



**MINUTES
REGULAR CITY COUNCIL MEETING
40TH CITY COUNCIL
OAK PARK, MICHIGAN
DECEMBER 1, 2025
7:00 PM**

1. CALL TO ORDER

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.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Mayor Pro Tem Edgar, Council Member Radner, (Left meeting at 7:25 p.m.) Council Member Whitehead, Council Member Crawford

ABSENT: None

OTHERS

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

4. APPROVAL OF AGENDA

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

Voice Vote:	Yes:	McClellan, Edgar, Radner, Whitehead, Crawford
	No:	None
	Absent:	None

5. CONSENT AGENDA

Motion by Radner, seconded by Edgar, CARRIED, to approve the consent agenda consisting of the following items:

Voice Vote:	Yes:	McClellan, Edgar, Radner, Whitehead, Crawford
	No:	None
	Absent:	None

- A. Regular City Council Meeting Minutes for November 17, 2025
CM-12-378-2025
- B. Special City Council Meeting Minutes for November 3, 2025
CM-12-379-2025
- C. Special City Council Meeting Minutes for November 17, 2025
CM-12-380-2025
- D. Parks and Recreation Commission Meeting Minutes for October 15, 2025
CM-12-381-2025

- E. Recycling Commission Meeting Minutes for September 18, 2025, and October 16, 2025.
CM-12-382-2025
- F. Resolution in support of 2026 Access to Transit Program Grant application.
CM-12-383-2025
- G. New and Renewal Licenses for December 1, 2025
CM-12-384-2025

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. SPECIAL RECOGNITION/PRESENTATIONS

- A. Certificate of Appreciation presented to Steven Gold

Oak Park resident Steven Gold was recognized for his \$1,000 contribution to the Public Safety Department.

8. PUBLIC HEARINGS

- A. Public hearing on the approval of an Obsolete Property Rehabilitation Application at 21800 Greenfield Road., Parcel ID 52-25-31-155-003.

Mayor McClellan opened the public hearing at 7:10 p.m. and it was closed as there were no members of the public who wished to speak.

- B. Resolution to approve an Obsolete Property Rehabilitation Application at 21800 Greenfield Road., Parcel ID 52-25-31-155-003.
CM-12-385-2025

Motion by Radner, seconded by Crawford, CARRIED, to adopt the following resolution approving an Obsolete Property Rehabilitation Application for BM Ventures 2, LLC located at 21800 Greenfield Road., Parcel ID 52-25-31-155-003:

RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION ACT (OPRA) APPLICATION

Resolution (CM-12-385-2025) Approving Obsolete Property Rehabilitation Act Application for BM Ventures 2, LLC of Michigan for property located at:
21800 Greenfield Rd., Oak Park, MI

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

WHEREAS, the city council of the City of Oak Park legally established OPRA District on November 17, 2025, pursuant to a public hearing held on November 17, 2025; and

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

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

WHEREAS, the applicant BM Ventures 2, LLC of Michigan is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant BM Ventures 2, LLC of Michigan has provided all required items listed under the application instructions to the City of Oak Park; and

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

WHEREAS, the rehabilitation of this facility, as covered by this exemption, had not begun prior to November 17, 2025, the date the OPRA District, Oak Park Obsolete Property Rehabilitation District No. 4 was established; and

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

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

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

WHEREAS, the application was approved at a public hearing on December 1, 2025, as provided by Section 4(2) of PA 146 of 2000, as amended, allowing a period of 18 months for completion of the rehabilitation.

NOW THEREFORE, BE IT RESOLVED by the city council of the City of Oak Park that BM Ventures 2, LLC be and hereby is granted an Obsolete Property Rehabilitation Act exemption for the Property located in Oak Park Obsolete Property Rehabilitation District No. 4., at 21800 Greenfield Rd., Oak Park, MI, for a period of 12 years, beginning December 31, 2025, and ending December 30, 2037, pursuant to the provisions of PA 146 of 2000, as amended.

Roll Call Vote:	Yes:	McClellan, Edgar, Radner, Whitehead, Crawford
	No:	None
	Absent:	None

The Economic Development Department recommends to City Council to approve the Obsolete Property Rehabilitation Application (OPRA) for BM Ventures 2, LLC at 21800 Greenfield Road, Parcel ID 52-25-31-155-003. At the November 17, 2025 City Council Meeting, the Obsolete Property Rehabilitation District was approved for this site.

The next step is the approval of the application, from BM Ventures 2, LLC, for a period of twelve (12) years. City Council has established a policy regarding the approval of these applications. Based upon this policy for OPRA tax exemptions and the investment from BM Ventures 2, LLC of Michigan, this project qualifies for the full twelve (12) year exemption certificate which would require a minimum investment of \$2,000,000.00. The guidelines state that the duration is determined by the following:

New real property investments may receive a six (6) year certificate for an initial investment of \$1,000,000.00.

An additional one (1) year may be granted for every \$500,000 of investment over the initial \$500,000.00 minimum investment.

An additional one (1) year may be granted for every twenty-five (25) employees hired as a result of the project.

Based upon the guidelines of that policy, BM Ventures 2, LLC qualifies for a period of twelve (12) years. The owner, BM Ventures 2, LLC, will invest over 12 million dollars in the new facility and create 73 full-time equivalent jobs with an average pay of \$36.97 / hour. A hiring preference will be given to qualified residents in Oak Park.

Without this tax incentive, the project will not be able to receive the funding needed. The administration is requesting City Council to approve the application for BM Ventures 2, LLC.

The total abatement would not exceed \$300,000.00 over 12 years. This tax incentive does not apply to the land. The current taxes are \$165,093.00 for real property taxes which will be paid annually over the lifetime of the application. This previous property did not pay taxes as it was owned by a non-profit entity.

9. BIDS

- A. Request to award the professional services contract for the Construction Manager on the Community Center Construction Project.
CM-12-387-2025

Motion by Whitehead, seconded by Crawford, CARRIED, to award the professional services contract to Barton Malow Builders to perform the following construction manager services for the Community Center Project:

Pre-bid staffing (\$71,795.00) and post-bid staffing (\$1,721,688.00)
Construction Manager's fee (1.8%)
General Liability Insurance fee (0.95%)
Builder's Risk Insurance fee (0.1073%)
PLM Bond fee (0.85%) and reimbursables (\$24,000.00)

Roll Call Vote:	Yes:	McClellan, Whitehead, Crawford
	No:	Edgar
	Absent:	Radner

Deputy City Manager DeCoster summarized the proposal from Barton Malow Builders (BMB) to perform Construction Manager services for the upcoming Community Center Construction Project. This project includes the demolition of select buildings, a new Recreation / Community Center, as well as sports fields / courts. The proposal includes Construction Management work for both pre-bid services and post-bid services. The pre-bid services include staffing (\$71,795.00). The post-bid services include staffing (\$1,721,688.00), Construction Manager's fee (1.8%), General Liability Insurance fee (0.95%), Builder's Risk Insurance fee (0.1073%), PLM Bond fee (0.85%) and reimbursables (\$24,000.00). These fees are based on a total estimated cost of construction of \$35,000,000.00. Final fees will be based off the awarded construction costs of the project. The Community Center Project is a result of the passing of the Recreation Millage in November 2023 and is a continuation of the work at the Event Hub.

The contract will require final approval by the City Attorney's office. Funding is available in the Community Center Construction Fund (407-18.446-970) for this expenditure.

- B. Request to Award Bid for Multi-Campus Building Asbestos Abatement and Universal Waste Disposal Project.
CM-12-386-2025

Motion by Edgar, seconded by Crawford, CARRIED, to award the bid for the Multi-Campus Building Asbestos Abatement and Universal Waste Disposal Project to BDS Environmental of Warren, MI, for \$221,077.00.

Roll Call Vote: Yes: McClellan, Edgar, Whitehead, Crawford
 No: None
 Absent: Radner

At the October 9, 2025 regular meeting of the Oak Park City Council, the request to bid the Multi-Campus Building Asbestos Abatement and Universal Waste Disposal Project was approved. The project was advertised and on November 12, 2025, eleven (11) contractors attended the mandatory on-site walkthrough. On November 21, 2025, three (3) bids were received. The low bidder, BDS Environmental of Warren, MI, submitted a bid of \$221,077.00 for the removal and disposal of all asbestos-containing material and universal waste at multiple city buildings. These buildings are scheduled for future demolition to make way for the Community Center. The city has worked with BDS Environmental on previous projects in the past and is comfortable with their work.

10. CITY MANAGER

A. Human Resources

1. Request to approve a Joinder to Health Services Agreement with Marathon Health, LLC.
CM-12-388-2025

Motion by Crawford, seconded by Edgar, CARRIED, to approve a Joinder to Health Services Agreement with Marathon Health, LLC.

Roll Call Vote: Yes: McClellan, Edgar, Whitehead, Crawford
 No: None
 Absent: Radner

Human Resources Director Allen indicated the change in providers will give the city more flexibility by allowing additional cities to join the collaboration. (Thereby lowering costs for everyone) It will also expand wellness center location access, hours of operation and services offered.

B. Municipal Services

1. Corridor Improvement Authority Annual Report

Authorities Manager Michelle Bishop presented the Corridor Improvement Authority Annual Report.

C. Communications and Public Information

1. Request to approve the selection and contract for EvoGov for new website design and hosting at an estimated first-year cost of \$18,890.
CM-12-389-2025

Motion by Whitehead, seconded by Crawford, CARRIED, to approve the selection and contract for EvoGov for the new website design and hosting at an estimated first-year cost of \$18,890.

Roll Call Vote: Yes: McClellan, Edgar, Whitehead, Crawford
 No: None
 Absent: Radner

Communications Director Toth indicated that the City of Oak Park initiated efforts to update its website by vetting industry providers and reviewing alignment with the city's goals for web redesign. Key city website priorities include: creating a user-friendly design, improving navigation with action-based menus, ensuring ADA compliance, and maintaining search rankings. After proposal review and vendor meetings, a recommended vendor option was reached. Staff recommends selecting the following contract with EvoGov for the new website design at an estimated first-year cost of \$18,890. This provider balances cost, functionality, and customer support while introducing a fresh new look and improved functionality. There will be an approximate 4–6-month rollout.

11. CALL TO THE AUDIENCE

Ken Sherman, 23840 Jerome, congratulated the 41st. Council on their election. He commended Steve Gold on his donation to the Public Safety Department and reminded his fellow residents to clear the snow and ice from their sidewalks.

12. CALL TO THE COUNCIL

13. CLOSED SESSION

- A. Pursuant to Section 8 of the Open Meetings Act to convene a Closed Session to discuss attorney-client privileged communication and pending litigation.

CM-12-390-2025

Motion by Radner, seconded by Edgar, CARRIED, to convene a Closed Session to discuss attorney-client privileged communication about pending litigation involving the City.

Roll Call Vote: Yes: McClellan, Edgar, Whitehead, Crawford
 No: None
 Absent: Radner

The closed session convened at 8:20 p.m. and the regular meeting reconvened at 9:00 p.m.

Motion by Edgar, seconded by Crawford, CARRIED, to approve the minutes of the 12-1-25 Closed Session.

Voice Vote: Yes: McClellan, Edgar, Radner, Whitehead
 No: None
 Absent: Radner

14. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 9:00 PM.

T. Edwin Norris, City Clerk