MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
DECEMBER 15, 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, 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 Crawford, seconded by Whitehead, CARRIED, to approve the agenda with the following changes:

1. Omit Item #7C Barton Malow Brownfield Reimbursement Agreement

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

5. CONSENT AGENDA

A. Regular City Council Meeting Minutes for December 1, 2025.
CM-12-391-2025

B. Special Organizational City Council Meeting Minutes for December 1, 2025.
CM-12-392-2025

C. Approval of Payment Application No. 4 to Albaugh Masonry Stone & Tile Inc., of Waterford, MI for the Event Hub masonry work in the amount of $63,000.
CM-12-393-2025

D. Approval of Pay Application No. 5 (Final) in the amount of $13,703.46 to Taplin Group, LLC of Kalamazoo, MI for the 2024 Sewer & Catch Basin Cleaning & TV Inspection Project, M-774.
CM-12-394-2025

E. Payment of an MDOT Invoice for the 2025 Nine Mile Construction Project from Cloverlawn to Greenfield Road M-771 for the total amount of $125,063.58.
CM-12-395-2025

F. Payment to OHM Advisors for Construction Engineering (CE) Services on the 2025 Nine Mile Construction Project, from Greenfield to Cloverlawn, in the amount of $52,514.90.
CM-12-396-2025

G. Resolution naming David DeCoster, Deputy City Manager / Director of Public Works, as the City of Oak Park Streets Administrator.
CM-12-397-2025

H. Traffic Safety Board Meeting Minutes for November 19, 2025
CM-12-398-2025

I. Payment to Stantec for Professional Design Services for Tyler Park in the amount of $30,555.00.
CM-12-399-2025

J. Public Safety Activity Summary Report for May 2025
CM-12-400-2025

K. New and Renewal Licenses for December 15, 2025
CM-12-401-2025

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. PUBLIC HEARINGS

A. Public Hearing to receive comments on the adoption of a Brownfield Plan for the Barton Malow Properties with Parcel ID's: 52-25-32-351-030, 52-25-32-351-031, 52-25-32-351-032 and 52-25-32-351-038 totaling approximately 9.75 acres in the City of Oak Park.

Municipal Services Director Marrone summarized the Brownfield Plan for the Barton Malow properties that will be re-developed and council invited representatives to discuss their planned investment for the city of Oak Park.

Mayor McClellan opened the public hearing at 7:18 p.m. and invited interested audience members to speak. Ken Sherman asked for clarification as to the location of the specific properties that will be developed. The public hearing was closed at 7:21 p.m.

B. Approval of the Barton Malow Brownfield Plan and Reimbursement Agreement Resolution
CM-12-402-2025

Motion by Radner, seconded by Crawford, CARRIED, to approve the following Barton Malow Brownfield Plan and Reimbursement Agreement Resolution:

RESOLUTION TO APPROVE A BROWNFIELD PLAN AND REIMBURSEMENT AGREEMENT FOR THE BARTON MALOW PROJECT LOCATED AT 12990, 12992, 13000 W. EIGHT MILE ROAD AND PARCEL ID: 52-25-32-351-032 IN THE CITY OF OAK PARK PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

WHEREAS, The Oak Park City Council previously approved a resolution creating the City of

Oak Park Brownfield Redevelopment Authority in accordance with the provisions of the Brownfield Redevelopment Financing Act, Act 381 of Public Acts of the State of Michigan 1996, as amended (the “Act”); and

WHEREAS, The Oak Park City Council supports the redevelopment of environmentally distressed underutilized sites designated as Brownfield; and

WHEREAS, Four (4) parcels of land located at 12990, 12992, 13000 W. Eight Mile Rd. and parcel ID:52-25-32-351-032, have been identified as a “facility” as defined by the Act, all in the City of Oak Park, are referred to herein as the “Property”; and

WHEREAS, A Brownfield Redevelopment Plan (the “Brownfield Plan”) has been prepared in accordance with the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), to restore the economic viability of the Property; and

WHEREAS, The Oak Park Brownfield Redevelopment Authority (the “Authority), on December 2nd, 2025, voted to recommend that the Oak Park City Council approve the Brownfield Plan for the redevelopment of the Property; and

WHEREAS, The Oak Park City Council held a Public Hearing on December 15, 2025 to receive comments on the Brownfield Plan pursuant to the Act; and

WHEREAS, The Oak Park City Council has made the following determinations and findings:
A. The Brownfield Plan constitutes a public purpose under the Act;
B. The Brownfield Plan meets the requirements for a Brownfield Plan as set forth in Section 13 of the Act;
C. The costs of the eligible activities proposed in the Brownfield Plan are reasonable and necessary to carry out the purposes of the Act;
D. The amount of captured taxable value estimated to result from adoption of the Brownfield Plan is reasonable.

WHEREAS, In accordance with Section 13 of the Act, the Brownfield Plan provides for capture by the Authority of Tax Increment Revenues generated by the Property to reimburse the costs of Eligible Activities as defined by Section 2(m) of the Act and identified in the Brownfield Plan; and

WHEREAS, The Brownfield Plan provides for capture by the Authority of Tax Increment Revenues to reimburse the Authority’s administrative expenses associated with the Property, and to establish a Local Brownfield Revolving Fund (LBRF) in accordance with Section 8 of the Act; and

WHEREAS, A Reimbursement Agreement has been prepared which sets forth the terms of reimbursement from Tax Increment Revenues generated by the Property under the Brownfield Plan;

NOW THEREFORE BE IT RESOLVED, Pursuant to and in accordance with the provisions of Section 14 of the Act, the Brownfield Plan is hereby approved in the form attached as Exhibit A to this Resolution; and

BE IT FURTHER RESOLVED, That the Reimbursement Agreement is hereby approved in the form attached as Exhibit B to this Resolution.

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

The Barton Malow Brownfield Redevelopment Project calls for the redevelopment of the sites commonly known as 12990, 12992, 13000 W. Eight Mile Rd. and Parcel ID 52-25-32-351-032. The site comprises four (4) parcels of land identified as Parcel ID's: 52-25-32-351-030, 52-25-32-351-031, 52-25-32-351-032 and 52-25-32-351-038 totaling approximately 9.75 acres in the City of Oak Park. The parcels currently have three buildings which will be demolished on the site to prepare for a new $28 million Barton Malow Field Services Building that will encompass a total of 55,943 square feet, consisting of 11,125 square feet of office space and 44,818 square feet of warehouse space. SME conducted environmental investigations and classified the parcels as a "facility" or "contiguous to a facility", as defined in Part 201 of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). A number of eligible and non-eligible activities were identified in the environmental investigation that must be addressed to demolish the existing buildings and remediate the site to prepare for the new development. The project will also create an additional 20-25 full-time positions and retain 50 full-time positions.

C. Approval of the Barton Malow Brownfield Reimbursement Agreement - **(Removed from the agenda)**

8. ACCOUNTING REPORTS

A. Approval for payment of invoice #656512 submitted by Garan, Lucow, Miller, PC for legal services in the amount of $15,166.66.
CM-12-403-2025

Motion by Edgar, seconded by Radner, CARRIED, to approve payment of invoice #656512 submitted by Garan, Lucow, Miller, PC for legal services in the amount of $15,166.66.

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

B. Approval for payment of invoice#16900 submitted by Shifman Fournier for legal services retainer for January 1, 2026 - March 31, 2026 in the total amount of $20,000.00.
CM-12-404-2025

Motion by Crawford, seconded by Whitehead, CARRIED, to approve payment of invoice #16900 submitted by Shifman Fournier for legal services retainer for January 1, 2026 - March 31, 2026, in the total amount of $20,000.00.

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

C. Approval for payment of an invoice #1821 submitted by Dizik, Faber, Kaplan for legal services in the total amount of $6,500.
CM-12-405-2025

Motion by Radner, seconded by Whitehead, CARRIED, to approve payment of invoice #1821 submitted by Dizik, Faber, Kaplan for legal services in the total amount of $6,500.

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

9. BIDS - NONE

10. CITY MANAGER

A. Administration

1. Request to award the Tyler Park Asphalt Paving & Site Concrete Bid to Asphalt Specialists, Inc. of Pontiac, MI in the amount of $71,000.
CM-12-406-2025

Motion by Radner, seconded by Whitehead, CARRIED, to award the Tyler Park Asphalt Paving & Site Concrete Bid to Asphalt Specialists, Inc. of Pontiac, MI in the amount of $71,000.

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

Following the public bid opening held on Thursday, November 13, 2025 at 1:30 p.m., during which sealed bids for the Tyler Park project were received, opened, and tabulated in the presence of representatives from the City of Oak Park, Stantec, McCarthy & Smith, Inc., and interested bidders, the City recommends awarding the Tyler Park asphalt paving and site concrete contract to Asphalt Paving for an amount not to exceed $71,000. This award is based on the competitive bid process and reviewed bid results.

2. Request to award the Tyler Park Earthwork & Site Utility Bid to Jacklyn Contracting of Dryden, MI in the amount of $329,000.
CM-12-407-2025

Motion by Radner, seconded by Whitehead, CARRIED, to award the Tyler Park Earthwork & Site Utility Bid to Jacklyn Contracting of Dryden, MI in the amount of $329,000.

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

Following the public bid opening held on Thursday, November 13, 2025, at 1:30 p.m., during which sealed bids for the Tyler Park project were received, opened, and tabulated in the presence of representatives from the City of Oak Park, Stantec, McCarthy & Smith, Inc., and interested bidders, the City recommends awarding the Tyler Park Earthwork and Site Utilities contract to Jacklyn Contracting of Dryden, Michigan, for an amount not to exceed $329,000. This award is based on the competitive bid process and the reviewed bid results

3. Request to Approve a Construction Management Services agreement with McCarthy & Smith Inc. in the amount of $93,000.
   CM-12-408-2025

Motion by Edgar, seconded by Radner, CARRIED, to approve a construction management services agreement with McCarthy & Smith Inc. in the amount of $93,000.

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

The City of Oak Park is exploring the opportunity to enter into a Construction Management Services Agreement with McCarthy & Smith, Inc**.** This agreement would mirror the existing contract currently in place with Berkley Schools, ensuring consistency in scope, terms, and expectations for the Tyler Park improvement Project.

B. Municipal Services

1. Approval of a Barton Malow Brownfield Grant Application
   CM-12-409-2025

Motion by Radner, seconded by Crawford, CARRIED, to approve the following Barton Malow Brownfield Grant Application.

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

The Municipal Services Department has been working with Barton Malow to assist with their development of the properties at 12990, 12992, and 13000 Eight Mile Road to demolish, remediate and construct a new 51,000 square foot building for their Field Services Operations. They received site plan approval for the site in September 2025 and they have plans to begin demolition and remediation in early 2026 with construction to follow immediately afterward. Barton Malow hired SME to perform environmental testing and contamination was found on the site. With these added extra costs and the cost for demolition activities, we recommend submitting an application in the amount of $1,000,000 for a Brownfield Grant to EGLE. The project will demolish 3 existing industrial buildings, site remediation, and the construction of a new field services building. The project is a $28 million investment and will retain 50 full-time positions and create an additional 20-25 positions. The Brownfield Authority was presented the project in December 2025 and supported the application for the Brownfield Grant.

2. Request to approve OPCIA Facade Grant, for Lifestyle Athletics Health Fitness, located at 10820 W 9 Mile Road
   CM-12-410-2025

Motion by Edgar, seconded by Radner, CARRIED, to approve OPCIA Facade Grant, for Lifestyle Athletics Health Fitness, located at 10820 W 9 Mile Road for a an amount not to exceed $1,891.82.

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

The Corridor Improvement Authority has received an application for a Façade Improvement Grant from business owner Myia Burgess, owner of Lifestyle Althletics Health Fitness at 10820 W 9 Mile Road. The project consists of a new lighted sign on the front of the building. The project specifications have met city guidelines for the program. The CIA board has reviewed the grant application and recommends approving the façade grant for a maximum amount of $1,891.82.

3. Approval of Pay Application No. 4 and Change Order No. 2 for the Eleven Mile Road Alleys & Parking Lot Reconfiguration Project, M-694 in the amount of $626,212.35 and $64,542.66 respectively.
   CM-12-411-2025

Motion by Radner, seconded by Whitehead, CARRIED, to approve Pay Application No. 4 and Change Order No. 2 for the Eleven Mile Road Alleys & Parking Lot Reconfiguration Project, M-694 in the amount of $626,212.35 and $64,542.66 respectively.

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

Municipal Services Director Marrone summarized Pay Application No. 4 and Change Order No. 2 for the Eleven Mile Road Alleys & Parking Lot Reconfiguration Project, M-694, by Warren Contractors & Development of Shelby Twp., MI for the amount of $626,212.35 and $64,542.66 respectively. This project replaced the pavement in the alley and parking lots behind the businesses between Tulare and Gardner, just south of Eleven Mile and adds place making elements. This project is now approximately 90% complete.

C. Department of Public Works

1. Approval of Payment Application No. 6 and Change Order No. 4 for the Event Hub Project in the amounts of $820,398.26 and $0.00 respectively.
   CM-12-412-2025

Motion by Radner, seconded by Whitehead, CARRIED, to approve Payment Application No. 6 and Change Order No. 4 for the Event Hub Project in the amounts of $820,398.26 and $0.00 respectively.

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

Deputy City Manager Decoster summarized Payment Application No. 6 and Change Order No. 4 for the Event Hub Project. The Construction Manager, Architect, and City Administration have approved this payment. The Change Order is for construction / field changes associated with the project. Our Construction Manager, Frank Rewold & Sons, Inc. (FRS), will disperse these funds to the various contractors. This payment is for the period ending November 30, 2025. The masonry and carpenter contractors are continuing their work to get the Event Hub enclosed for Winter. The project is approximately 50% complete.

D. Elevate Oak Park

1. Event Hub Progress Report

Deputy City Manager Decoster provided an update on the Event Hub project and indicated that everything is on schedule for possible completion in Summer 2026.

11. CALL TO THE AUDIENCE

Dana Braxton, 21600 Kipling, spoke about her concerns with the possible construction of a new data center in Southfield.

Don Jones, 24660 Westhampton, shared information about the Labor Day event he is planning at the Event hub.

12. CALL TO THE COUNCIL

13. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:13 PM.

T. Edwin Norris, City Clerk