



**CITY OF OAK PARK, MICHIGAN
SPECIAL COUNCIL MEETING OF THE
38TH OAK PARK CITY COUNCIL**

**July 6, 2021
5:30 PM**

AGENDA

1. CALL TO ORDER

2. ROLLCALL

3. SPECIAL BUSINESS

- A. Discuss Water and Sewer rates and penalties
- B. CLOSED SESSION

Pursuant to Section 8 of the Open Meetings Act to discuss attorney-client privileged communication with regard to Coolidge Square and Laurentian Village Condominium developments.

4. CALL TO THE AUDIENCE

Each speaker's remarks are a matter of public record; and the speaker, alone, is responsible for his or her comments; the City of Oak Park does not, by permitting such remarks, support, endorse or accept the content, thereof, as being true or accurate. There is a three minute time limit per speaker.

5. ADJOURNMENT

COOLIDGE SQUARE CONDOMINIUMS OFFER TO SETTLE WATER BILLS

Accounts 9/2/20- 6/15/21	800400605	800300606	800400607	Total
Total Roll to Taxes	\$19,500	\$10,000	\$27,800	\$57,275 +10% <u>\$62,000</u>
Total owing Thru 06/15/21	\$33,500	\$28,400	\$49,000	<u>\$111,000</u>
Total billings 09/02-06/15	\$5800	\$10,513	\$10,544	\$26,850
Total Penalties +Interest, incl. 1(x) reversal 09/02-06/15	\$29,000	\$19,600	\$42,000	\$90,600
% over bill	500%	186%	400%	

OFFER TO RESOLVE

10% of Actual billings

Since Roll to taxes	\$26,850 (x) 10%	<u>\$29,535.00</u>
9/2/20 - 6/15/21	\$26,850 (x) 20%	<u>\$32,220.00</u>

*PAYABLE IMMEDIATELY

Factors in Support of Offer:

Enforcement of 10% monthly compounded penalties results in usurious arrearages;
Ordinance contemplates shut offs in 30 days; impossible here;
\$62,000 has now 'rolled to taxes,' based on actual bills of less than half that amount;
Coolidge has paid, in 2017 and 2018, greater than \$36,000 in usurious penalties;
Coolidge Square apartments: clean, painted, rental \$880.00 monthly; Mr. Sagi works
with tenants, is well liked, has obtained building permit for Wall, 1st part.
Penalties have been reduced to 5% as of July, 2021;
Coolidge paid in good faith on the payment agreement but mistaken on terms;
Mr. Sagi spends seven (7) days a month in the Coolidge Square office; he acquired
the property in 2017, not during the recession;
Mr. Sagi has learned a lesson the hard way.

Respectfully submitted,

Joseph L. Stewart
Joseph L. Stewart P 21016
Attorney at Law
23211 Gardner
Oak Park, Mi. 48237
248-914-1564

June 28, 2021