant to a public hearing held on August 17, 2015 and granted an Obsolete Property Rehabilitation Act exemption for the property located in Obsolete Property Rehabilitation District, Oak Park Obsolete Property Rehabilitation District No. 1., at 15203-15423 Northgate and 25430-25840 Lincoln Terrace for a period of 12 years, beginning December 31, 2015, and ending December 30, 2027, pursuant to the provisions of PA 146 of 2000, as amended; and

WHEREAS, MCL 125.2793 allows an Obsolete Property Rehabilitation Exemption Certificate to be transferred to a new owner of the rehabilitated facility if the qualified local governmental unit approves the transfer after application by the new owner; and

WHEREAS, the original applicant and holder of the Obsolete Property Rehabilitation Act Certificate, Loop on Greenfield LLC, wishes to transfer and assign the Exemption Certificate to a potential new owner of the property located at: 15205-15423 Northgate and 25430-25840 Lincoln Terrace (a.k.a. 25500 Greenfield Road, Oak Park, MI 48237; and

WHEREAS, Loop on Greenfield LLC is not currently delinquent in the payment of any taxes related to the property; and

WHEREAS, the potential new owner and applicant GSH Group has provided all required items listed under the application for obsolete property as defined in Section 2(h) of PA 146 of 2000, as amended, to the City of Oak Park; and

NOW THEREFORE, be it resolved by the city council of the City of Oak Park that the request by Loop on Greenfield LLC to transfer the Obsolete Property Rehabilitation Certificate for the property located at 15205-15423 Northgate and 25430-25840 Lincoln Terrace (a.k.a. 25500 Greenfield Road), Oak Park, MI 48237 to proposed new owner



THE GSH GROUP

October 10, 2019

Ms. Kimberly Marrone
Director, Economic Development
City of Oak Park
14300 Oak Park Boulevard
Oak Park, MI 48237

Re: The Loop on Greenfield Request to Transfer of Obsolete Property Rehabilitation Exemption Certificate

Dear Ms. Marrone:

The purpose of this letter is to request a transfer of the Obsolete Property Rehabilitation Exemption Certificate issued to the Loop on Greenfield, LLC dated October 12, 2015 to The Loop Apartments, LLC, an affiliate of GSH Group. GSH and its affiliate are acquiring the property.

GSH Group is a real estate and investment firm located in the Metro Detroit area with an owned portfolio of just under 4,000 multifamily units. The company specializes in multifamily property ownership and renovation. The portfolio is located in the Midwest, mostly concentrated in the Metro Detroit area.

We are acquiring The Loop on Greenfield, because of the fabulous job done by the current ownership group, and Peak Management in collaboration with the City of Oak Park in restoring the property to a terrific community asset. With the assistance of the OPRA tax benefit the owners were able to turn around a very distressed asset with 30% occupancy into a great property.

Our plan as buyers of the property is to continue to maintain the property and its operations consistent with that of current ownership, and the make additional improvements to assure the progress made from the millions invested in improvements and great occupancy gain continue and improve further. Transfer of the OPRA exemption is essential to our group executing that plan.

The current owners will continue to hold an interest in the property with our group and will act as advisors to us to assure that we continue to maintain and improve upon what has been achieved with the asset so far. We are evaluating which third party manager will be best suited to handle property management, and have two best in class companies we are considering using. Most of our portfolio is managed by Beztak who manage over 20,000 units, many of which are in the region.

Our company is committed to providing safe affordable housing, great service, and has a commitment to excellence at all of our communities. Our team consists of seasoned real estate professionals, a very well capitalized principal and investor base, and our own affiliated construction and renovation company.

We look forward to presenting our plans to council in connection with this request.

Best Regards,

The GSH Group

By: Mark Benyas, Director

P: 248.268.8300 | E: info@gshrealestate.com
340 S Main Street, Clawson, MI 48017

www.gshrealestate.com



THE GSH GROUP

October 18, 2019

Ms. Kimberly Marrone
Director, Economic Development
City of Oak Park
14300 Oak Park Boulevard
Oak Park, MI 48237

Re: The Loop on Greenfield Request to Transfer of Obsolete Property Rehabilitation Exemption Certificate

Dear Ms. Marrone:

On October 10, 2019, we requested a transfer of the Obsolete Property Rehabilitation Exemption Certificate issued to the Loop on Greenfield, LLC dated October 12, 2015 to The Loop Apartments, LLC, an affiliate of GSH Group. GSH and its affiliate are acquiring the property. You asked us to provide additional information about GSH, its history, principals, our plans for the property, planned renovations and our third party manager.

GSH History and Principals

GSH Group is a real estate and investment firm located in the Metro Detroit area with an owned portfolio of just under 4,000 multifamily units. The company specializes in multifamily property ownership and renovation. The portfolio is located in the Midwest, mostly concentrated in the Metro Detroit area.

History

Our company is committed to providing safe affordable housing, great service, and has a commitment to excellence at all of our communities. Our team consists of seasoned real estate professionals, a very well capitalized principal and investor base, and our own affiliated construction and renovation company. The company was formed in 2017 by the three principals below to acquire enhance and own safe afford multifamily housing. Our first acquisition was a small community in Mt Clemens, followed by the acquisition of two larger communities in Harper Woods and Ft Wayne, Indiana. We were able to leverage our mission with the assistance and guidance of Beztak Companies and their Residential Management Services. Our focus turned to larger properties, and thereafter we acquired properties in Roseville/Fraser, Westland, Bedford, Ohio (an east Cleveland suburb). Our principals are also involved as investors and owners in other multifamily properties, which brings our aggregate owned portfolio to just under 4,000 units.

Principals

Gideon Pfeffer – Managing Member/Operations/Asset Management

- Gideon has been involved in opportunistic real estate investing for more than a decade. He is no stranger to neighborhood stabilization and both stabilizing distressed properties, but also maintaining properties once stabilized. Prior to forming the GSH Group, Gideon facilitated the stabilization of distressed single-family homes in and around the City of Detroit. Gideon's efforts included collaboration with various public and private partnerships, including with various not-for-profit groups as well as directly with Fannie Mae. Gideon also owned a construction company that facilitated federal NSP dollars through construction jobs awarded by the City of Detroit and the Detroit

: 248.268.8300 | E: info@gshrealestate.com
340 S Main Street, Clawson, MI 48017

www.gshrealestate.com

Economic Growth Corporation as well as the City of Redford. Mr. Pfeffer facilitated the acquisition, renovation, and sale of over 1,500 houses in and around Detroit between 2008-2016. As Managing Member of the GSH Group Gideon Pfeffer is responsible for strategic partnership initiatives and ventures, financing and debt opportunities, overseeing investment performance, strategic partner's performance, and approving decisions on investments and acquisitions. Gideon oversees the daily operations of the GSH Group including but not limited to acquisitions, asset management, property management, and investor relations

Shmuel Cohen – Managing Member/Asset Management

- Executive Director and Partner of 9 American Real Estate Companies, specializing in investment and management of Multifamily assets in Detroit. Shmuel has been a part of many successful real estate ventures both in the US and Israel. Shmuel has held a variety of Board positions for various businesses and financial institutions as well as been an advisor to Benjamin Netanyahu. Shmuel's vast experience as a General Partner in Multifamily projects allows for his direct oversight on operational and asset level decision making. Shmuel works closely with Mr. Pfeffer in all asset level and property management strategies and decisions.

Hannan Lis – Managing Member

- Hannan is a Business owner and Investor in various service, real estate, education, manufacturing and technology businesses. Significant involvement and interest in community development, public service and economic development. His business and nonprofit involvement take place in the USA and Israel. Committed to the prosperity and success of the United States, the state of Michigan and the state of Israel.

Portfolio

Our Principals are involved in ownership positions and active management of just under 4,000 units. Examples of our major properties in the metro Detroit area are:

The Meadows on Ten	342 units, Warren, MI
The Meadows on Cherry Hill	173 units, Westland, MI
The Meadows on Balfour	408 units, Harper Woods, MI
The Meadows on Thirteen	266 units, Roseville/Frasier, MI

Loop on Greenfield Plans

We are acquiring The Loop on Greenfield, because of the fabulous job done by the current ownership group, and Peak Management in collaboration with the City of Oak Park in restoring the property to a terrific community asset. With the assistance of the OPRA tax benefit the owners were able to turn around a very distressed asset with 30% occupancy into a great property.

Our plan as buyers of the property is to continue to maintain the property and its operations consistent with that of current ownership, and to make additional improvements to assure the progress made from the millions invested in improvements and great occupancy gain continue and improve further. Transfer of the OPRA exemption is essential to our group executing that plan.

Our operations and renovation plan includes the following budget to accomplish those objectives:

The annual operating budget for the property includes \$502,000 per annum for repair and maintenance of the property, which addresses ongoing needs such as: cleaning, electrical, equipment, turnover and prep costs, HVAC, janitorial, locks/keys, mechanical, painting, pest control, plumbing, pool, trash removal, snow removal, supplies, vacancy prep and water irrigation.

In addition we reserve with our lenders \$179,250 each year for ongoing capital items. These items include reserves for replacement of: Appliances, Furniture/Fixtures, Roofs, Floor coverings, Mechanical equipment, Major plumbing and electrical replacements or repairs, Major interior and/or exterior repairs.

In addition to the \$681,250 we have budgeted annually for continual updates and maintenance we are providing resources to fund the following immediate capital improvement items:

Mechanicals (6 boilers, 2 hot water tanks)	\$200,000
Concrete	\$75,000
Porch Caps	\$50,000
Catch Basins	\$15,000
Landscaping	\$100,000
Commercial Gutters and Grading	\$50,000
Window Replacement	\$10,000
Tuck Pointing	\$30,000
Stairway Repair	\$70,000
Misc	\$100,000
Total	\$700,000

Over the next 8 years we plan to upgrade the remaining 100 unrenovated units when they turn over, on an as needed basis. We've found in our portfolio that offering multiple price points for units can be advantageous, so the level of upgrade for vacated units could vary based on the demand at the time.

Between our annual operating budget, upfront capital reserves and ongoing reserves we have ample resources to address those matters.

Management of the Loop on Greenfield

Although we will use Beztak Properties as our third party manager of the Loop, the current owners will continue to hold an interest in the property with our group and will act as advisors to us to assure that we continue to maintain and improve upon what has been achieved with the asset so far. One of the current owners, Bob Lenz, of Peak Management will remain part of our asset management team.

Beztak Properties is a Farmington Hills, Michigan based company with over sixty years of experience in the multi-family industry. We manage over 30,000 units in fifteen different states with 12,668 of those units located in Michigan. Our years of experience in the multi-family industry allow us to provide our clients with comprehensive and customizable business strategies including the repositioning of B and C class properties. Within the metro Detroit market, we currently manage over 4,200 B/C class units for clients that committed to repositioning their assets including unit renovations, interior and exterior repairs, common area and amenity upgrades and capital/liability repairs. A few examples of these communities are listed below:

Lexington Village Apartments	872 units, Madison Heights, MI
The Meadows on Ten	342 units, Warren, MI
Harlo Apartments	262 units, Warren, MI
Trilogy Apartments	620 units, Belleville, MI
The Meadows on Cherry Hill	173 units, Westland, MI
Maple Grove Apartments	264 units, Sterling Heights, MI
The Meadows on Balfour	408 units, Harper Woods, MI
The Meadows on Thirteen	266 units, Roseville, MI

Beztak Properties has been partnering with GSH Real Estate since 2017. During that time, their portfolio has grown to represent 10% of our fee managed units. Our partnership was founded on GSH's vision for repositioning assets within competitive markets and Beztak's ability to execute on those visions using our extensive experience in the multi-family industry.

We look forward to presenting our plans to council in connection with this request.

Best Regards,

The GSH Group



By: Mark Benyas, Director

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) The Loop Apartments, LLC, a Michigan limited liability company		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 340 S. Main Street, Clawson, MI 48017		
Location of obsolete facility (No. and street, City, State, ZIP Code) 15205-15423 Northgate and 25430-25840 Lincoln Terrace (aka Greenfield Road)		
City, Township, Village (indicate which) Oak Park		County Oakland
Date of Commencement of Rehabilitation (mm/dd/yyyy) 10/12/15 as amended	Planned date of Completion of Rehabilitation (mm/dd/yyyy) NA	School District where facility is located (include school code) Berkley 65050
Estimated Cost of Rehabilitation NA	Number of years exemption requested Original Exemption 12 Year	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply): ☐ Increase Commercial activity ☐ Create employment ☐ Retain employment ☐ Prevent a loss of employment ☐ Revitalize urban areas ☒ Increase number of residents in the community in which the facility is situated		
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
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) Gideon Pfeffer	Telephone Number 248-268-8300	Fax Number
Mailing Address 340 S Main, Clawson, MI 48017		Email Address gideon@gshrealestate.com
Signature of Company Officer (no authorized agents) 		Title Managing 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	LUCL Code
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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(l) 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.
--	---

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)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

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.

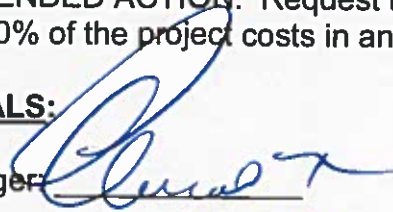
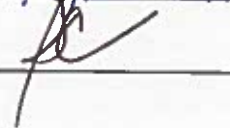
For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF:****SUBJECT:** Façade Grant Best Friends Childcare**DEPARTMENT:** Community and Economic Development

SUMMARY: The Community & Economic Development Department has received an application for a Façade Improvement Grant from Best Friends Childcare for the building located at 8440 West 9 Mile. The project specifications have met city guidelines for the program. The project consists of painting the exterior wall the same color it is currently. This project does qualify for the façade grant program. Estimated cost of the sign project is approximately \$3,915.00 and this qualifies for the 50% match of \$1,957.50 maximum. The property owner/contractor will pull all required permits.

FINANCIAL STATEMENT: Money is available in the facade improvement budget, 704-00.000.277.109

RECOMMENDED ACTION: Request that city council to approve the façade grant for 50% of the project costs in an amount not to exceed \$1,957.50.

APPROVALS:City Manager: Department Director: Director of Finance: Budgeted: ☒

Legal: _____

EXHIBITS:

Application and estimates

CITY OF OAK PARK SMALL BUSINESS FAÇADE IMPROVEMENT PROGRAM

APPLICANT INFORMATION

Name of Applicant: Tori Webster

Address: 22040 Sioman

City: Oak Park

State: MI

ZIP Code: 48237

Phone: 248-542-1571

Email: twebster.bfcc@yahoo.com

FOR TENANTS

Name of Building Owner:

Address of Building Owner:

City:

State:

Zip Code:

Phone:

Email:

PROPERTY TO BE IMPROVED

Name of Business: Best Friends Child Care

Address: 8430-40 W. Nine Mile

Phone: 248-629-7065

City: Oak Park

State: Mi

ZIP Code: 48237

Type of Business: Child Care

Tax ID #: 20-8215882

Proposed start of construction: November 2019

Anticipated completion: November 2019

Short description of proposed work:

Paint exterior of Property, same color.

ACKNOWLEDGEMENTS

By signing this Application, I affirm that I am the property owner of the above Property or as the tenant, have received permission from the property owner via the accompanying notarized letter to perform the proposed improvements. I further affirm that all the statements made on this application are true, and I understand that any falsification or willful omission will be sufficient cause to void my Application and any reimbursement awarded. In such a case that any reimbursement awarded by the city is voided due to any falsification or willful omission, I agree to repay the reimbursement amount to the DCED within sixty (60) days, plus all of the costs and attorney fees incurred by the DCED to collect the reimbursement proceeds if I fail to repay the DCED within the sixty (60) days. I have read and understand and agree to comply with all requirements of the DCED Façade Improvement Program (hereinafter the "Program"). I hereby acknowledge that I may be required to submit additional documentation or information that was not required on this application if requested by the DCED. I further hereby acknowledge that the DCED reserves the right to reject any or all applications received pursuant to the Program

Also, I understand, acknowledge and agree to the following:

1. It is expressly understood that the Applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building costs, ordinances and other applicable regulations.
2. It is expressly understood that the Applicant will not seek to hold the City of Oak Park and or any of its employees, officers/directors liable for any property damage and/or personal injury, or other loss related in any way to the Small Business Façade Improvement Program
3. The Applicant shall be responsible for maintaining sufficient insurance coverage for property damage and personal injury liability relating to the Small Business Façade Improvement Program. Applicant should ask for contractor's proof of liability insurance.
4. Applicant will review and abide by the Oak Park Design Guidelines
5. Applicant will pull permits if required.
6. Applicant will maintain the improvements made to the property.
8. If Applicant chooses to alter the scope of work after DCED has approved it, Applicant may be ineligible for a portion or the entire reimbursement amount agreed upon from the original scope of work.

9. Applicant agrees to allow the DCED to promote the program including but not limited to displaying signage at the construction site and using photographs in promotional materials and press releases.

SIGNATURES

Signature of applicant:

Jan Webster

Date:

10-17-19

Printed name of applicant:

Tori Webster

Signature of Property Owner (if applicable):

Same

Date:

Printed name of Property Owner (if applicable):

FOR DCED OFFICE USE ONLY

Is the application above complete along with all additional necessary documentation (i.e. notarized letter from property owner)?

YES
☒

NO
☐

Is the building in compliance with all zoning ordinances and current on all property taxes?

YES
☒

NO
☐

Are the proposed improvements eligible under the requirements of the program?

YES
☒

NO
☐

Has the applicant provided architectural drawings of the proposed improvement?

YES
☒

NO
☐

Has the applicant included at least two photos of the current property?

YES
☒

NO
☐

Has the applicant included at least two bids from licensed contractors for the work to be completed?

YES
☒

NO
☐

Are the proposed improvements consistent with the proposed Oak Park Design Guidelines?

YES
☒

NO
☐

Date submitted to city council for approval

November 4, 2019

Amount approved

1957.50

City Council approved

YES
☐

NO
☐

F&H Painting

— Exterior Painting Experts —

Name: Tori Webster

Street Address: 8430 West Nine Mile

City & Zip: Oak Park MI 48237

Phone/Email: 12486297065 bestfriendschildcare@y

Service

ahoo.com

Paint all previously painted surfaces on the entire exterior of the house with a quality Benjamin Moore ultra spec ☐ flat paint. This includes all previously painted surfaces on the entire exterior of the house including the ☐ siding, ☐ trim, ☐ gutters, ☐ garage doors, ☐ front door (satin), and ☐ shutters (satin), but excluding

☒ Digitally color match the house to the existing color. ☒ 1 ☐ 2 color(s) will be used for the main body of the house (not include the shutters or front door).

Complete mortar repair work on the exterior of the building and then color match the existing color and paint all of the previously painted surfaces on the entire exterior of the building. This includes the entire exterior of the building and spot prime and paint a small section of unpainted brick to make the cut line on this building look cleaner.

Power wash building prior to start to remove all dirt and debris for maximum paint adhesion. This bid includes all of the necessary prep work to ensure a long lasting paint job. Hammer in all loose nails and boards as needed. All the loose paint will be scraped by hand, then primed with a Zinsser peel stop or Zinsser oil primer. Caulk where needed, where the existing caulk has failed or where caulk should exist to prevent possible water infiltration. A high quality top gun 55 year caulk will be used. F & H will ensure a neat and clean jobsite at all times and complete clean up at the conclusion of the job.

The total cost for the above project is \$ 3915 , which includes all costs for paint, supplies, labor, and materials.

\$1000 deposit after power washing, final payment paid in full upon completion of job.

For Office Use Only Js or MJ 2g2d, 8g - SP: MJ

2 year warranty on all workmanship - License #2102186128 - Fully Insured - See the attached terms and conditions which are a part of this contract.

I authorize my approval to complete the above work at the price above.

Customer Name

October 3, 2019

Date



F&H Painting and Construction, Inc.
Office: (248) 730-2475 Fax: (248) 927-0384
www.fhpaintpro.com
Email: fhpaintpro@gmail.com





MIDWEST PAINTING CO. LLC.

ESTIMATE FOR EXTERIOR PAINTING BETWEEN

CUSTOMER Tori Webster – Best Friends Child Care

AND

COMPANY AGENT OLIVER WARNE

CUSTOMER INFORMATION:

Email BestFriendsChildCare@yahoo.com

Address 8430 W. 9 mile Rd Oak Park MI Phone 248-629-7065

AGENT INFORMATION:

Name OLIVER WARNE Phone 734 585 6688

DESCRIPTION OF THE WORK TO BE DONE:

This quote is for the washing, prep, priming, and painting of the exterior brick surfaces on the East and North Sides of the building at the above address and metal headers above windows on the front of the building – rusty.

Itemized quotes for a small section of low wall behind the building, and 3 interior walls that are peeling.

Exclude rear porch ceiling, non-painted bricks

NOTES

I recommend we use a SPRAYER for this job – saves labor, and saves money

- Primer application using a roller

We would need to mask/protect the windows, sidewalk, fence prior to painting.

Bricks need to be power washed, scraped, sanded, and primed

- We will use a PEEL BONDING PRIMER – thick gluey primer that prevents future peeling.

Only painting previously painted bricks and lintels, NOT painting bare bricks

SCHEDULING:

We are able to start this work anytime after 10/14/19 – possibly sooner, weather dependent.

This work would take us 3-4 days to complete



Total square feet = 1,400 square feet plus 190 square feet on rear (north) wall – west end. This wall has windows being worked on and this wall will be painted in the future.

Behr Marquee paint and primer in one Flat or satin Finish x 12 gallons = \$480.00

Peel Bonding Primer x 2 gallons = \$75.00

Disposable Supplies – cement patch, primer, gas/simple green, sandpaper, masking supplies = \$75.00

TOTAL SUPPLY BUDGET = \$630.00

ALL LABOR, MATERIALS, 3 YEAR WARRANTY FOR \$2,130.00

Additions:

1. North wall – west side – after window replacement = \$200.00
2. Small wall on North side parking lot - just the new bricks = no charge

Scheduling Information – What happens Next?

If this quote looks good to you, and you'd like to get on our schedule – then call or email Oliver Warne at 734-585-6688 or Oliver.Warne@MWpaintingco.com to review these next steps:

1. I'll attach a contract to this estimate for us both to sign
2. We'll meet up again to sign the contract, review colors, and choose a start date
3. We'll take care of the 25% deposit (check, cash, credit card, pay pal)
4. We'll then put you on our schedule officially

LINKS TO REVIEWS/PHOTOS

<https://www.thumbtack.com/mi/brighton/house-painting/painting-services>

<https://www.yelp.com/biz/midwest-painting-co-llc-brighton>



PAINT/PRIMER TO BE USED

Color to remain the same as current

1 coat of Kilz Triple Thick peel bond primer over peeled areas

2 top coats of Behr Marquee paint and primer in one with anti-mildew additive.

STANDARD PROCEDURES

1. We first power wash the bricks to remove mildew, dirt, and loose material
2. We may use a wire brush also as needed
 - a. Some bricks are crumbling on east side
 - b. We will clean these areas then apply a cement patch over 3 areas
3. We will use plastic and tape to mask off the windows around the brick
4. We will protect the cement surface with dropsheets
5. We will mask off the bare bricks with tape/paper/plastic
6. We scrape and sand areas where the paint is peeling
 - a. We will also sand the metal headers above windows – rusty
7. We will then apply a thick coating of peel bonding primer over the scraped areas using brush and roller
8. Next we will apply 2 top coats of paint and primer in one over the bricks.
9. We will check for touch-ups, then pull up our paper, plastic, tape, drop sheets

PRICING: EXTERIOR

1. Protection, clean-up, set-up, masking off	5.0 hours
2. Power wash, mildew removal	5.0 hours
3. Scrape/Sand	12 hours
4. Wire brush/cleaning flaking bricks	3 hours
5. Cement patching	2 hours
6. Peel Bond Primer	5.0 hours
7. Paint x 2 coats	11.0 hours
8. Clean-up/touch-up	1.5 hours
9. TOTAL LABOR = 44.5 hours x \$37.00/hour = \$1,647.00 → \$1,500.00 even	

PAINT AND SUPPLIES – note: more paint is needed per square foot for brick because it is porous. We also use more paint when spraying.

8430-40 W. 9 Mile

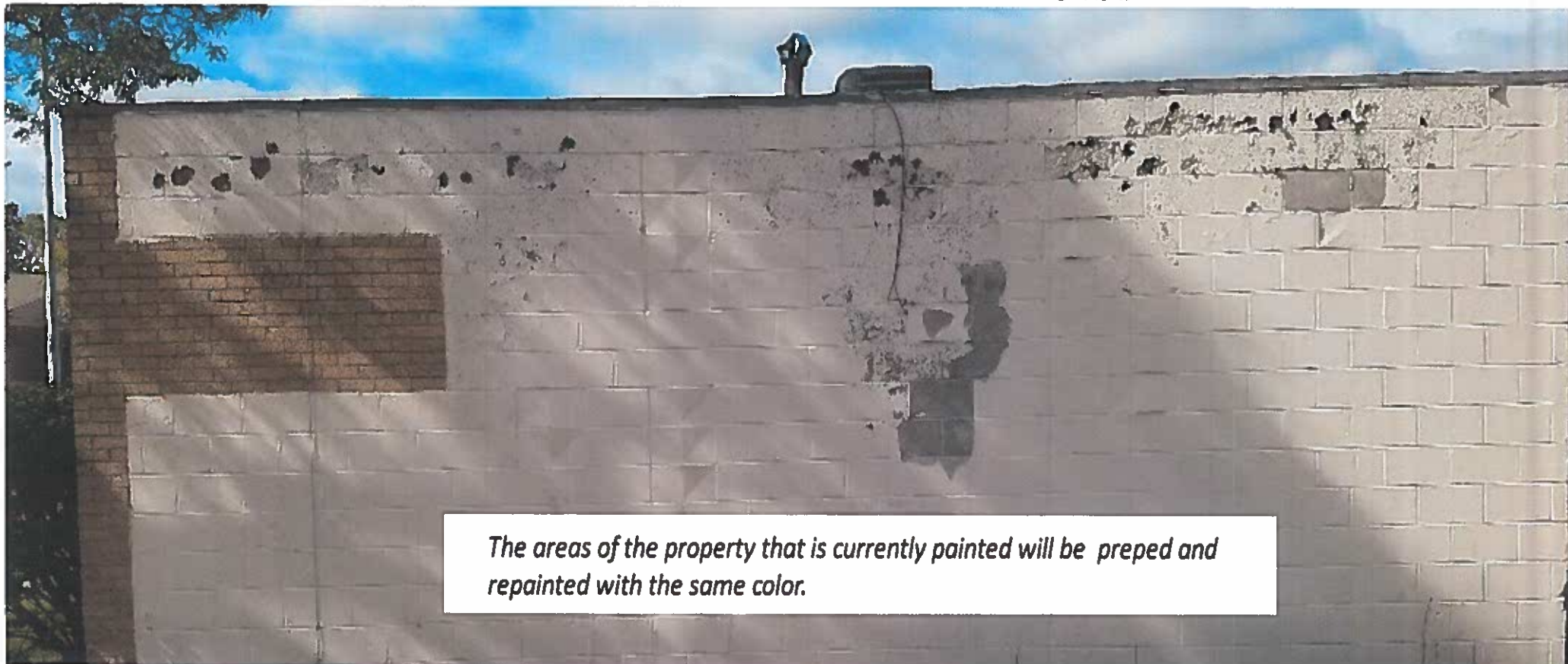


The areas of the property that is currently painted will be preped and repainted with the same color.

8430-40 W. 9 mile



Window lintels



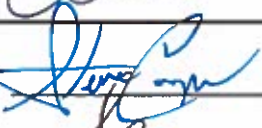
The areas of the property that is currently painted will be preped and repainted with the same color.

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF: November 4, 2019****SUBJECT: Traffic Control Orders 160 Sec 1.21, 1.22, and 1.23.****DEPARTMENT: Public Safety**

SUMMARY: With the current Nine Mile Road project and the addition of a bike lane and bike crossing, "No Turn On Red" signage will need to be placed at the following locations; southbound and northbound Scotia at Nine Mile Rd., southbound and northbound Rosewood at Nine Mile Rd. and northbound Republic at Nine Mile Rd.

FINANCIAL STATEMENT: NA.

RECOMMENDED ACTION: City Council approve and adopt Traffic Control Orders #160 Sec 1.21 thru 1.23 making the above mentioned locations "No Turn On Red."

APPROVALS:City Manager: Department Director: Director of Finance: Budgeted: ☐ NA

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN**

AGENDA OF: November 4, 2019

SUBJECT: Special Assessment District No. 685 Unpaid Delinquent Utilities Exception Recommendation, Special Assessment District No. 687 Unpaid Blight Exception Recommendation, Special Assessment District No. 688 Unpaid Sidewalk Replacement Exception Recommendation and Special Assessment District No. 689 Unpaid Sidewalk Replacement Payment Plans Exception Recommendation.

DEPARTMENT: Finance/Treasury

SUMMARY: At the council meeting of October 23, 2019, City Council adopted Special Assessment Resolution No. 9, to confirm the roll with the exceptions of thirteen (attached hereto), which were removed temporarily for further review. City Council also adopted Special Assessment Resolution No. 10, setting the due date of November 15, 2019, together with the penalty of ten percent (10%) for Special Assessment District No. 685, unpaid invoices for expenses on private premises for Delinquent Utilities, Special Assessment District No. 687, unpaid invoices for Blight, Special Assessment District No. 688, unpaid invoices for Sidewalk Replacement, Special Assessment District No. 689 for unpaid Sidewalk Replacement Payment Plans.

FINANCIAL STATEMENT:

RECOMMENDED ACTION: It is the recommendation that the unpaid invoice(s) belonging to the following parcel(s) be permanently removed from the Special Assessment District along with the 10% penalty:

Special Assessment District No. 685 Unpaid Delinquent Utilities

52-25-30-404-020 23641 Cloverlawn

52-25-30-201-023 24671 Kenosha

Special Assessment District No. 688 Unpaid Sidewalk Replacement

52-25-19-326-014 25351 Church

52-25-19-451-050 Vacant

Special Assessment District No. 689 Special Assessment District No. 689 Unpaid Sidewalk Replacement Payment Plans

52-25-31-278-033 21601 Ridgedale

It is the recommendation that the unpaid invoice(s) belonging to the following parcel(s) be placed back onto the Special Assessment District along with the 10% penalty:

Special Assessment District No. 687 Unpaid Blight

52-25-19-279-017 13750 Nadine

52-25-32-201-002 10760 Troy

52-25-31-483-003 20800 Ridgedale

52-25-31-126-035 21750 Stratford

Special Assessment District No. 688 Unpaid Sidewalk Replacement

52-25-19-401-012 14441 Lincoln

52-25-19-328-010 14571 Ludlow

52-25-19-477-010 13750 Victoria

52-25-19-401-023 14460 Vernon

APPROVALS:

City Manager: _____

Department Director: _____

Director of Finance: _____

Budgeted: ☐ N/A

Legal _____

EXHIBITS: See Attached



CITY OF OAK PARK
Water Department
Kevin VanDeWalle
Water Supervisor

Mayor
Marian McClellan
Mayor Pro Tem
Solomon Radner
Council Members
Carolyn Burns
Ken Rich
Regina Weiss
City Manager
Erik Tungate

To: Erik Tungate, City Manager

From: Kevin VanDeWalle, Water Supervisor

Date: October 30, 2019

RE: Special Assessment District #685 Unpaid Utilities

It is the opinion of the City of Oak Park Water Department that the following parcels be removed from the Special Assessment Roll 685 – Delinquent Water

25-30-404-020 23641 Cloverlawn

25-30-201-023 24671 Kenosha

Thank you

Kevin VanDeWalle
City of Oak Park Water Supervisor



CITY OF OAK PARK

Department of Technical & Planning Services

Mayor
Marian McClellan
Mayor Pro Tem
Solomon Radner
Council Members
Carolyn Burns
Regina Weiss
Ken Rich
City Manager
Erik Tungate

To: Erik Tungate, City Manager

From: Rob Barrett, Director of Technical and Planning

Date: October 30, 2019

RE: Special Assessment District #687 Unpaid Blight Invoices and #688 Unpaid Sidewalk Invoices

At City Council's request, the Technical and Planning Division has completed an investigation of the concerns voiced at the October 23, 2019 special assessment public hearing for unpaid invoices.

We have investigated all of the concerns and mailed letters to the property owners informing them of the results of the investigation.

Based on the results of the investigation, I recommend placing eight of the eleven unpaid invoices back on the Special Assessment Roll. The three exceptions are all unpaid sidewalk invoices and are listed below:

- 21601 Ridgedale – the property is currently on a payment plan and should not have been placed on the Special Assessment District tax roll.
- Parcel ID numbers 52-25-19-326-014 and 52-25-19-451-050
 - Both of these parcels are owned by MDOT and would not have rolled to taxes. Tax exempt properties are typically sent to our collection agency. Recently, Director DeCoster has made contact with the appropriate personal at MDOT and we have been assured that the invoices will be addressed.

This completes the investigation of the property owners who expressed concerns relating to their unpaid invoices at the October 23, 2019 public hearing.

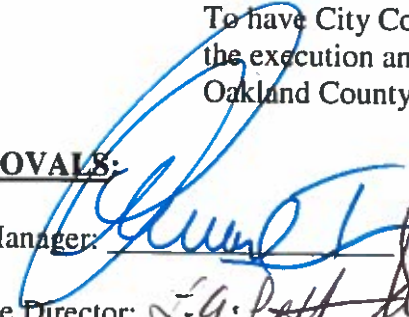
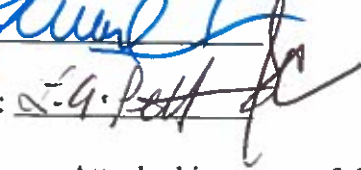
If you need any further information, please do not hesitate to ask.

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF:** November 4, 2019**AGENDA #****SUBJECT:** Request to split parcel 52-25-28-176-031 into 2 parcels per the attached survey.**DEPARTMENT:** Finance/Assessing

SUMMARY: Andrew Sonntag, owner of the above referenced property wants to split the property into 2 separate parcels, one has an existing single family house on it and the second being residential vacant with plans to build a house on it. This request has been reviewed by the other City Departments and no objections were raised. The requested lot split will not be detrimental to the adjacent properties, neighborhood, or the City of Oak Park.

FINANCIAL STATEMENT:**RECOMMENDED ACTION:**

To have City Council grant the lot split request, contingent upon the execution and recording of the reciprocal agreement with the Oakland County Register of Deeds.

APPROVALS:City Manager: Finance Director: **EXHIBITS:**

Attached is a copy of the land division application, survey showing the proposed lot split, and verification of departmental review.

**CITY OF OAK PARK
LAND DIVISION APPLICATION**

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§ 102 e & f). This form is designed to comply with applicable local zoning, land division ordinances and § 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101-101-101.

RECEIVED

OCT 01 2019

1. LOCATION of parent parcel to be split:

Address: 24321 Sherman

CITY OF OAK PARK
ASSESSOR'S OFFICE

Parent Parcel Number: 52-25-28-176-031

2. PROPERTY OWNER information:

Name: Andrew Sonntag

Address: PO Box 721194, Berkeley, MT 48072

Phone: 586-419-5535 Fax: _____

3. APPLICANT information (if not the property owner):

Contact Person's Name: Same as property owner

Business Name: _____

Address: _____

Phone: _____ Fax: _____

4. LAST DATE OF SALE OF PROPERTY: August 2013

5. PROPOSAL: Describe the division(s) being proposed

A. Number of new parcels created: 2

B. Intended use (residential, commercial, etc.): Residential

C. The division of the parcel provides access to an existing public road by: (check)

☒ Each new division has frontage on a public road

☐ A new public road

☐ A new private road or easement

☐ A recorded easement (driveway) (*Can not service more than one potential site.)

PAGE 2

6a. FUTURE DIVISIONS that may be allowed but not included in this application: 0

b. The number of future divisions being transferred from the parent parcel to another parcel: _____ Identify the other parcel: _____

SEE SECTION 109(2) OF THE STATUTE. MAKE SURE YOUR DEED INCLUDES BOTH STATEMENTS AS REQUIRED IN SECTION 109(3) AND 109(4) OF THE STATUTE.

7. **DEVELOPMENT SITE LIMITS** Check each that represents a condition which exists on any part of the parcel:

- ☐ is within a flood plain
- ☐ includes a wetland
- ☐ includes slopes more than twenty-five percent (a 1-4 pitch or 14° angle or steeper)
- ☐ is on muck soils or soils known to have severe limitations on site sewage systems.
- ☐ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

8. **ATTACHMENTS** (all attachments **MUST** be included)

☐ A survey, sealed by a professional surveyor of proposed division(s) of parent parcel. The survey must show:

- (1) current boundaries (as of March 31, 1997) and
- (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
- (3) the proposed division (s) and
- (4) dimensions of the proposed divisions, and
- (5) existing and proposed road/easement rights of way, and
- (6) complete legal descriptions for items 1 thru 5 above, and
- (7) easements for public utilities from each parcel to existing public utility facilities, and
- (8) any existing improvements (buildings, wells, septic systems, driveways, etc.) and
- (9) any of the features checked in item 7 (development site limits)

☐ A copy of any transferred division rights in the parent parcel (Section 109 (4) of the statute).

☐ Application Fee

9. **IMPROVEMENTS** Describe any existing improvements (buildings, wells, etc.) which are on the parent parcel, or indicate none: (attach extra sheets if necessary).

Single family home currently on parent parcel -
Identified in attached survey

PAGE 3

10. AFFIDAVIT and permission for municipal, county, and state officials to enter the property for inspections.

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county, and the State of Michigan to enter the property where this parcel division is proposed, for purposes of inspection to verify that the information is correct, at a time mutually agreed upon with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances, and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases, or surveys representing the approved divisions are recorded with the Oakland County Register of Deeds or the division is built upon before the changes to laws are made.

Property owner's Signature: AS

Date: 10/1/2019

DO NOT WRITE BELOW THIS LINE

REVIEWERS ACTION:

____ APPROVED: Conditions if any _____

____ DENIED: Reason(s) _____

CERTIFICATE OF SURVEY

RESIDENTIAL LOT SPLIT: 24321 Sherman Ave.

Prepared For: Andrew Sonntag
Box 721194
Berkley, MI 48072
586-419-5545

EXISTING LEGAL DESCRIPTION: 52-25-28-176-031

Lots 31 and 32, BURROAK SUBDIVISION, of part of N.W. 1/4 of Section 28, T1N-R11E, Royal Oak Twp., CITY OF OAK PARK, Oakland County, Michigan. Plat recorded LIBER 13, PAGE 3, O.C.R. bearings in relation East Subdivision Line.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL "A"

Lot 31, BURROAK SUBDIVISION, City of Oak Park, Oakland County, Michigan. Plat recorded LIBER 13, PAGE 3, OCR.

PARCEL "B"

Lot 32, BURROAK SUBDIVISION, City of Oak Park, Oakland County, Michigan. Plat recorded LIBER 13, PAGE 3, OCR.

SEE DETAIL OF PROPERTY ON SHEET No. 2

SHEET 1 of 2

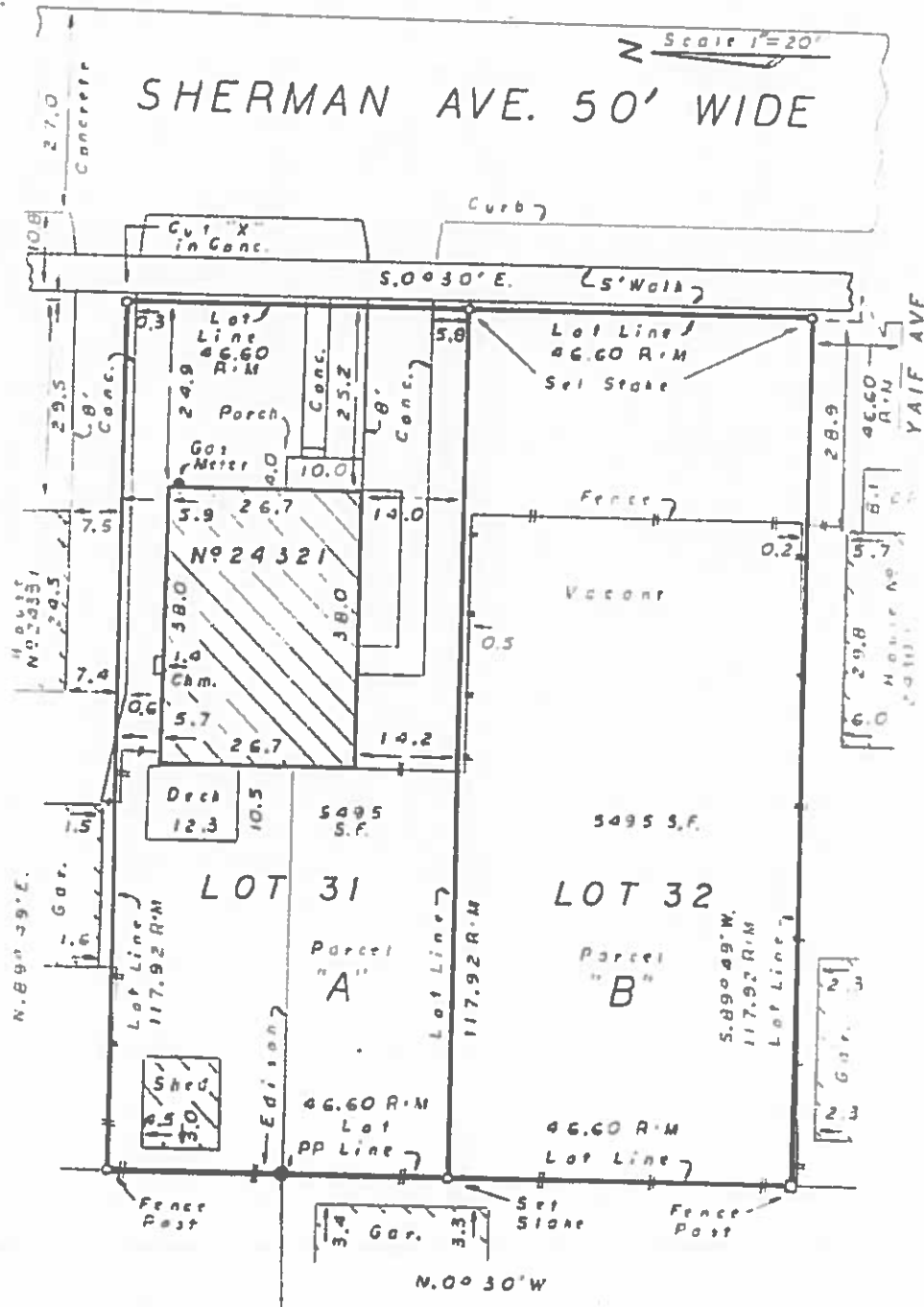


I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in 5000 and that all the requirements of P.A. 132, 1970 have been

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1939

(248) 528-1717
FAX (248) 528-1740

ORDER No 191581 DATE June 11, 2019 BY: [Signature]



RESIDENTIAL LOT SPLIT
DATE: June 11, 2019
Job No. 191581

SHEET 2 of 2

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1919

PETER G. PITCHFORD
TOM NORTHRUP

(248) 528-1111
FAX (248) 528-1111



CITY OF OAK PARK
"The Family City"

INTER OFFICE MEMORANDUM

TO: Steve Lukasik, Deputy Treasurer
Rob Barrett, Director of Technical & Planning
Kevin Yee, Director of Public Works
Kevin Vandewalle, Water Supervisor
Kimberly Marrone, Manager of Community & Economic Development

DATE: October 8, 2019

FROM: Laurie Pettinaro, Assessing

SUBJECT: Lot Split Request:
Parcel 52-25-28-176-031

Our office received a request to split the above captioned parcel. The applicant is requesting to split the existing .252 acre parcel (52-25-28-176-031) into two equal parcels per the attached survey.

1. Parcel "A" will have the existing single family house.
2. Parcel "B" will be residential vacant with plans to build a house

Please review your records, as they relate to the attached lot split request, and notify the Assessing Office of your findings or any recommendations you may have no later than October 22, 2019. **If you do not have any objections to this requested lot split, please sign below and return this document.**

If you have any questions, please do not hesitate to contact me at 691-7552. Thanking you in advance for your consideration in this matter.

Concur:

Attachment

**CITY OF OAK PARK
PROCEDURE FOR COMBINATION OF LAND**

SIDWELL NUMBER(S) 25-28-176-031 SECTION 28 No.

YES	NO	SIGNATURE	DATE

A. PLANNING

1. Sufficient parcel size
2. Satisfactory lot arrangement/orientation
3. Adequate ROW for adjacent street

B. ENGINEERING

1. Clear ROW
2. Adequate easements
3. Adequate hydrant protection

C. BUILDING DEPARTMENT

1. Will properties meet all requirements of current zoning ordinance

D. WATER DEPARTMENT

1. Any outstanding water bills

E. TREASURER

1. Any outstanding taxes
2. Any outstanding special assessments

F. ASSESSOR

1. Application with proper survey/drawing
2. Proof of ownership
3. New legals for all affected properties
4. Fees paid

COMMENTS:

[illegible]

**CITY OF OAK PARK
PROCEDURE FOR COMBINATION OF LAND**

SIDWELL NUMBER(S) 25-28-176-031 SECTION 28 No.

	YES	NO	SIGNATURE	DATE
A. PLANNING				
1. Sufficient parcel size	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/8/19</u>
2. Satisfactory lot arrangement/orientation	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/8/19</u>
3. Adequate ROW for adjacent street	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/8/19</u>
B. ENGINEERING				
1. Clear ROW	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/4/19</u>
2. Adequate easements	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/4/19</u>
3. Adequate hydrant protection	<u>X</u>	<u> </u>	<u>[Signature]</u>	<u>10/4/19</u>
C. BUILDING DEPARTMENT				
1. Will properties meet all requirements of current zoning ordinance	<u> </u>	<u>✓</u>	<u>[Signature]</u>	<u>10-8-19</u>
D. WATER DEPARTMENT				
1. Any outstanding water bills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
E. TREASURER				
1. Any outstanding taxes	<u> </u>	<u> </u>	<u> </u>	<u> </u>
2. Any outstanding special assessments	<u> </u>	<u> </u>	<u> </u>	<u> </u>
F. ASSESSOR				
1. Application with proper survey/drawing	<u>✓</u>	<u> </u>	<u>[Signature]</u>	<u>10/2/19</u>
2. Proof of ownership	<u>✓</u>	<u> </u>	<u>[Signature]</u>	<u>10/2/19</u>
3. New legals for all affected properties	<u>✓</u>	<u> </u>	<u>[Signature]</u>	<u>10/2/19</u>
4. Fees paid	<u>✓</u>	<u> </u>	<u>[Signature]</u>	<u>10/2/19</u>

28A Case #
19-05
Variance granted
9/24/2019

COMMENTS:



CITY OF OAK PARK

Saundra Crawford, Director
Department of Finance

15F

Mayor Pro Tem
Solomon Rüdner
Council Members

Carolyn Burns
Ken Rich
Regina Weiss
City Manager
Erik Tungate

MEMORANDUM

Date: October 29, 2019

To: Erik Tungate, City Manager

From: Saundra Crawford, Finance Director
Carl Johnson, Financial Assistant

Re: First Quarter FY 2019-20 Investment Report

The State of Michigan Public Act 213 of 2007 requires the City's investment officer to provide a written report quarterly to the governing body concerning the investment of all funds of the City that fall under Public Act 20. Public Act 20 governs how non-pension and non-OPEB funds can be invested. The attached report details the cash and investments (citywide for all funds) held by the City at September 30, 2019. The report includes a description of each investment by type, market and book values, current and yield to maturity interest rates and the number of days to maturity.

The first quarter investment report shows total citywide cash and investments of \$32,911,172 (market value) including cash in the operating account of \$1,617,184 (excluding outstanding checks and other adjustments), short-term investments in the Oakland County Investment Pool of \$8,445,632, money market of \$143,709, commercial paper of \$12,417,895 and long-term investments total \$10,286,752. The City has maximized investment return on short-term cash by utilizing the Oakland County Investment Pool and minimizing the amount maintained in the checking and daily depository accounts. Investment income for the months of July through September 2019 totaled \$151,954. During the first quarter overall investment returns have fallen significantly from approximately 2.2% annually to 1.8% annually with economists predicting additional decreases in the coming months. As a result, the City is investing short-term and locking up longer term investments if the individual interest rate is favorable. The overall return for the first quarter remained comparable with the last quarter due to long-term unrealized gains helping offset smaller short-term realized gains.

City of Oak Park
Summary of Cash and Investments Held
September 30, 2019

	<u>Maturity Date</u>	<u>Market Value</u>	<u>Book Value</u>	<u>% of Portfolio</u>	<u>Current Interest Rate</u>	<u>YTM @ Cost</u>	<u>Days to Maturity</u>	<u>Investment Broker</u>
Cash								
Huntington Bank - Collection		\$ 1,617,184	\$ 1,617,184	4.91%	0.8000%	0.8000%	1	Huntington
Huntington Bank - Accounts Payable		-	-	0.00%	0.8000%	0.8000%	1	Huntington
Huntington Bank - Payroll		-	-	0.00%	0.8000%	0.8000%	1	Huntington
Money Market								
Fifth Third - Money Market		143,709	143,709	0.44%	1.7200%	1.7200%	1	Fifth Third
Government Securities								
Fedl Farm Credit Bank	10/25/2021	248,787	249,062	0.76%	1.5200%	1.5200%	755	Fifth Third
Fedl Home Loan Mtg Corp	11/24/2021	231,237	231,063	0.70%	1.6500%	1.6500%	785	Fifth Third
Fedl Farm Credit Bank Retail Bond	8/15/2022	250,005	249,100	0.76%	1.8500%	1.8500%	1049	Fifth Third
Fedl Home Loan Bank	9/22/2022	259,295	259,688	0.79%	1.7500%	1.7500%	1087	Fifth Third
Fedl Farm Credit Bank	6/21/2023	250,012	250,000	0.76%	2.0000%	2.0000%	1359	Fifth Third
Municipal Bonds								
Lake Orion Mich Comm Sch Dist	5/1/2020	249,860	250,748	0.76%	2.1120%	2.1120%	213	Comerica
Reeths-Puffer Mich Schs	5/1/2020	290,249	290,546	0.88%	2.2480%	2.2480%	213	Comerica
Williamston Mich Comm Schools	5/1/2020	1,000,440	1,003,603	3.05%	2.6670%	2.6670%	213	Comerica
Ypsilanti School District	5/1/2020	499,630	500,000	1.52%	2.0300%	2.0300%	213	Fifth Third
Holland Michigan GO Taxable	8/1/2020	174,604	175,000	0.53%	2.1500%	2.1500%	305	Fifth Third
Paw Paw Public Schools	11/1/2020	110,518	112,054	0.34%	2.5000%	2.5000%	397	Fifth Third
Reeths-Puffer Mich Schs	5/1/2021	251,635	251,182	0.76%	2.5740%	2.5740%	578	Comerica
Reeths-Puffer Mich Schs	5/1/2021	251,635	251,182	0.76%	2.5740%	2.5740%	578	Comerica
Whitmore Lake Mich Pub Sch Dist	5/1/2021	504,080	503,472	1.53%	2.7490%	2.7490%	578	Comerica
Ypsilanti School District	5/1/2021	445,410	445,000	1.35%	2.1800%	2.1800%	578	Fifth Third
Kalkaska Mich Sch Bldg	5/1/2023	412,692	451,808	1.37%	6.1000%	6.1000%	1308	Fifth Third
South Lyon Mich Comm Schools	5/1/2023	51,679	50,783	0.15%	2.8900%	2.8900%	1308	Comerica
Certificate of Deposits								
TCF Bank	10/24/2019	1,000,000	1,000,000	3.04%	2.8800%	2.8800%	24	TCF Bank
TCF Bank	10/25/2019	1,000,000	1,000,000	3.04%	2.0900%	2.0900%	25	TCF Bank
TCF Bank	10/25/2019	1,000,000	1,000,000	3.04%	2.0900%	2.0900%	25	TCF Bank
American Express Centrnl	11/12/2019	500,035	500,000	1.52%	2.0000%	2.0000%	43	Huntington
Morgan Stanley Bank NA	1/21/2020	100,099	100,000	0.30%	2.2000%	2.2000%	113	Fifth Third
Ally Bank	2/10/2020	200,278	200,000	0.61%	2.2500%	2.2500%	133	Fifth Third
American Express Centrnl	11/12/2020	502,105	500,000	1.52%	2.2500%	2.2500%	408	Huntington
Wells Fargo Bank NA	7/28/2022	152,025	150,000	0.46%	2.3000%	2.3000%	1031	Fifth Third
JPMorgan Chase Bank NA	9/15/2022	250,053	250,000	0.76%	1.7500%	1.7500%	1080	Fifth Third
Wells Fargo Bank NA	1/19/2023	100,389	100,000	0.30%	2.2500%	2.2500%	1206	Fifth Third
Commercial Paper								
ITC Holdings Corp	10/4/2019	999,730	998,195	3.03%	2.1700%	2.1700%	4	Huntington
Cigna Corp	10/9/2019	999,410	999,109	3.03%	2.1400%	2.1400%	9	Huntington
ENI Finance USA	10/21/2019	998,630	995,320	3.02%	2.1700%	2.1700%	21	Huntington
Natl Grid Elec Trans	10/21/2019	998,680	998,066	3.03%	2.1800%	2.1800%	21	Huntington
FMC Tech Inc	10/29/2019	998,170	996,726	3.03%	2.1500%	2.1500%	29	Huntington
FMC Tech Inc	10/30/2019	998,100	997,945	3.03%	2.1800%	2.1800%	30	Huntington
Industrial Com Bnk	10/31/2019	998,050	996,875	3.03%	2.1700%	2.1700%	31	Huntington
Sempra Energy	11/5/2019	997,720	996,260	3.02%	2.1800%	2.1800%	36	Huntington
Agricultural Bank	11/8/2019	997,680	997,709	3.03%	2.1200%	2.1200%	39	Huntington
ENI Finance USA	11/12/2019	997,270	996,086	3.02%	2.2100%	2.2100%	43	Huntington
ENI Finance USA	11/21/2019	996,630	995,320	3.02%	2.1700%	2.1700%	52	Huntington
Vodafone Group PLC	12/3/2019	996,000	994,703	3.02%	2.1300%	2.1300%	64	Huntington
General Electric	12/16/2019	441,825	441,520	1.34%	2.2224%	2.2224%	77	Fifth Third
Investment Pool								
Oakland County Investment Pool		8,445,632	8,445,632	25.64%	2.0704%	2.0704%	1	Oakland County
Total		<u>\$ 32,911,172</u>	<u>\$ 32,934,649</u>	<u>100.00%</u>				