



AGENDA
REGULAR CITY COUNCIL MEETING
35th CITY COUNCIL
OAK PARK, MICHIGAN
August 3, 2015
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 July 20, 2015

B. Zoning Board of Appeals Minutes of April 28, 2015

C. Retirement Board Minutes of April 27, 2015

D. Request to advertise for bids for the 2015 Sewer & Catch Basin Cleaning and Televising Project

E. Licenses - New and Renewals as submitted for August 3, 2015

6. RECOGNITION OF VISITING ELECTED OFFICIALS:

7. SPECIAL RECOGNITION/PRESENTATIONS: None

8. PUBLIC HEARINGS:

A. Second Reading and adoption of an Ordinance to provide for a Service Charge in Lieu of Taxes (PILOT) for a housing development known as Jefferson Oaks

9. COMMUNICATIONS: None

10. SPECIAL LICENSES: None

11. ACCOUNTING REPORTS:

A. Approval for payment of an invoice as submitted by Secrest, Wardle, Lynch, Hampton, Truex & Morley for legal services in the amount of \$4,787.00

12. BIDS: None

13. ORDINANCES: None

14. CITY ATTORNEY:

15. CITY MANAGER:

Administration

- A. Introduction and confirmation of Carl Johnson as Finance Director and Treasurer

Department of Public Works

- B. Request approval of Proposed Change Order No. 1 for the 2015 Fire Hydrant Blasting and Repainting Project, M-607 to Cross Renovation, Inc. of Garden City, MI in the total amount of \$1,800.00 and Payment Application No. 1 to the same in the amount of \$37,400.00
- C. Request approval of Proposed Change Order No. 1 for the 2015 Commercial Sidewalk Replacement Program, M-594 to Italia Construction, Inc. in the total amount of (\$68,547.54) and Payment Application No. 1 to the same in the total amount of \$349,665.11
- D. Request approval of Change Order No. 1 for the 2015 Water Main Replacement Project, M-609 to Macomb Pipeline and Utility Co. in the total amount of \$43,490.00 and Payment Application No. 1 to the same in the amount of \$204,406.30

Community and Economic Development

- E. Resolution approving the purchase of Tax Foreclosed Properties
- F. Resolution approving the sale of Tax Foreclosed Properties
- G. Request to set a public hearing for August 17, 2015 to consider an application by Loop on Greenfield for an Obsolete Property Rehabilitation certificate for parcels 52-25-19-326-017 and 52-25-19-301-012, otherwise known as Providence Green Apartments
- H. Summerfest update

Recreation

- I. Independence Day Celebration update

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
35th OAK PARK CITY COUNCIL
July 20, 2015
7:00 PM**

MINUTES

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

PRESENT: Mayor Pro Tem Levine, Council Member Burns, Council Member Seligson,

ABSENT: Mayor McClellan, Council Member Speech (Excused)

OTHERS

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

CM-07-274-15 MOTION TO APPROVE AN EXCUSED ABSENCE FOR COUNCIL MEMBER SPEECH – APPROVED

Motion by Seligson, seconded by Burns, **CARRIED UNANIMOUSLY**. to approve Council Member Speech's absence as excused.

Voice Vote:	Yes:	Burns, Levine, Seligson
	No:	None
	Absent:	McClellan, Speech

MOTION DECLARED ADOPTED

Council Member Seligson announced that Council Member Speech is absent due to a prior scheduled medical procedure and she regrets she couldn't make it to tonight's meeting. However, she wants you to know that she will be fine. She plans to be back and enjoying our lovely city, the cool Arts & Cultural Commission's music in the park events this month & gearing up for Summerfest coming in August.

APPROVAL OF AGENDA:

CM-07-275-15 (AGENDA ITEM #4) ADOPTION OF THE AGENDA WITH CHANGES – APPROVED

Motion by Burns, seconded by Seligson, **CARRIED UNANIMOUSLY**, to approve the agenda with the removal of the following items:

- 15D. Resolution approving the purchase of Tax Foreclosed Properties
- 15E. Resolution approving the sale of Tax Foreclosed Properties

MOTION DECLARED ADOPTED

Mayor Pro Tem Levine indicated that the purchase and sale of property requires an affirmative vote of four Council Members and today's meeting only has a quorum of three members therefore these items will be considered at a later meeting.

CONSENT AGENDA:

CM-07-276-15 (AGENDA ITEM #5A-F) CONSENT AGENDA - APPROVED

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

- A. Special Council Meeting Minutes of July 6, 2015 **CM-07-277-15**
- B. Regular Council Meeting Minutes of July 6, 2015 **CM-07-278-15**
- C. Request to advertise for bids for the 2015 Sewer Lining Project, M-623 **CM-07-279-15**
- D. Resolution for an agreement to assign the City of Oak Park's wholesale customer water service contract from the City of Detroit Water and Sewerage Department to the Great Lakes Water Authority and authorize the Mayor, City Manager, and City Clerk to sign the contract on behalf of the City upon final approval from the City Attorney's Office **CM-07-280-15**
- E. Payment Application No. 6 (final) to CSM Mechanical for the 2014 Water Reservoir Pumping Station Improvements, M-614 for the total amount of \$26,036.64 **CM-07-281-15**
- F. Licenses - New and Renewals as submitted for July 20, 2015 **CM-07-282-15**

<u>NEW MERCHANT</u>	<u>ADDRESS</u>	<u>FEE</u>
FROGS & FLOWERS	21700 GREENFIELD 449	150.00
GRACE CENTERS OF HOPE THRIFT	23119 COOLIDGE	150.00
 <u>RENEWALS -</u>		
DOLLFACE STUDIO	21700 GREENFIELD 430	225.00
 <u>SIDEWALK SALES</u> for 7/31/15		
Lee Beauty Supply	26118 Greenfield	10.00
Payless Shoes	26142 Greenfield	10.00
Foursisters Fashion	26068 Greenfield	10.00
Sneaker Villa	26196 Greenfield	10.00
Metro PCS	26102 Greenfield	10.00
Bread Basket	26052 Greenfield	10.00
Dollar Castle	26186 Greenfield	10.00
Mookies	26076 Greenfield	10.00
Bling Bling	26122 Greenfield	10.00

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS: None

PUBLIC HEARINGS:

- A. Public Hearing and adoption of a resolution to establish an Obsolete Property Rehabilitation District for parcels 52-25-19-326-017 and 52-25-19-301-012, otherwise known as Providence Green Apartments.

CM-07-283-15 (AGENDA ITEM #8A) RESOLUTION ESTABLISHING AN OBSOLETE PROPERTY REHABILITATION DISTRICT FOR PARCELS 52-25-19-326-017 AND 52-25-19-301-012, OTHERWISE KNOWN AS PROVIDENCE GREEN APARTMENTS - APPROVED

Motion by Burns, seconded by Seligson, CARRIED UNANIMOUSLY, to approve the following Resolution establishing an Obsolete Property Rehabilitation District for parcels 52-25-19-326-017 and 52-25-19-301-012, otherwise known as Providence Green Apartments:

**RESOLUTION TO ESTABLISH AN
OBSOLETE PROPERTY REHABILITATION (OPRA) DISTRICT FOR THE
CITY OF OAK PARK, MICHIGAN**

Resolution CM-07-283-15

Minutes of a regular meeting of the City Council of the City of Oak Park, held on Monday July 20, at city council chambers, 14000 Oak Park Blvd., Oak Park, Michigan at 7 PM.

PRESENT: Mayor Pro Tem Levine, Council Member Seligson, Council Member Burns

ABSENT: Mayor McClellan, Council Member Speech

The following preamble and resolution were offered by Council Member Seligson, and supported by Council Member Burns.

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

WHEREAS, the City of Oak Park has filed a written request with the clerk of the City of Oak Park requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 15205-15243 Northgate and 25430-25840 Lincoln Terrace located in the City of Oak Park hereinafter described; and

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

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Daily Tribune and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on July 20, 2015, a public hearing was held and all residents and taxpayers of the City of Oak Park were afforded an opportunity to be heard thereon; and

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

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

Parcel 52-25-19-301-012

T1N, R11E, SEC 19 PART OF SW 1/4 BEG AT PT DIST S 626 FT FROM W 1/4 COR, TH S 89-35-47 E 1282.76 FT, TH S 00-51-25 W 702.21 FT, TH N 89-22-35 W 1272.30 FT, TH N 697.32 FT ALG W SEC LI TO BEG 20.52 A 5-9-05 FR S 25-19-301-008 ANNEX

Parcel 52-25-19-326-017

T1N, R11E, SEC 19 PART OF SW 1/4 BEG AT PT DIST W 882.83 FT & S 00-27-00 W 423.00 FT FROM CEN OF SEC, TH S 00-27-00 W 904.62 FT, TH S 89-55-00 W 410.30 FT, TH N 00-27-00 E 1328.22 FT, TH E 205.04 FT, TH S 00-27-00 W 423.00 FT, TH E 205.26 FT TO BEG EXC N 43 FT TAKEN FOR LINCOLN AVE 10.31 A FR S 25-19-326-001 ANNEX

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

Roll Call Vote:

Yes:

Seligson, Levine, Burns

No:

None

Absent:

McClellan, Speech

MOTION DECLARED ADOPTED

(**AGENDA ITEM #8B**) - Public Hearing and acceptance of the 2015 Byrne Memorial Justice Grant in the amount of \$12,189.00 for the purchase of computers and printers for Public Safety Administration and the Detective Bureau. 284.

CM-07-283A-15 (AGENDA ITEM #8B) ACCEPTANCE OF GRANT FUNDS FROM THE BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM - APPROVED

Motion by Burns, seconded by Seligson, CARRIED UNANIMOUSLY, to approve the following Resolution accepting grant funds from the Byrne Memorial Justice Assistance Grant Program:

RESOLUTION ACCEPTING GRANT FUNDS FROM THE BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM

RESOLUTION CM-07-283A-15

WHEREAS, the United States Department of Justice, Bureau of Justice Assistance has awarded the Oak Park Public Safety Department a grant in the amount of \$12,189.00; and

WHEREAS, in accordance with the grant program a public hearing was held on July 20, 2015 and properly advertised on July 7, 2015; and

WHEREAS, the funds will be used for the purchase of computers for the Administration and Detective Bureaus.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Oak Park does hereby accept the grant funds from the Edward Byrne Justice Assistance Grant in the amount of \$12,189.00 and authorizes the

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

Name	Address	Event	Fee
Book Beat	26010 Greenfield Oak Park MI 48237	Special Book Sale July 31, 2015	\$100.00

Voice Vote: Yes: Seligson, Burns, Levine
 No: None
 Absent: McClellan, Speech

MOTION DECLARED ADOPTED

**CM-07-287-15 (AGENDA ITEM #10D) SPECIAL EVENT REQUEST AS AMENDED –
 CAMP CASEY - APPROVED**

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

Name	Address	Event	Fee
Camp Casey (Summerfest)	13670 Nadine Oak Park MI 48237	Beer and Wine Tent Summerfest August 8, 2015	App Fee, waived Security fee, waived DPW fee, waived

Voice Vote: Yes: Seligson, Burns, Levine
 No: None
 Absent: McClellan, Speech

MOTION DECLARED ADOPTED

**CM-07-288-15 AGENDA ITEM #10D) SPECIAL EVENT REQUEST –
 CAMP CASEY – AMENDMENT - APPROVED**

Motion by Seligson, seconded by Burns, CARRIED UNANIMOUSLY, to amend the motion to make sure the waiver of fees for city services is unique to this request and is not precedent setting for future special event requests.

Voice Vote: Yes: Seligson, Burns, Levine
 No: None
 Absent: McClellan, Speech

MOTION DECLARED ADOPTED

Community and Economic Development Manager Marrone summarized the special event request by explaining this is the fourth year of the Oak Park Summerfest which has grown a little larger each year. Camp Casey, a grassroots nonprofit that brings horses into the lives of local children with cancer has submitted a special event license request to run a beer and wine tent at this years' Summerfest. The tent will operate on Saturday, August 8 between noon and 10 p.m. Camp Casey has many years of experience running other beer tents at festivals and the hope is that adding this event option will help attract more people to Summerfest.

ACCOUNTING REPORTS:

CM-07-289-15 (AGENDA ITEM #11A) APPROVAL FOR PAYMENT OF AN INVOICE AS SUBMITTED BY GARAN, LUCOW, MILLER P.C., FOR LEGAL SERVICES IN THE TOTAL AMOUNT OF \$11,677.80 - APPROVED

Motion by Speech, seconded by Seligson, CARRIED UNANIMOUSLY, to approve payment of invoice #440610 as submitted by Garan, Lucow, Miller P.C., for legal services in the total amount of \$11,677.80.

Roll Call Vote: Yes: Burns, Levine, Seligson
 No: None
 Absent: McClellan, Speech

MOTION DECLARED ADOPTED

BIDS: None

ORDINANCES:

CM-07-290-15 (AGENDA ITEM #13A) FIRST READING OF AN ORDINANCE THAT PROVIDES FOR A SERVICE CHARGE IN LIEU OF TAXES (PILOT) FOR A HOUSING PROJECT KNOWN AS JEFFERSON OAKS - APPROVED

Motion by Burns, Seconded by Seligson, CARRIED UNANIMOUSLY, to approve the First Reading of the following ordinance that provides for a Service Charge in Lieu of Taxes (PILOT) for a housing project known as Jefferson Oaks:

CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO.: _____

TAX EXEMPTION ORDINANCE

JEFFERSON OAKS PILOT

An Ordinance to provide for a service charge in lieu of taxes for a housing project for low income persons and families to be financed with an Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, *et seq*) (the "Act").

THE CITY OF OAK PARK ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the City of Oak Park Tax Exemption Ordinance-
Jefferson Oaks.

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to acquire and rehabilitate, own and operate a housing project identified as Jefferson Oaks on certain property located at 22001 Republic in the City to serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

SECTION 3. Definitions.

- A. Authority means the Michigan State Housing Development Authority.
- B. Annual Shelter Rent means the total collections during an agreed annual period from or paid on behalf of all occupants of a housing project representing rent or occupancy charges, exclusive of Utilities.
- C. Low Income Persons and Families means persons and families eligible to move into a housing project.
- D. Mortgage Loan means a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing project, and secured by a mortgage on the housing project.
- E. Sponsor means Community Housing Network, Inc. ("CHN") and any entity that receives or assumes a Mortgage Loan.
- F. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan by the Authority. It is further determined that Jefferson Oaks is of this class.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Jefferson Oaks and the property on which it will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to rehabilitate, construct and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a Mortgage Loan, the annual service charge shall be equal to 10% of the Annual Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City/Township and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before August 1 of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et. seq.*).

SECTION 9. Duration.

This Ordinance shall remain in effect for a period of 18 years commencing from the date the Mortgage Loan is executed.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 12. Effective Date.

This ordinance shall become effective ten (10) days from the date of its passage and shall be published as required by the Charter of the City of Oak Park.

Roll Call Vote:	Yes:	Burns, Levine, Seligson,
	No:	None
	Absent:	McClellan, Speech

MOTION DECLARED ADOPTED

Kirsten Elliott and C. J. Felton from Community Housing Network presented information about plans for a 15 million dollar adaptive reuse of the Jefferson School at 2201 Republic that would house 20 one and two bedroom apartments at the school and 40 new town homes on the rest of the site. The project would serve moderate to low income households and individuals. The plan calls for the City of Oak Park to adopt an Ordinance that would provide a tax incentive in the form of a service charge in lieu of taxes for a period of 18 years.

CITY ATTORNEY REPORT:

City Attorney Duff reported that the City was served on July 13, 2015 with a Class Action Lawsuit regarding the August 2014 rain event. A reply to the complaint will be filed on August 10, 2015. The cities of Southgate and Warren have also been sued.

CITY MANAGER:

Administration

CM-07-291-15 (AGENDA ITEM #15A) RESOLUTION CONCURRING IN REVISION OF FEES ASSESSED BY DISTRICT COURT FOR THE DISTRICT COURT RETIREE HEALTH CARE FUND AND BUILDING FUND - APPROVED

Motion by Seligson, seconded by Burns, CARRIED UNANIMOUSLY, to approve the following Resolution concurring in revision of fees assessed by District Court for the District Court Retiree Health Care Fund and Building Fund:

CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN

RESOLUTION CONCURRING IN REVISION OF FEES ASSESSED BY DISTRICT COURT FOR THE DISTRICT COURT RETIREE HEALTH CARE FUND AND BUILDING FUND

WHEREAS, since 1995 the 45th District Court has assessed and collected a civil infraction fee on each ticket and a fee for serious and specified misdemeanors to be deposited into the Retiree Health Care District Court Fund – Fund 678 (the “Health Care Fund”) with the approval and concurrence of the City of Oak Park;

WHEREAS, since 1995 the 45th District Court has also assessed and collected a civil infraction fee on each ticket and a fee for serious and specified misdemeanors to be deposited into the District Court Municipal

Building Construction Fund – Fund 470 (the “Building Fund”) with the approval and concurrence of the City of Oak Park;

WHEREAS, the money collected by the 45th District Court and transmitted to the City of Oak Park for deposit into the Health Care Fund and the Building Fund are for the sole and exclusive use as intended for the respective funds and designated by the 45th District Court and the City of Oak Park;

WHEREAS, the actual collections of the fee deposited into the District Court Retiree Health Care Fund – Fund 678 falls short of the annual cost of this expenditure and as part of the budget process, the Court has offered and the City concurs in the Court increasing the assessed fee for the District Court Retiree Health Care Fund – Fund 678, and reducing the fee assessed for the District Court Municipal Building Construction Fund – Fund 470;

WHEREAS, the 45th District Court has expressed its intent to revise the fees assessed for the Health Care Fund and the Building Fund without disturbing or otherwise affecting the intended purposes of the funds;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oak Park, Michigan approves and concurs in the revision of the fees assessed by the Court on each ticket for a civil infraction and for serious and specified misdemeanors as follows: (a) the fee assessed on each ticket for a civil infraction and for serious and specified misdemeanors to be deposited into the Health Care Fund shall be \$20.00; and (b) the fee assessed on each ticket for a civil infraction and serious and specified misdemeanors to be deposited in the Building Fund shall be \$15.00.

BE IT FURTHER RESOLVED by the City Council of the City of Oak Park, that these revisions and amendments to the fee assessments shall become effective as of July 1, 2015.

Roll Call Vote:	Yes:	Burns, Levine, Seligson, Speech
	No:	None
	Absent:	McClellan

MOTION DECLARED ADOPTED

(AGENDA ITEM #15B) 2016 TAP Grant Award for Bicycle Network Project – Ms. Marrone provided details regarding a grant proposal initiated by Fermdale to fund a Woodward Corridor Neighborhood Bicycle Network that would connect Oak Park with surrounding cities. The Oak Park portion of the network would consist of 5.4 miles of pathways with proper markings and signage.

(AGENDA ITEM #15C) DTE Tree Trimming Project – Mr. Tungate announced that tree trimming by DTE will be taking place in the next few weeks. Trees marked with a white dot are slated for trimming and trees with a red ribbon are slated for removal. Questions about the trimming project should be directed to DTE at (313) 235-4141.

Community and Economic Development

(AGENDA ITEM #15D) RESOLUTION APPROVING THE PURCHASE OF TAX FORECLOSED PROPERTIES – Removed from the Agenda

(AGENDA ITEM #15E) RESOLUTION APPROVING THE SALE OF TAX FORECLOSED PROPERTIES – Removed from the Agenda

CALL TO THE AUDIENCE:

Harold Teufel, 2400 Republic, expressed concerns about the condition of properties located on the South side of Woodside.

Veronica Mujent, Troy St., expressed concerns about the proposed Jefferson Oaks development and indicated that it is not a good fit for the City.

Chris Sampiler, lives a block away from the proposed Jefferson Oaks Development and expressed concerns that it may be a liability to the City and hopes for other possibilities for development.

Scott Baltes, 8510 Saratoga, expressed concerns about the Jefferson Oaks development specifically pertaining to the number of new residents and their impact on public safety.

Oscar Horyd, 8630 Troy, expressed concerns about the Jefferson Oaks development specifically pertaining to loosing green space.

Aaron Tobin, Balfour, encouraged participation in a bicycle slow role that takes place every Tuesday at 6:30 PM leaving from the Oak Park Library.

Ron Hardy, President of the Oak Park and Royal Oak Optimist Club, provided information about the the organization and encouraged participation and support in their programs.

Jessica Waldoney, Troy St., expressed concerns about the Jefferson Oaks development specifically pertaining to traffic and congestion it may cause.

Sharon Gibson, 1557 W. Saratoga, Ferndale, expressed concerns about not being notified in a timely manner about the Jefferson Oaks proposal and that information about the project was removed from the City's website.

Dawn Sketch, 24241 Cloverlawn, scholarship fund raiser for women, Oak Park Arts and Cultural Commission encouraged participation in the Oak Park Summerfest. Reviewed the Thursday event lineup.

David Gavulic, 23120 Geneva, expressed concerns about the increase in wildlife in the City.

CALL TO THE COUNCIL:

Mayor ProTem Levine encouraged participation with the Optimist Club and the Tuesday bike rides as well as the upcoming Summerfest. He also reminded everyone that the City of Oak Park is not responsible for the sale of Jefferson School and at this time is only responding to the request for a tax incentive for the proposal.

Council Member Seligson wished everyone a good night.

Council Member Burns thanked everyone for coming out and encouraged participation in the free Thursday events in the Park.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor Pro Tem Levine adjourned the meeting at 8:38 P.M.

T. Edwin Norris, City Clerk

Paul Levine, Mayor Pro Tem

**CITY OF OAK PARK
MICHIGAN
ZONING BOARD OF APPEALS
APRIL 28, 2015
MINUTES**

The meeting was called to order at 7:32 p.m. by Chairperson Landau in Room 1 in the Oak Park Community Center, located at 14300 Oak Park Boulevard, Oak Park, MI 48237 and Roll Call was made.

PRESENT: Chairperson Landau, Members Barton, Blumenkopf, Hawkins, and Radner

ABSENT: Vice Chairperson Huston, Member Peiss

OTHERS PRESENT: City Planner Kevin Rulkowski, Community & Economic Development Manager Kimberly Marrone

Chairman Landau stated that a quorum was present and in addition, that in order to approve a variance there has to be four affirmative votes.

APPROVAL OF ZONING BOARD MINUTES OF NOVEMBER 25, 2014

MOTION BY BLUMENKOPF, SECONDED BY HAWKINS, CARRIED UNANIMOUSLY,
to approve the meeting minutes of November 25, 2014.

Vote: Yes: All
No: None

MOTION DECLARED ADOPTED

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

CASE NO. 15-02: Apollo Heat Treating & Processing, 10400 Capital, has made an appeal to the Zoning Board of Appeals for variances from the provisions in the Zoning Ordinance, Article XVIII, to allow for signs that do not meet the provisions of the sign section of the Zoning Ordinance.

APPLICANT:
Apollo Heat Treating & Processing
10400 Capital
Oak Park, Michigan

PROPERTY:

10400 Capital

Property Identification Number: 25-32-251-060

ORDINANCE REQUIREMENTS AND REQUEST:

Two variances are requested:

1. Article XVIII, Section 1806, C, requires the total area of a monument sign and all wall signs not to exceed one hundred twenty (120) square feet. The applicant is requesting a waiver to allow the total of all signs to be two hundred forty (240) square feet.
2. Article XVIII, Section 1807, N, allows private traffic signs not to exceed four square feet and bear no advertising matter. The applicant is requesting a waiver to allow for two traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.

STAFF FINDINGS OF FACT:

1. The subject parcel is zoned LI, Light Industrial District.
2. Article XVIII, Section 1806, C, requires the total area of a monument sign and all wall signs not to exceed one hundred twenty (120) square feet.
3. The applicant is requesting a waiver to allow the total of all signs to be two hundred forty (240) square feet.
4. Article XVIII, Section 1807, N, allows private traffic signs not to exceed four square feet and bear no advertising matter.
5. The applicant is requesting a waiver to allow for two traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.
6. The applicant's building is 75,651 square feet.
7. The length of the building fronting on Capital is 445 feet with a height of 30 feet.
8. The front face square footage of the building is 13,350 square feet.

STAFF RECOMMENDATIONS:

The applicant, Apollo Heat Treating & Processing, is requesting sign variances that relate to the large size of their building and large size of their property.

Although the variance request appears significant in terms of sign size (240 square feet), considering the extremely large front face of the building (13,350 square feet), the proposed sign is less than 2% of the front face of the building. The Zoning Ordinance allows industrial uses to have signs 10% of the front face of the building up to a maximum of 120 square feet.

Apollo Heat Treating and its parent company Eaton Steel Bar Company (directly across the street) process steel bars for a number of uses. The steel bars for both companies are transported on steel hauling semi-trucks that frequent both locations at a curve in the road on Capital Avenue. The variance request for additional and larger traffic signs with a logo would help facilitate safe truck movement to the intended destinations at this location.

Considering the proportionality of the proposed sign to the overall size of the building and the potential reduction in traffic conflicts in and around the applicant's two locations it would seem reasonable to allow for an accommodation in the sizes and number of signs allowed on the property. For the above reasons an argument for a practical difficulty (*although compliance would not unreasonably prevent the owner from using the property for a permitted purpose, strict compliance would render conformity unnecessarily burdensome, the granting of a variance would provide substantial justice to applicant*) could be demonstrated.

Taking the above discussion and findings of fact into consideration, it is the recommendation of the Planning Division to approve the variance requests.

MOTION BY BLUMENKOPF, SECONDED BY RADNER, CARRIED UNANIMOUSLY:

based on the information presented in the Planning Division Report, and additional findings of fact discussed during the review of case # 15-02, to approve the request of Apollo Heat Treating & Processing, 10400 Capital,

1. for a waiver from the provisions in Article XVIII, Section 1806, C, to allow the total of all signs to be two hundred forty (240) square feet.
2. for a waiver from the provisions in Article XVIII, Section 1807, N, to allow for two private traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.

Roll Call Vote:

Yes: Landau, Barton, Blumenkopf, Hawkins, Radner
No: None

MOTION DECLARED ADOPTED.

CASE NO. 15-03: Eaton Steel Corporation, 10221 Capital, has made an appeal to the Zoning Board of Appeals for variances from the provisions in the Zoning Ordinance, Article XVIII, to allow for signs that do not meet the provisions of the sign section of the Zoning Ordinance.

APPLICANT:

Eaton Steel Corporation
10221 Capital
Oak Park, Michigan

PROPERTY:

10221 Capital
Property Identification Numbers: 25-32-276-015, -016, -017, -018, -019 & -020

ORDINANCE REQUIREMENTS AND REQUEST:

Three variances are requested:

1. Article XVIII, Section 1805, B, permits one wall sign per tenant. The applicant is requesting a waiver to allow for a total of three (3) wall signs to be displayed on the building.
2. Article XVIII, Section 1806, C, requires the total area of a monument sign and all wall signs not to exceed one hundred twenty (120) square feet. The applicant is requesting a waiver to allow the total of all signs to be five hundred sixty (560) square feet.
3. Article XVIII, Section 1807, N, allows private traffic signs not to exceed four square feet and bear no advertising matter. The applicant is requesting a waiver to allow for two traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.

STAFF FINDINGS OF FACT:

1. The subject parcel is zoned LI, Light Industrial District.
2. Article XVIII, Section 1805, B, permits one wall sign per tenant.
3. The applicant is requesting a waiver to allow for a total of three (3) wall signs to be displayed on the building.
4. Article XVIII, Section 1806, C, requires the total area of a monument sign and all wall signs not to exceed one hundred twenty (120) square feet.
5. The applicant is requesting a waiver to allow the total of all signs to be five hundred sixty (560) square feet.
6. Article XVIII, Section 1807, N, allows private traffic signs not to exceed four square feet and bear no advertising matter.
7. The applicant is requesting a waiver to allow for two traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.
8. There is an existing 44.5 square foot sign on the west side of the building near the business office.
9. The applicant's building is 254,906 square feet.
10. The length of the building fronting on Capital is 457 feet with a height of 34 feet at its highest point.
11. The front face square footage of the building is 14,466 square feet.

STAFF RECOMMENDATIONS:

The applicant, Eaton Steel Bar Company, is requesting sign variances that relate to the large size of their building and large size of their property.

Although the variance request appears significant in terms of overall building signage (560 total square feet), considering the extremely large front face of the building (14,466 square feet), the proposed signs are less than 4% of the front face of the building. The Zoning Ordinance allows industrial uses to have signs 10% of the front face of the building up to a maximum of 120 square feet. In this case, the applicant is also requesting two additional signs (195.5 square feet & 320 square feet) for the west and east sides of the building. Both of these signs are in scale with the size of the building.

Eaton Steel Bar Company and one of its other companies, Apollo Heat Treating & Processing (directly across the street), process steel bars for a number of uses. The steel bars for both companies are transported on steel hauling semi-trucks that frequent both locations at a curve

in the road on Capital Avenue. The variance request for additional and larger traffic signs with a logo would help facilitate safe truck movement to the intended destinations at this location.

Considering the proportionality of the proposed signs to the overall size of the building, the signs locations on the building and the potential reduction in traffic conflicts in and around the applicant's two locations, it would seem reasonable to allow for an accommodation in the sizes and number of signs allowed on the property. For the above reasons an argument for a practical difficulty (*although compliance would not unreasonably prevent the owner from using the property for a permitted purpose, strict compliance would render conformity unnecessarily burdensome, the granting of a variance would provide substantial justice to applicant*) could be demonstrated.

Taking the above discussion and findings of fact into consideration, it is the recommendation of the Planning Division to approve the variance requests.

MOTION BY RADNER, SECONDED BY BARTON, CARRIED UNANIMOUSLY: based on the information presented in the Planning Division Report, and additional findings of fact discussed during the review of case # 15-03, to approve the request of Eaton Steel Corporation, 10221 Capital,

1. for a waiver from the provisions in Article XVIII, Section 1805, B, to allow for a total of three (3) wall signs to be displayed on the building.
2. for a waiver from the provisions in Article XVIII, Section 1806, C, to allow the total of all signs to be five hundred sixty (560) square feet.
3. for a waiver from the provisions in Article XVIII, Section 1807, N, to allow for two traffic signs, twenty (20) square feet each in size, with a company logo on each traffic sign.

Roll Call Vote:

Yes:	Landau, Barton, Blumenkopf, Hawkins, Radner
No:	None

MOTION DECLARED ADOPTED.

PUBLIC COMMENT

There was no one present wishing to speak.

ADJOURNMENT

Chairman Landau announced that there was no further business for the Board and adjourned the meeting at 7:47 p.m.

T. Edwin Norris, City Clerk



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

**April 27, 2015
4:30 PM**

MINUTES

EMPLOYEES' RETIREMENT SYSTEM:

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

TRUSTEES ABSENT: None

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

PUBLIC SAFETY RETIRMENT SYSTEM:

TRUSTEES PRESENT: Trustee Batora, Trustee Tungate, Trustee McClellan,
Trustee Tetler (Arrived at 4:47 PM),

TRUSTEES ABSENT: Trustee Levine

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

It was noted that Trustee Levine was absent due to a death in the family.

(Agenda Item #4A) Approval of Minutes

**ERS-04-006-15 MINUTES FROM THE FEBRUARY 27, 2015
CONCURRENT MEETING – APPROVED**

Motion by McClellan, seconded by Mlynczyk, CARRIED UNANIMOUSLY, to
approve the Minutes from the February 27, 2015 Concurrent Meeting.

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

MOTION DECLARED ADOPTED

**PSRS-04-007-15 MINUTES FROM THE FEBRUARY 27, 2015
CONCURRENT MEETING – APPROVED**

Motion by McClellan, seconded by Batora, CARRIED UNANIMOUSLY, to approve the Minutes from the February 27, 2015 Concurrent Meeting.

Voice Vote:	Yes:	Tungate, Batora, McClellan
	No:	None
	Absent:	Levine, Tetler (Arrived at 4:47 PM)

MOTION DECLARED ADOPTED

(Agenda Item #5C) Annual Determination of Interest Rate for Buy Back Calculations

Ellen L. Kleinstuber from SAVITZ presented a report dated April 27, 2015 (a complete copy of which is on file in the Clerk's Office) that focused in part on the subject of determining the interest rate for calculating plan members buy back of prior year service. She indicated the previous policy was to use the year end yield on debt securities and short-term investments and that for 2014 the rate was 9.93% for the ERS and 3.73% for the PSRS. The Boards discussed the recommended options on Page 4 of the report and determined a five-year average fixed income yield would be best for the Systems.

**ERS-04-007-15 2015 BUY BACK CALCULATIONS FOR THE
EMPLOYEES' RETIREMENT SYSTEM – APPROVED**

Motion by McClellan, seconded by Waxenberg, CARRIED UNANIMOUSLY, to set the annual interest rate for year 2015 Buy Back Calculations for the Employees' Retirement System using a Five year average on fixed income yield at 3.70%.

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

MOTION DECLARED ADOPTED

**PSRS-04-008-15 2015 BUY BACK CALCULATIONS FOR THE PUBLIC
SAFETY RETIREMENT SYSTEM – APPROVED**

Motion by McClellan, seconded by Tungate, CARRIED UNANIMOUSLY, to set the annual interest rate for year 2015 Buy Back Calculations for the Public Safety Retirement System using a five year average on fixed income yield at 3.52%.

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

MOTION DECLARED ADOPTED

(Agenda Item #5B) Mortality Table Approval

Ms. Kleinstuber reported that it has been difficult in determining the prior basis for plan administration when calculating benefit payment options. SAVITZ is requesting that the Boards adopt consistent mortality assumptions and is recommending the assumptions on page 6 of the presentation. There is an immediate need as there are members who have currently requested benefit calculations. She indicated that the changes will cause a minimal increase in benefits but will not material effect the funds unfunded status.

**ERS-04-008-15 TEMPORARILY ADOPT MORTALITY ASSUMPTIONS
TO DETERMINE BENEFIT PAYMENT OPTIONS
– APPROVED**

Motion by Eickmeier, seconded by McClellan, CARRIED UNANIMOUSLY, to temporarily adopt the following mortality assumptions to determine benefit payment options for the Employees' Retirement System effective until July 27, 2015:

- Retain 6% Interest Rate
- Base on RP-2014 mortality table
- Future improvements after 2008 projected using new Scale MP-2014
- Assume all retirees are male with female beneficiary

Roll Call Vote:	Yes:	Tungate, McClellan, Eickmeier, Mlynczyk, Waxenberg
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

**PSRS-04-009-15 TEMPORARILY ADOPT MORTALITY ASSUMPTIONS
TO DETERMINE BENEFIT PAYMENT OPTIONS
– APPROVED**

Motion by Batora, seconded by Tetler, CARRIED UNANIMOUSLY, to temporarily adopt the following mortality assumptions to determine benefit payment options for the Public Safety Retirement System effective until July 27, 2015:

- Retain 6% Interest Rate
- Base on RP-2014 mortality table
- Future improvements after 2008 projected using new Scale MP-2014
- Assume all retirees are male with female beneficiary

Roll Call Vote:	Yes:	Tungate, Tetler, Batora, McClellan
	No:	None
	Absent:	Levine

MOTION DECLARED ADOPTED

(Agenda Item #5A) Eligible Domestic Relations Order (EDRO) Kevin R. Van DeWalle
City Attorney Duff explained that the City has received the final order from the court regarding the Eligible Domestic Relations Order (EDRO) for Kevin R. Van DeWalle and the ERS Board needs to receive and accept the report. The report will be kept on file for reference when retirement by Mr. Van DeWalle is requested.

**ERS-04-009-15 RECEIVE AND ACCEPT THE FINAL ELIGIBLE
DOMESTIC RELATIONS ORDER (EDRO) FOR KEVIN
R. VAN DEWALLE – APPROVED**

Motion by McClellan, seconded by Waxenberg, CARRIED UNANIMOUSLY, to receive and accept the final Eligible Domestic Relations Order (EDRO) for Kevin R. Van DeWalle.

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

MOTION DECLARED ADOPTED

(Agenda Item #5D) SEI Presentation
Glen Harris from SEI presented a Strategy and Portfolio Update dated April 27, 2015. A complete report is on file in the City Clerk's office. Mr. Harris reported good first quarter returns for the plans and summarized plan highlights on page 6 of the report. The Employee Retirement System portfolio returned 2.08% in the first quarter relative to 1.57% for the Policy Index and the Public Safety System portfolio returned 2.11 % in the first quarter relative to 1.57% for the Policy Index. He also highlighted plan comparison data relative to other plans in Michigan described on

Pages 21 and 22 of the report and indicated that Oak Park was in line with those plans. The projected yearly return at 6.7 % net of fees is on target for June 30, 2015.

Improving Funding Status - Discussion

Ms. Kleinstuber continued with a discussion about options to improve the finding status of the plans. (Pages 8-12 of the SAVITZ report) She highlighted the importance of working together in a coordinated manner to find the right balance to improve plan funding. City Manager Tungate indicated that we will continue to consider options for improving the funding status of the plans including the possibility of bonding. This discussion will be continued at the next meeting.

(Agenda Item #6A-J) Financial Reports (ERS)

**ERS-04-010-15 RECEIVE AND APPROVE ERS FINANCIAL REPORTS
 – APPROVED**

Motion by McClellan, seconded by Mlynczyk, CARRIED UNANIMOUSLY, to receive and approve the following reports:

- 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
03/26/15	JE#551	SEI Private Trust Co. Investment Counseling Fees for 11/01/14 – 01/31/15.	\$ 16,086.65
TOTAL QUARTERLY DISBURSEMENTS:		\$16,086.65	

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

DATE	NAME	DEPARTMENT	STATUS
02/17/15	Janet Cisneros	City Clerk	Def. Final

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

NAME	RETIRED	DEPARTMENT	DATE OF DEATH	SURVIVOR
Maxine Kurkowski	N/A	Surviving Spouse of Jerome Kurkowski - DPW	02/24/2015	N/A
Leno Fogolini	04/30/1985	DPW	03/25/2015	Malfalda Fogolini

- J. Miscellaneous Information - None

PUBLIC COMMENTS:

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

ADJOURNMENT:

The meeting adjourned at 5:47 PM.

T. Edwin Norris, City Clerk



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Request authorization to bid the 2015 Sewer & Catch Basin Cleaning and Televising Project, M-626

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

SUMMARY: Plans and specifications are complete for the 2015 Sewer & Catch Basin Cleaning and Televising Project, M-626. This project will clean and televise sewers and catch basin leads in the areas shown on the attached map.

FINANCIAL STATEMENT: There is \$250,000 budgeted in the FY 2015-16 budget for this expenditure.

RECOMMENDED ACTION: It is recommended that the request to advertise for bids for the 2015 Sewer & Catch Basin Cleaning and Televising Project, M-626 be approved. Funding is available in the Water and Sewer Fund No. 592-18-550-930.

APPROVALS:
City Manager: *Paul Tu*

Department Director: *B. [Signature]*

Finance Director: _____

EXHIBITS: map and budget notes

User: REARRETT
 DB: Oak Park

2016: 592-18.550-930.000 (REPAIRS & MAINTENANCE)

Notes

	2014-15 Projected	2015-16 DEPT HEAD R	2015-16 FINANCE REV	2015-16 CITY MGR RE	2015-16 COUNCIL APP	2015-16 FUTURE YR P	2015-16 DE
2016 SEWER AND CATCH BASIN CLEANING AND TV INSPECTION PROJECT, M-624 PROJECT ESTIMATE	0.00	250,000.00	0.00	250,000.00	250,000.00	0.00	N
2016 SEWER LINING PROJECT, M-623 PROJECT ESTIMATE	0.00	300,000.00	0.00	300,000.00	300,000.00	0.00	N
PROJECTED YEAR END FUNDS SPENT \$161,000	680,000.00	0.00	0.00	0.00	0.00	0.00	N
2014 SEWER AND CATCH BASIN CLEANING AND TV INSPECTION PROJECT, M 605 ESTIMATED OWED/REMAINING \$65,000							
2014 CATCH BASIN LINE AND SEWER LATERAL REPLACEMENT PROJECT, M 606 ESTIMATED COST \$450,000							
MISC PROJECTS RETAINAGE \$4,000							
PROJECTED 16/17 CIP PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	N
	680,000.00	550,000.00	0.00	550,000.00	550,000.00	0.00	

MERCHANT'S LICENSES – AUGUST 3, 2015

(Subject to All Departmental Approvals)

<u>NEW MERCHANT</u>	<u>ADDRESS</u>	<u>FEE</u>
14401 INVESTMENT INC	14401 ELEVEN MILE	\$150
AA1 APPLIANCE	10400 NINE MILE	\$150
STEP AND STYLE LLC	26080 GREENFIELD	\$150
<u>RENEWALS -</u>		
DOLLAR CASTLE	26186 GREENFIELD	\$225



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

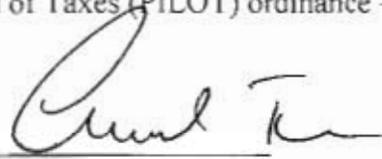
AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Payment In Lieu of Taxes (PILOT) – Jefferson Oaks**DEPARTMENT:** Community & Economic Development**SUMMARY:** The Community & Economic Development Department recommends to city council to conduct the second reading and approve an ordinance for a PILOT incentive for the Jefferson Oaks housing project.

Service Fee/PILOT housing is an agreement between a municipality and a property owner (private or public) to pay a service fee instead of property taxes. Regardless of the amount of rent paid, the Income Tax Act provides that a renter living in Service Fee/PILOT housing must calculate the property tax credit using only 10% of rent paid.

Often, Service Fee/PILOT housing is low income or senior citizen housing that can include an apartment or the rental of a single family home. The Jefferson Oaks project is a low income project to provide better housing for families in need at the former Jefferson School site. The tenants on site will go through a strict screening process.

FINANCIAL STATEMENT: The site current does not pay taxes. The PILOT estimated schedule is provided.**RECOMMENDED ACTION:** City Council conduct the second reading and pass the Payment in Lieu of Taxes (PILOT) ordinance – Jefferson Oaks**APPROVALS:**City Manager: Director: 

Finance Director: _____

EXHIBITS: schedule and ordinance

CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO.: ____

TAX EXEMPTION ORDINANCE

JEFFERSON OAKS PILOT

ADOPTED:

An Ordinance to provide for a service charge in lieu of taxes for a housing project for low income persons and families to be financed with an Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, *et seq*) (the "Act").

THE CITY OF OAK PARK ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the City of Oak Park Tax Exemption Ordinance-Jefferson Oaks.

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to acquire and rehabilitate, own and operate a housing project identified as Jefferson Oaks on certain property located at 22001 Republic in the City to serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

SECTION 3. Definitions.

- A. Authority means the Michigan State Housing Development Authority.
- B. Annual Shelter Rent means the total collections during an agreed annual period from or paid on behalf of all occupants of a housing project representing rent or occupancy charges, exclusive of Utilities.
- C. Low Income Persons and Families means persons and families eligible to move into a housing project.
- D. Mortgage Loan means a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing project, and secured by a mortgage on the housing project.
- E. Sponsor means Community Housing Network, Inc. (“CHN”) and any entity that receives or assumes a Mortgage Loan.
- F. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan by the Authority. It is further determined that Jefferson Oaks is of this class.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Jefferson Oaks and the property on which it will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to rehabilitate, construct and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a Mortgage Loan, the annual service charge shall be equal to 10% of the Annual Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City/Township and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before August 1 of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et. seq.*).

SECTION 9. Duration.

This Ordinance shall remain in effect for a period of 18 years commencing from the date the Mortgage Loan is executed.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 12. Effective Date.

This ordinance shall become effective ten (10) days from the date of its passage and shall be published as required by the Charter of the City of Oak Park.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park, on this day of _____, 2015.

T. EDWIN NORRIS
City Clerk

MARIAN McCLELLAN
Mayor

I, **T. EDWIN NORRIS**, the duly authorized Clerk of the City of Oak Park, Michigan, do hereby certify that the foregoing ordinance was adopted by the Council of the City of Oak Park at its regular meeting held on _____, 2015.

T. EDWIN NORRIS, City Clerk

Jefferson Oaks
 CHN Jefferson LDHA LP
 60 Multifamily Units

Sample Tax Summary in Oak Park
 \$250,000 Taxable Value (SEV)

		<u>All Taxes</u>	<u>City Portion</u>
		250	
Operating	16.3563	4,089.08	4,089.08
Debt	6.2017	1,550.43	1,550.43
Waste	2.9531	738.28	738.28
Library	1.4914	372.85	372.85
Recreation	0.5000	125.00	125.00
Public Safety	2.0000	500.00	500.00
PS 345	6.4729	1,618.23	1,618.23
Headlee Override	1.1437	285.93	285.93
School District	40.9160	10,229.00	-
School District	1.7736	443.40	-
Admin Fee	-	199.52	199.52
Total Estimate	<u>79.8087</u>	<u>20,151.70</u>	<u>9,479.30</u>
		City Portion -	47.0%

PILOT Calculation

		<u>Calculation</u>	<u>Non-City</u>	<u>City Portion</u>
Gross Rents		562,356		
Less Vacancy	7%	(39,365)		
Less Landlord Paid Utilities		(60,312)		
Less Water & Sewer		<u>(48,000)</u>		
Net Collected Rents		414,679		
PILOT Percentage		<u>10%</u>		
PILOT Payment		<u>41,467.91</u>	<u>21,961.53</u>	<u>19,506.38</u>

Jefferson Oaks
 CHN Jefferson LDHA LP
 60 Multifamily Units

PILOT Projections

Year		Projected Rent Increase %	Total PILOT Amount	Non-City Portion	City Portion	Total Payments To Oak Park
PILOT Approved						
2015				Development Time		
2016				Construction and Lease up Time		
PILOT Starts						
Year 1	12/31/2017	n a	41,468	21,962	19,506	19,506
Year 2	12/31/2018	1.00%	41,883	22,181	19,701	39,208
Year 3	12/31/2019	1.00%	42,301	22,403	19,898	59,106
Year 4	12/31/2020	1.00%	42,724	22,627	20,097	79,204
Year 5	12/31/2021	1.00%	43,152	22,853	20,298	99,502
Year 6	12/31/2022	1.00%	43,583	23,082	20,501	120,004
Year 7	12/31/2023	2.00%	44,455	23,543	20,911	140,915
Year 8	12/31/2024	2.00%	45,344	24,014	21,330	162,245
Year 9	12/31/2025	2.00%	46,251	24,495	21,756	184,001
Year 10	12/31/2026	2.00%	47,176	24,984	22,191	206,192
Year 11	12/31/2027	2.00%	48,119	25,484	22,635	228,827
Year 12	12/31/2028	2.00%	49,082	25,994	23,088	251,915
Year 13	12/31/2029	2.00%	50,063	26,514	23,550	275,465
Year 14	12/31/2030	2.00%	51,065	27,044	24,021	299,486
Year 15	12/31/2031	2.00%	52,086	27,585	24,501	323,987
Year 16	12/31/2032	2.00%	53,128	28,137	24,991	348,978
Year 17	12/31/2033	2.00%	54,190	28,699	25,491	374,469
Year 18	12/31/2034	2.00%	55,274	29,273	26,001	400,469



SECREST, WARDLE, LYNCH
 HAMPTON, TRUEX & MORLEY
 2600 TROY CENTER DRIVE P.O. BOX 5025
 TROY, MICHIGAN 48007-5025
 (248) 851-9500

IRS # 38-1863919

City of Oak Park
 Erik Tungate
 13600 Oak Park Blvd
 Oak Park, MI 48237

July 15, 2015
 Invoice # 1269276
 Client No. M1409
 Matter No. 100314

RE: Oak Park, City of (Building Fund)

INTERIM

Services Rendered: CLAIM #

CURRENT BILLING SUMMARY THROUGH JUNE 30, 2015

Fees for Professional Services	\$4,736.00
Expenses Advanced	\$51.00
CURRENT BILL DUE	\$4,787.00

PLEASE REMIT TO: SECREST, WARDLE, LYNCH,
 HAMPTON, TRUEX & MORLEY, PC
 P.O. BOX 772725
 CHICAGO, IL 60677-2007



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Proposed Change Order no. 1 and Payment Application No. 1 for the 2015 Fire Hydrant Blasting and Repainting Project, M-607.

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

SUMMARY: Attached are Proposed Change Order no. 1 and Payment Application No. 1 for the 2015 Fire Hydrant Blasting and Repainting Project, M-607. The proposed Change Order is an increase due we discovered six additional Fire Hydrants in the project area. This project blasted and painted fire hydrants in the area shown on the attached map. This project is now 99% complete.

FINANCIAL STATEMENT:	Original Contract Amount:	\$36,600.00
	Proposed Change Order no. 1:	<u>\$ 1,800.00</u>
	New Contract Amount:	\$38,400.00
	 Total Completed to Date:	 \$38,400.00
	Less Retainage:	\$ 1,000.00
	Net Earned:	\$37,400.00
	Deductions:	\$ 0.00
	Balance:	\$37,400.00
	Payments to Date:	<u>\$ 0.00</u>
	Amount Due F & P Painting, Inc.:	\$37,400.00

RECOMMENDED ACTION: It is recommended that Proposed Change Order no. 1 for the 2015 Fire Hydrant Blasting and Repainting Project, M-607 be approved to Cross Renovation, Inc. of Garden City, MI. for the total amount of \$1,800.00. It is further recommended that Payment Application no. 1 for the same be approved in the amount of \$37,400.00. Funding is available in the Water and Sewer Fund no. 592-18-538-930.

APPROVALS:

City Manager: *[Signature]*

Department Director: *[Signature]*

Finance Director: *[Signature]*

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

PAYMENT APPLICATION

2015 FIRE HYDRANT BLASTING & REPAINTING PROJECT

CITY OF OAK PARK, MICHIGAN

CONTRACTOR: CROSS RENOVATION
28563 PARDO STREET
GARDEN CITY, MI 48135

JOB NUMBER: M-007

APPLICATION NO.: 1

PERIOD ENDING: 7/27/2015

ITEM	DESCRIPTION	ORIGINAL		UNIT	PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
		QUANTITY	BID						
1	BLAST & REPAINT FIRE HYDRANT	122	EA	\$300.00	128	\$38,400.00	\$38,400.00	128	\$38,400.00
						Period Total Amount:	\$38,400.00	Total Amount to Date:	\$38,400.00

Contract Amount \$38,400.00
Proposed Change Order \$1,000.00
Proposed New Contract Amount \$39,400.00

Earnings This Period: \$38,400.00
Total Earnings to Date: \$38,400.00
Less Rebalancing: \$1,000.00
Net Earnings: \$37,400.00
Deductions: \$0.00
Balance: \$37,400.00
Payments to Date: \$0.00
AMOUNT DUE: \$37,400.00

Accepted By: _____

Cross Renovation

Date: _____

Approved By: _____

Robert Barnett
Robert Barnett, Director Technical & Planning Services
City of Oak Park, Michigan

Date: 7/29/2015

CHANGE ORDER

PROJECT: 2015 Fire Hydrant Blasting & Repainting Proj. **JOB NUMBER:** M-607
OWNER: City of Oak Park, Michigan **CHANGE ORDER NO.:** 1
CONTRACTOR: Cross Renovation **PAGE:** 1
 28563 Pardo St.
 Garden City, MI 48135

TO THE CONTRACTOR:

You are hereby directed to comply with the changes/adds to the contract documents.

This change order reflects work completed or anticipated. Documentation supporting these changes is on file with the City Engineer.

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

Item No.	Description	Original Bid Quantity	Unit	Price	Increased Quantity	Quantity to Date	TOTAL Amount
1	BLAST & REPAINT FIRE HYDRANT	121	EA	\$ 300.00	6.00	128.00	\$ 1,800.00
TOTALS							\$ 1,800.00
SUMMARY Total Increase: \$ 1,800.00 Total for Change Order No. 1: \$ 1,800.00							
Contract Amount: \$ 36,600.00 Change Order No. 1: \$ 1,800.00 New Contract Amount: \$ 38,400.00							

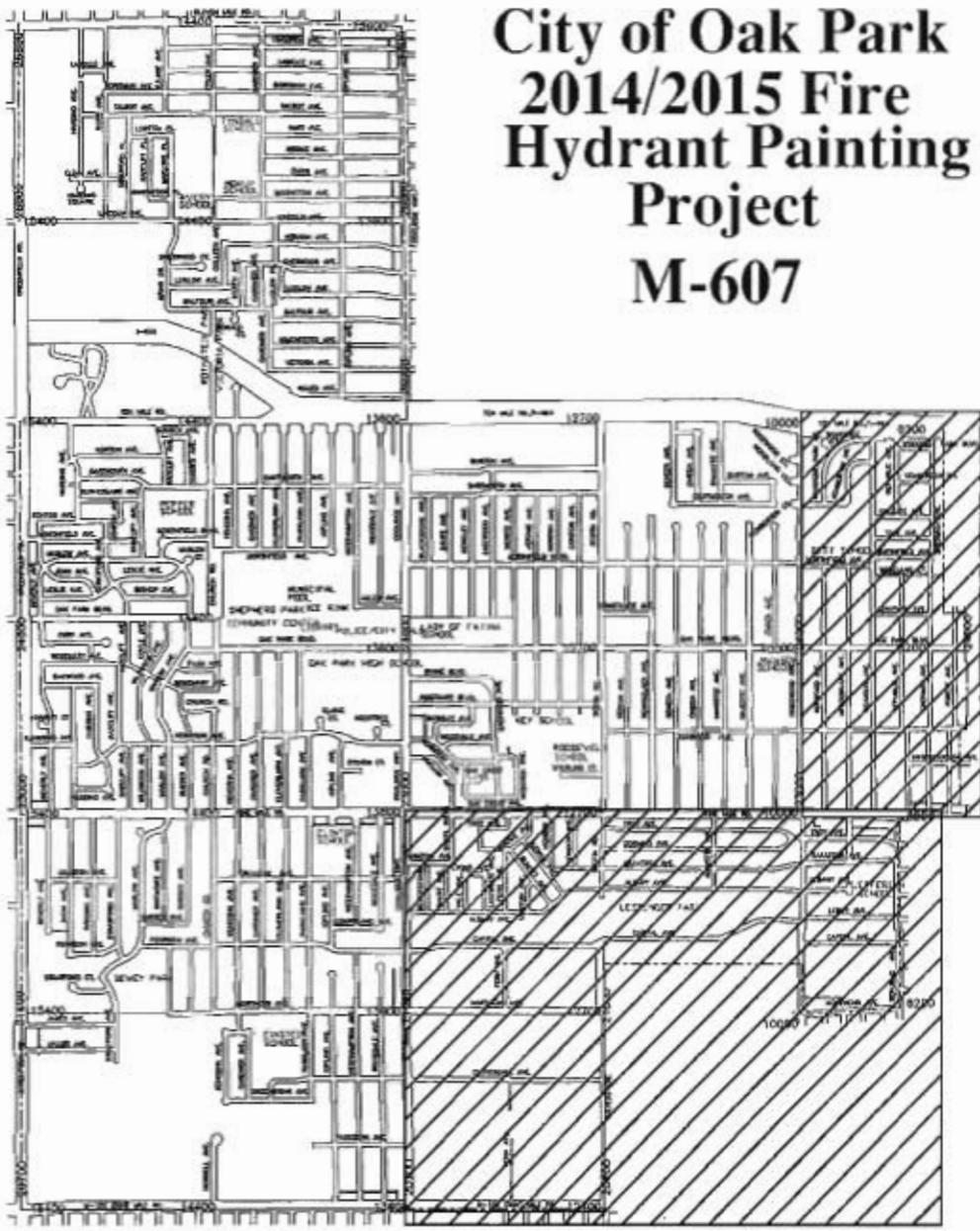

 Robert Barrett - City of Oak Park

7/29/15

Cross Renovation

Date

City of Oak Park 2014/2015 Fire Hydrant Painting Project M-607





BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Proposed Change Order no. 1 and Payment Application No. 1 for the 2015 Commercial Sidewalk Replacement Program, M-594.

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

SUMMARY: Attached are Proposed Change Order no. 1 and Payment Application No. 1 for the 2015 Commercial Sidewalk Replacement Program, M-594. The proposed Change Order is a reduction due to final as-constructed measurements. This project replaces sidewalk in the area shown on the attached map. This project is now 99% complete.

<u>FINANCIAL STATEMENT:</u>	Original Contract Amount:	\$423,320.00
	Proposed Change Order no. 1:	<u>(\$ 68,547.54)</u>
	New Contract Amount:	\$354,772.46
	Total Completed to Date:	\$354,772.46
	Less Retainage:	\$ 5,000.00
	Net Earned:	\$349,772.46
	Deductions:	\$ 107.35
	Balance:	\$349,665.11
	Payments to Date:	<u>\$ 0.00</u>
	Amount Due Italia Construction, Inc.:	\$349,665.11

RECOMMENDED ACTION: It is recommended that Proposed Change Order No. 1 for the 2015 Commercial Sidewalk Replacement Program, M-594 be approved to Italia Construction, Inc. for the total amount of (\$68,547.54). It is further recommended that Payment Application No. 1 for the same be approved for the total amount of \$349,665.11. Funding is available in the Sidewalk Program Capital Improvement Fund No. 451-71-442-970.

APPROVALS:

City Manager: *[Signature]*

Department Director: *[Signature]*

Finance Director: *[Signature]*

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

PAYMENT APPLICATION

2016 COMMERCIAL AREA SIDEWALK REPLACEMENT PROJECT
 CITY OF OAK PARK, MICHIGAN
 CONTRACTOR: ITALIA CONSTRUCTION INC.
 27151 DEER CREEK COURT
 WASHINGTON, MI 48094

JOB NUMBER: M-564
 APPLICATION NO.: 1
 PERIOD ENDING: 7/21/2016

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY	UNIT PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
1	Remove Concrete Pavement (Modified SP)	11,000 SYD	\$9.00	9,360.37	\$84,513.33	9,360.37	\$84,513.33
2	Sidewalk Conc. Non Reinf. 6" Sidewalk/Drive Approaches	74,000 SFT	\$2.60	63,816.02	\$165,921.65	63,816.02	\$165,921.65
3	Sidewalk Conc. Non Reinf. 4" Sidewalk	6,000 SFT	\$2.10	4,874.15	\$9,815.72	4,874.15	\$9,815.72
4	Sidewalk Conc. Non Reinf. 6" Sidewalk/Drive Approaches	17,500 SFT	\$5.00	15,785.94	\$78,979.70	15,785.94	\$78,979.70
5	Cast In Place Detachable/Tactile Warning Surface (Modified SP)	900 SFT	\$20.00	184.00	\$3,680.00	184.00	\$3,680.00
6	Minor Traffic Devices (Modified SP)	1 LBLUM	\$4,000.00	1.00	\$4,000.00	1.00	\$4,000.00
7	Project Clean Up (Modified SP)	1 LBLUM	\$4,000.00	1.00	\$4,000.00	1.00	\$4,000.00
8	Inspection Crew Days	21.00 DAY	\$320.00	0.00	\$0.00	0.00	\$0.00
9	Conc. Pmnt. 24" Curb & Gutter Section Non Reinf. 6" Conc.	0.00 LFT	\$34.00	113.59	\$3,862.06	113.59	\$3,862.06
				Period Total Amount:	\$354,772.46	Amount to Date:	\$354,772.46

Earnings This Period:
 Total Earnings to Date: \$354,772.46
 Less Retainage: \$0.00
 Net Earned: \$354,772.46
 Deductions: \$107.35
 Balance: \$349,665.11
 Payments to Date: \$0.00
 AMOUNT DUE: \$349,665.11

Accepted by: Italia Construction Inc.
 Approved by: Robert Barrett, Director of Technical & Planning Services
 City of Oak Park, Michigan

Date: 7/29/2016

CHANGE ORDER

PROJECT: 2015 Commercial Area Sidewalk Project **JOB NUMBER:** M-594
OWNER: City of Oak Park, Michigan **CHANGE ORDER NO.:** 1
CONTRACTOR: Italla Construction Inc. **PAGE:** 1
 27151 Deer Creek Court
 Washington, MI 48094

TO THE CONTRACTOR:

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

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

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Decreased Quantity	Quantity to Date	TOTAL Amount
1	Remove Concrete Pavement (Modified SP)	11,000	SYD	\$9.00	-1,809.83	9,390.37	\$ (14,486.67)
2	Sidewalk Conc. Non Reinf. 6" Sidewalk/Drive Approaches	74,000	SFT	\$2.80	-10,183.08	63,816.02	\$ (28,478.34)
3	Sidewalk Conc. Non Reinf. 4" Sidewalk	5,000	SFT	\$2.10	-325.85	4,674.15	\$ (984.29)
4	Sidewalk Conc. Non Reinf. 6" Sidewalk/Drive Approaches	17,500	SFT	\$5.00	-1,704.08	15,795.94	\$ (8,520.30)
5	Cast in Place Detachable/Trailing Warning Surface (Modified SP)	999	SFT	\$20.00	-776.00	184.00	\$ (15,520.00)
6	Inspection Crew Days	21.00	DAY	\$320.00	-21.00	0.00	\$ (6,720.00)
TOTALS							\$ (72,409.89)

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

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Increased Quantity	Quantity to Date	TOTAL Amount
8	Conc. Paved, 24" Curb & Gutter Sloot Non Reinf. 9" Conc.	0.00	LFT	\$34.00	113.59	113.59	\$ 3,862.06
TOTALS							\$ 3,862.06

SUMMARY

Total Increase \$ 3,862.06
 Total Decrease \$ (72,409.89)
 Total for Change Order No. 2: \$ (68,547.84)

Contract Amount \$ 423,320.00
 Change Order No. 1: \$ (68,547.84)
 New Contract Amount \$ 354,772.16


 Robert Barrett - City of Oak Park

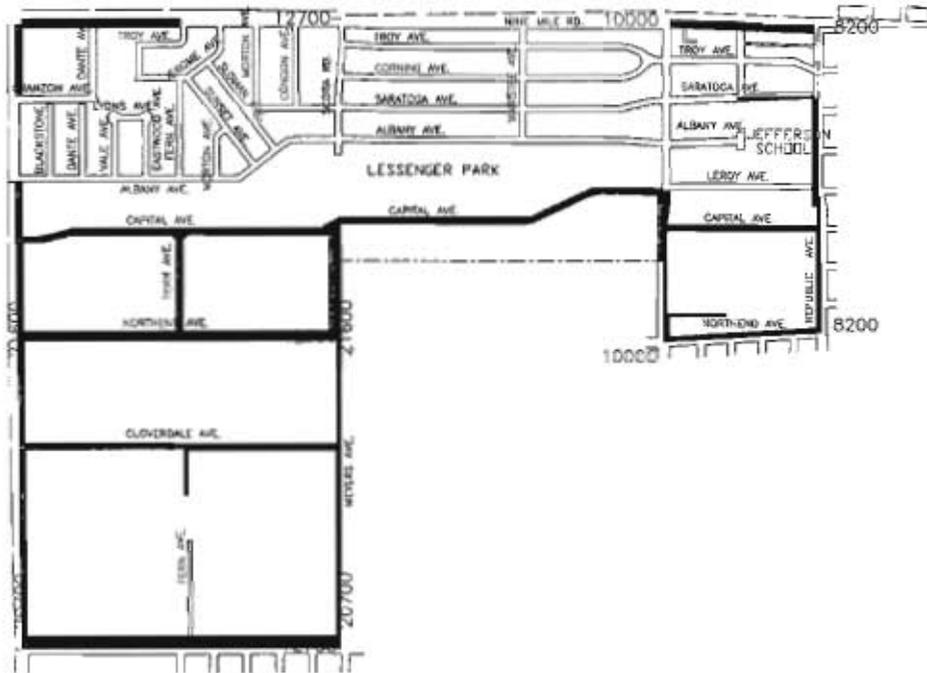
7/29/2015

Date

Italla Construction Inc.

Date

City of Oak Park 2015 Sidewalk Replacement Project





BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Proposed Change Order no.1 and Payment Application no. 1 for the 2015 Water Main Replacement Project, M-609.

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

SUMMARY: Attached are proposed Change Order no. 1 and Payment Application no. 1 for the 2015 Water Main Replacement Project, M-609. The proposed Change Order is an increase because we discovered 260 feet of six inch water main that needed to be replaced and was adjacent to this project. This project replaces the water main on Manistee Ave. and Burton Ave as shown on the attached map. This project is now 40% complete.

FINANCIAL STATEMENT:	Original Contract Amount:	\$461,034.00
	Proposed Change Order no. 1:	\$ 43,490.00
	New Contract Amount:	\$504,524.00
	Total Completed to Date:	\$227,458.00
	Less Retainage:	\$ 23,051.70
	Net Earned:	\$204,406.30
	Deductions:	\$ 0.00
	Balance:	\$204,406.30
	Payments to Date:	\$ 0.00
	Amount Due Macomb Pipeline and Utility Co.:	\$204,406.30

RECOMMENDED ACTION: It is recommended that Change Order no. 1 for the 2015 Water Main Replacement Project, M-609 be approved to Macomb Pipeline and Utility Co. for the total amount of \$43,490.00. It further recommended that Payment Application no. 1 for the same be approved in the amount of \$204,406.30. Funding is available in the Water and Sewer Fund no. 592-18-838-970.

APPROVALS:

City Manager: *[Signature]*

Department Director: *[Signature]*

Finance Director: *[Signature]*

EXHIBITS: Proposed Changer Order no. 1, Payment Application No. 1, map

PROJECT:
OWNER:
CONTRACTOR:

2016 Water Main Replacement Project
City of Oak Park, Michigan
Mecomb Pipeline and Utility Co.
44444 Mound Rd. Ste 640
Sterling Heights, MI 48314

JOB NUMBER:
APPLICATION NO.:
PERIOD ENDING:
PAGE:

M-609
1
7/29/15
2 OF 2

Original Contract Amount: \$481,034.00
Proposed Change Order #1: \$43,490.00
Proposed New Contract Amount: \$504,524.00

Earnings This Period: \$227,458.00
Total Earnings to Date: \$227,458.00
Less Retainage: \$23,051.70
Net Earned: \$204,406.30
Deductions: \$0.00
Balance: \$204,406.30
Payments to Date: \$0.00
Amount Due: \$204,406.30

Accepted By:

Mecomb Pipeline & Utility Company

Date:



Date: 7/29/2015

Robert Barnett, Director of Technical & Planning Services
City of Oak Park, Michigan

PAYMENT APPLICATION

PROJECT: 2018 Water Main Replacement Project

OWNER: City of Oak Park, Michigan

CONTRACTOR: Macomb Pipeline and Utility Co.

44444 Mound Rd. Sls. 640

Stirling Heights, MI 48314

(588) 728-7662

M-509

1

7/24/18

1 OF 2

JOB NUMBER:

APPLICATION NO.:

PERIOD ENDING:

PAGE:

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Period Quantity	Period Amount	Quantity To Date	Amount To Date
1	Mobilizations, Misc 5%	1	LBSUM	\$15,100.00	1.00	15,100.00	1.00	15,100.00
2	Water Traffic Devices, Modified SP	1	LBSUM	\$5,635.00	1.00	5,635.00	1.00	5,635.00
3	Preventer Removal, Modified SP	2,055	BYD	\$14.00	1,101.45	15,420.30	1,101.45	15,420.30
4	Preventer Control, Inlet Protection, Ferro Drop, Modified SP	12	BACH	\$50.00	8.00	400.00	8.00	400.00
5	Project Cleanup	1	LBSUM	\$4,460.00	0.00	0.00	0.00	0.00
6	Aggregate Base Under Concrete (6" 21AA Crush Limestone)	70	BYD	\$14.00	0.00	0.00	0.00	0.00
7	Drainage Structures Cover	1,900	LBS	\$1.50	1,900.00	2,850.00	1,900.00	2,850.00
8	Adjusting Drainage Structures Cover Case 1 Modified SP	3	BACH	\$300.00	0.00	0.00	0.00	0.00
9	Underdrain Subgrade, Open Graded 6", Modified SP	50	LPT	\$18.00	0.00	0.00	0.00	0.00
10	Conc. Pavement, With Integral Curb Non-Raised 7 inch., Modified SP	70	BYD	\$38.00	0.00	0.00	0.00	0.00
11	Sidewalk Conc.- Non-Raised Modified SP 6" Concrete Sidewalk	7,400	SFT	\$4.00	0.00	0.00	0.00	0.00
12	Sidewalk Conc.- Non-Raised Modified SP 6" Concrete Driveway	15,200	SFT	\$3.50	0.00	0.00	0.00	0.00
13	Clear A Excavating, Modified SP	2,410	BYD	\$6.00	0.00	0.00	0.00	0.00
14	Water Main D.I. CL 54 8 inch Trunch Detail "B" Modified	2,400	LFT	\$85.00	1,988.00	165,980.00	1,988.00	165,980.00
15	Water Main Connection "A" (8) Mainline Ave/ 1600 Serv. Dr.	1	LBSUM	\$3,000.00	0.00	0.00	0.00	0.00
16	Water Main Connection "B" (8) Mainline Ave. / Dismouth Ave.	1	LBSUM	\$3,000.00	0.00	0.00	0.00	0.00
17	Water Main Connection "C" (8) Harms Ave. / Dismouth Ave.	1	LBSUM	\$3,000.00	0.00	0.00	0.00	0.00
18	Install Fire Hydrant, EFW 30R-250	6	BACH	\$3,000.00	0.00	0.00	0.00	0.00
19	Install 8" Gate Valve and Well	6	BACH	\$3,000.00	5.00	15,000.00	5.00	15,000.00
20	Remove & Replace Short Side Service Curb (for 1 inch to 2 inch	39	BACH	\$230.00	0.00	0.00	0.00	0.00
21	Service Transfers	66	BACH	\$450.00	0.00	0.00	0.00	0.00
22	1" to 2" Diameter Type K Copper	200	LFT	\$45.00	0.00	0.00	0.00	0.00
23	Remove Existing Fire Hydrant	4	BACH	\$200.00	0.00	0.00	0.00	0.00
24	Remove Existing Gate Valve and Well	4	BACH	\$400.00	0.00	0.00	0.00	0.00
25	Crossing Existing Watermain, Sewer, and Service Leads	5	BACH	\$200.00	0.00	0.00	0.00	0.00
26	Cart to Place Detectable, Tactile Warning Surface	32	SFT	\$25.00	0.00	0.00	0.00	0.00
27	Abandon Existing Water Main - Mainline/Trunk	1	LBSUM	\$3,000.00	0.00	0.00	0.00	0.00
28	Mainline Connection, Modified SP	250	TON	\$22.00	70.33	1,547.70	70.33	1,547.70
29	Subway Sign, Modified SP	5	BACH	\$23.00	1.00	25.00	1.00	25.00
						\$227,458.00		\$227,458.00

CHANGE ORDER

PROJECT: 2015 Water Main Replacement Project **JOB NUMBER:** M-609
OWNER: City of Oak Park, Michigan **CHANGE ORDER NO.:** 1
CONTRACTOR: Macomb Pipeline and Utility CO. **PAGE:** 1 OF 1
 44444 Mound Rd. Ste 6
 Sterling Heights, MI 48314

TO THE CONTRACTOR:

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

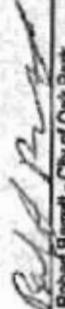
THE FOLLOWING ITEMS AND OR CONTRACT UNITS PRICES SHALL BE ADDED TO THE CONTRACT AMOUNT

Item No.	Description	Original Bid Quantity	Unit	Unit Price	Increased Quantity	Quantity to Date	Increased Amount
3	Pavement Remove, Modified SP	2,056	SYD	\$14.00	260.00	2,316.00	\$3,640.00
4	Erosion Control, Inlet Protection, Fabric Drop, Modified SP	12	EACH	\$50.00	4.00	16.00	\$800.00
11	Sidewalk Conc. - Non-Reinf. Modified SP 6" Conc. Sidewalk/Driveway Approach	7,400	SFT	\$4.00	1,140.00	8,540.00	\$4,600.00
12	Sidewalk Conc. - Non-Reinf 4" Conc. Sidewalk/Driveway Modified SP	10,500	SFT	\$3.50	1,200.00	11,700.00	\$4,200.00
13	Class A Sopping, Modified SP	2,410	SYD	\$6.00	201.00	2,611.00	\$1,206.00
14	Water Main 8" Ductile Iron, Class SA, Trancy Detail "B" Modified SP	2,400	LFT	\$85.00	260.00	2,660.00	\$22,100.00
20	Remove & Replace Storm Side Service Curb Box 1 inch to 2 inch	39	EACH	\$250.00	4.00	43.00	\$1,000.00
21	Service Transfers	66	EACH	\$450.00	9.00	75.00	\$4,050.00
22	1" to 2" Type K Copper	200	LFT	\$45.00	50.00	250.00	\$2,250.00
23	Remove Existing Fire Hydrant	4	EACH	\$500.00	1.00	5.00	\$500.00
28	Maintenance Gravel	250	TON	\$22.00	2.00	252.00	\$44.00
Totals:							\$43,490.00

SUMMARY

Total Increase \$43,490.00
 Total Amount for Change Order No. 1: \$43,490.00

Original Contract Amount \$461,034.00
 Change Order No. 1: \$43,490.00
 New Contract amount \$504,524.00

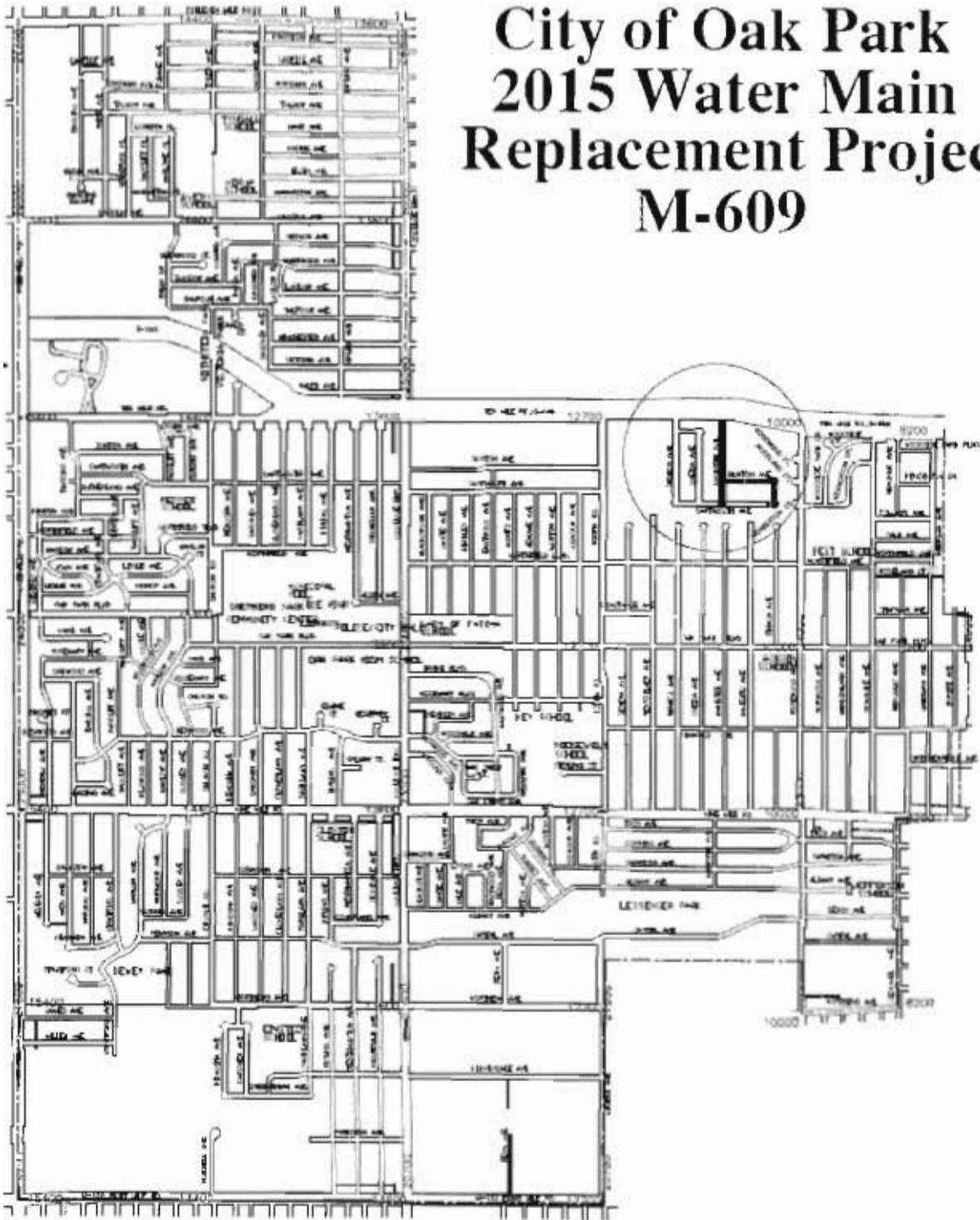

 Robert Blamet - City of Oak Park

Date

Date

Macomb Pipeline and Utility Co.

City of Oak Park 2015 Water Main Replacement Project M-609





BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Resolution Approving Sale of Tax Foreclosed Property and Resolution Approving Purchase of Tax Foreclosed Property

DEPARTMENT: Community & Economic Development

SUMMARY: A list was provided to the Oak Park city clerk (attached) of all available properties for purchase. Attached are resolutions to allow the city of Oak Park to purchase these properties and also to sell these properties to a third party to rehabilitate and sell to owner occupants.

FINANCIAL STATEMENT:

RECOMMENDED ACTION: Approve the Resolution Approving Sale of Tax Foreclosed Property and Resolution Approving Purchase of Tax Foreclosed Property

APPROVALS:

City Manager: _____

Director: _____

Finance Director: _____

EXHIBITS: resolutions and attached list of properties

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

RESOLUTION APPROVING PURCHASE OF TAX FORECLOSED PROPERTIES

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on the ____ day of _____, 2015, at 7:00 p.m.

Present: _____

Absent: _____

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

WHEREAS, the General Property Tax Act at MCL 211.78M, as amended, (the "Act") authorizes the City of Oak Park ("City") to purchase properties located within the City that were tax foreclosed by the Oakland County Circuit Court on February 18, 2015, and by the County Treasurer under Public Act 123 of 1999, as amended, subject to the provisions of the Act; and

WHEREAS, the Oak Park City Council has determined that it is in the best interest of the City to exercise its option to purchase the foreclosed properties identified on the Attached Addendum "Oak Park Tax Sale 2015"; and

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to purchase the referenced properties for the minimum bid amount for the public purpose of renovating and selling them primarily for owner occupancy in order to maintain and stabilize neighborhoods and commercial properties within the community.

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

1. Pursuant to the Act, the City hereby approves the purchase of the properties identified on the Attached Addendum "Oak Park Tax Sale 2015" for the not to exceed purchase price of \$388,816.26.

2. The City Assessor is hereby directed to file a copy of this Resolution with the Oakland County Treasurer no later than Tuesday, July 21, 2015.

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

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED

Edwin T. Norris
City Clerk

Dated:

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

RESOLUTION APPROVING SALE OF TAX FORECLOSED PROPERTIES

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on the ____ day of _____, 2015, at 7:00 p.m.

Present: _____

Absent: _____

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

WHEREAS, the General Property Tax Act at MCL 211.78M, as amended, (the "Act") authorizes the City of Oak Park ("City") to purchase properties located within the City that were tax foreclosed by the Oakland County Circuit Court on February 18, 2015, and by the County Treasurer under Public Act 123 of 1999, as amended, subject to the provisions of the Act; and

WHEREAS, on July 20, 2015, the Oak Park City Council resolved to purchase the foreclosed properties identified on the Attached Addendum "Oak Park Tax Sale 2015"; and

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to sell the referenced properties to a company that can rehabilitate, reconstruct and manage the properties for the public purpose of renovating and selling them primarily for owner occupancy in order to maintain and stabilize neighborhoods and commercial properties within the community.

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

1. The City Manager is hereby authorized to negotiate the sale of the properties identified on the Attached Addendum "Oak Park Tax Sale 2015" for the not to exceed purchase price of \$388,816.26 to include all terms stated in the Purchase Agreement.

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

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

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED

Edwin T. Norris
City Clerk

Dated:

PURCHASE AGREEMENT ADDENDUM

Oak Park Tax Sale 2015

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
25-19-233-025	13670 TALBOT ST OAK PARK MI 48237-1128 TIN, R11E, SEC 19 NORTHAVERN SUB LOT 257	\$12,400	2007	\$230.21	\$247.48	\$477.69
			2010	\$342.82	\$245.11	\$587.93
			2011	\$1,978.56	\$1,650.30	\$3,628.86
			2012	\$2,147.44	\$1,252.19	\$3,399.63
			2013	\$2,861.85	\$1,054.25	\$3,916.10
			2014	\$3,949.51	\$355.46	\$4,304.97
					Total:	\$16,315.28
25-29-328-014	12836 OAK PARK BLVD OAK PARK MI 48237-2125 TIN, R11E, SEC 29 VINCENT PARK SUB LOT 115	\$23,700	2012	\$1,223.05	\$867.56	\$2,090.61
						Total:
25-29-352-019	13380 WOODVALE AVE OAK PARK MI 48237-2055 TIN, R11E, SEC 29 MC CLAIN SUB LOT 127	\$21,200	2012	\$2,206.36	\$1,188.64	\$3,395.00
			2013	\$2,228.57	\$867.43	\$3,096.00
			2014	\$2,620.18	\$239.82	\$2,859.00
					Total:	\$9,347.00
25-29-355-015	23035 OAK CREST AVE OAK PARK MI 48237-2049 TIN, R11E, SEC 29 MC CLAIN SUB LOT 25	\$20,300	2012	\$2,112.03	\$1,164.49	\$3,276.52
			2013	\$1,785.18	\$736.63	\$2,521.81
			2014	\$2,572.91	\$231.56	\$2,804.47
					Total:	\$8,602.80
25-29-478-017	23040 MAJESTIC ST OAK PARK MI 48237-2218 TIN, R11E, SEC 29 OAK PARK SUB 8 50 FT OF LOT 340	\$24,800	2012	\$2,247.13	\$1,297.56	\$3,544.69
			2013	\$2,195.25	\$857.50	\$3,052.75
			2014	\$2,404.56	\$216.42	\$2,621.08
					Total:	\$9,218.62
25-30-204-016	24670 CLOVERLAWN ST OAK PARK MI 48237-1402 TIN, R11E, SEC 30 PLEASANT RIDGE MANOR N 8	\$12,700	2011	\$1,402.27	\$1,257.35	\$2,659.62
			2012	\$1,953.17	\$1,323.57	\$3,276.74
			2013	\$1,423.10	\$630.40	\$2,053.50
25-30-204-016	24670 CLOVERLAWN ST OAK PARK MI 48237-1402 TIN, R11E, SEC 30 PLEASANT RIDGE MANOR N 8 FT OF LOT 378 & 8 24 FT OF LOT 379	\$12,700	2014	\$1,106.34	\$99.57	\$1,205.91
					Total:	\$9,197.77
25-30-402-011	23530 CHURCH ST OAK PARK MI 48237-2430 TIN, R11E, SEC 30 PARKLANE SUB LOTS 1 & 2	\$34,600	2011	\$2,095.78	\$1,549.79	\$3,645.57
			2012	\$3,139.07	\$1,590.71	\$4,729.78
			2013	\$2,340.57	\$900.58	\$3,241.15
			2014	\$2,347.87	\$211.31	\$2,559.18
					Total:	\$14,176.08
25-31-101-018	22141 BIVVERLY AVE OAK PARK MI 48237-2576 TIN, R11E, SEC 31 MARTIN'S POLO HEIGHTS SUB LOT 119 & 1/2 OF VAC ALLEY ADJ TO SAME	\$23,100	2012	\$2,113.27	\$1,163.84	\$3,281.11
			2013	\$3,736.01	\$1,312.12	\$5,048.13
			2014	\$2,926.07	\$263.35	\$3,189.42
					Total:	\$11,518.66
25-31-103-018	22030 AVON AVE OAK PARK MI 48237-2521 TIN, R11E, SEC 31 MARTIN'S POLO HEIGHTS SUB 8 10 FT OF LOT 185, ALL OF LOT 186 & N 2 FT OF LOT 187	\$25,100	2010	\$1,290.08	\$1,175.03	\$2,465.13
			2011	\$2,570.79	\$1,929.62	\$4,500.41
			2012	\$2,291.22	\$1,350.83	\$3,642.07
			2013	\$2,178.97	\$852.79	\$3,031.76
			2014	\$2,186.61	\$196.79	\$2,383.40
					Total:	\$16,022.77
25-31-177-002	14531 PEARSON ST OAK PARK MI 48237-2607 TIN, R11E, SEC 31 GREENLAWN PARK SUB LOT 87	\$4,300	2012	\$808.77	\$623.64	\$1,432.41
			2013	\$276.08	\$320.95	\$697.03
			2014	\$911.67	\$82.05	\$993.72
					Total:	\$3,123.16
25-31-201-001	14531 W 9 MILE RD OAK PARK MI 48237-2623	\$25,200	2011	\$1,258.03	\$1,015.86	\$2,273.89
			2012	\$1,769.85	\$1,176.49	\$2,946.34

PURCHASE AGREEMENT ADDENDUM

Oak Park Tax Sale 2015

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
25-31-201-001	14331 W 9 MILE RD OAK PARK MI 48237-2623 T1N, R11E, SEC 31 KENWOOD PARK LOTS 46 TO 51 INCL, ALSO E 13 FT OF VAC CHURCH ST & 1/2 OF VAC ALLEY ADJ TO SAME	\$29,200	2013	\$1,699.40	\$711.32	\$2,410.72
			2014	\$1,854.99	\$166.95	\$2,021.94
					Total:	\$9,652.89
25-31-254-003	21740 CLOVERLAWN ST OAK PARK MI 48237-2671 T1N, R11E, SEC 31 KENWOOD PARK S 30 FT OF LOT 508 & N 21 FT OF LOT 509	\$21,400	2011	\$78.94	\$53.93	\$134.87
			2012	\$1,963.26	\$1,063.76	\$3,027.02
			2013	\$1,863.89	\$759.85	\$2,623.74
			2014	\$1,864.27	\$167.78	\$2,032.05
		Total:	\$7,817.68			
25-31-276-073	21521 COOLIDGE HWY OAK PARK MI 48237-2810 T1N, R11E, SEC 31 PLEASANT RIDGE MANOR NO 1 LOTS 470, 471 & 472, ALSO 1/2 OF VAC ALLEY ADJ TO SAME 2-4-04 FR 035 & 036	\$27,400	2011	\$2,872.43	\$2,060.10	\$4,932.53
			2012	\$3,649.03	\$1,938.35	\$5,587.38
			2013	\$2,530.33	\$956.43	\$3,486.78
			2014	\$2,635.41	\$238.99	\$2,874.40
		Total:	\$16,901.09			
25-31-278-027	21661 RIDGEDALE ST OAK PARK MI 48237-2725 T1N, R11E, SEC 31 S Z. WOLACK SUB NO 2 LOT 59	\$24,000	2009	\$3,421.66	\$3,475.90	\$6,897.56
			2010	\$2,998.82	\$2,574.08	\$5,572.90
			2011	\$2,437.76	\$1,711.37	\$4,169.13
			2012	\$2,187.20	\$1,175.69	\$3,362.89
			2013	\$1,624.33	\$689.18	\$2,313.51
			2014	\$1,628.55	\$146.57	\$1,775.12
		Total:	\$24,091.11			
25-32-129-008	22170 CONDON AVE OAK PARK MI 48237-2924 T1N, R11E, SEC 32 RIDGEWOOD ESTATES N 18 FT OF LOT 457 & S 40 FT OF LOT 458	\$13,000	2010	\$526.77	\$783.25	\$1,310.02
			2011	\$1,739.70	\$1,426.12	\$3,165.82
			2012	\$1,819.68	\$1,092.17	\$2,911.85
			2013	\$1,191.58	\$561.51	\$1,753.09
			2014	\$1,923.16	\$173.08	\$2,096.24
		Total:	\$11,237.02			
25-32-129-008	22170 CONDON AVE OAK PARK MI 48237-2924 T1N, R11E, SEC 32 RIDGEWOOD ESTATES N 18 FT OF LOT 457 & S 40 FT OF LOT 458	\$13,000				
25-32-151-007	13401 ALBANY ST OAK PARK MI 48237-2802 T1N, R11E, SEC 32 CAPITAL SUB LOT 6	\$12,900	2012	\$441.03	\$432.03	\$873.06
			2013	\$776.05	\$438.93	\$1,214.98
					Total:	\$2,088.04
25-32-151-033	12240 CAPITAL AVE STE A OAK PARK MI 48237-3159 T1N, R11E, SEC 32 PRACTICAL SUB NO 5 W 18.50 FT OF LOT 100 & ALL OF LOT 101, ALSO S 30 FT OF LOT 30 OF 'CAPITAL SUB'	\$137,800	2009	\$9,066.49	\$8,871.31	\$17,938.00
			2010	\$13,963.86	\$11,152.00	\$25,115.86
			2011	\$12,809.35	\$7,948.56	\$20,757.91
			2012	\$11,417.67	\$5,064.33	\$16,482.00
			2013	\$11,962.76	\$3,739.01	\$15,701.77
			2014	\$12,236.59	\$1,101.29	\$13,337.88
		Total:	\$109,333.42			
25-32-151-034	13200 CAPITAL AVE OAK PARK MI 48237-3168 T1N, R11E, SEC 32 PRACTICAL SUB NO 5 LOTS 98 & 99, ALSO LOT 100 EXC W 18.50 FT	\$130,400	2009	\$8,731.62	\$8,574.48	\$17,306.10
			2010	\$13,237.01	\$10,628.69	\$23,865.70
			2011	\$12,453.01	\$7,741.54	\$20,194.55
			2012	\$11,537.61	\$5,192.11	\$16,729.72
			2013	\$11,350.20	\$3,538.31	\$14,908.51
			2014	\$11,563.52	\$1,040.72	\$12,604.24
		Total:	\$105,608.83			
25-33-101-015	8780 TROY AVE OAK PARK MI 48237-2317 T1N, R11E, SEC 33 FRIENDALE WYOMINO SUB LOT 63 & W 10 FT OF LOT 64 & 1/2 OF VAC ALLEY ADJ TO SAME	\$16,500	2012	\$25.24	\$259.48	\$284.72
			2013	\$1,444.06	\$636.00	\$2,080.06
			2014	\$99.69	\$8.97	\$108.66
					Total:	\$2,473.44

PURCHASE AGREEMENT ADDENDUM

Oak Park Tax Sale 2015

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Pen	Amount Due
25-33-152-010	8625 CAPITAL AVE	\$91,600	2012	\$7,413.28	\$3,458.51	\$10,859.79
	OAK PARK MI 48237-2361		2013	\$7,809.96	\$2,513.94	\$10,323.90
	TIN, B11E, SEC 33 AUSTIN HEIGHTS SUB LOTS		2014	\$7,735.04	\$696.15	\$8,431.19
	34, 35 & 36					
					Total:	\$29,624.88

Total Purchase Price = \$388,816.26

PURCHASE AGREEMENT

MLS#

LISTING BROKER	SELLING BROKER
LISTING AGENT	SELLING AGENT
AGENT ID #	OFFICE ID
PHONE	PHONE

1. **PROPERTY DESCRIPTION:** The undersigned Buyer hereby offers and agrees to purchase property located in Michigan, City/ of OAK PARK County of OAKLAND Tax ID# _____

Legal description _____

Also commonly known as SEE ADDENDUM "OAK PARK TAX SALE 2015"

Zip 48237

Property described above shall include all available sub surface and mineral rights, all fixtures, improvements and appurtenances now in or on the property, including all built-in appliances/equipment, shelving, cabinets, all lighting fixtures, ceiling fans, attached carpeting, all window treatments and hardware, attached mirrors, telephone network, television antennae, satellite dishes (if owned) and complete rotor equipment, storm doors, storm windows, screens, awnings, garage door openers and transmitters, water softeners and security systems (if owned), mailboxes, fences, fireplace inserts, doors, screens, gas logs, grates, gas attachments and equipment, attached humidifiers, all landscaping, fuel in tanks, central vacuum and attachments, and AS-IS

Seller shall provide a bill of sale for all included personal property at closing. Exclusions specified in listing contract that are **NOT** specifically excluded herein shall be included in this sale. Excluded items: AS-IS

2. **PRICE:** Purchaser agrees to pay the sum of THREE HUNDRED EIGHTY-EIGHT THOUSAND EIGHT HUNDRED SIXTEEN AND 26/100 DOLLARS (\$388,816.26) in consideration for which Seller will provide a QUIT CLAIM deed subject to existing building and use restrictions and easements and rights of way of record.

3. **METHOD OF PAYMENT:** All money must be paid in U.S. funds by certified, cashiers or a licensed title company check acceptable to closing agent. Sale shall be completed by the following method: (Mark only the box that applies.)

A. **CASH SALE.** DELIVERY OF THE QUIT CLAIM DEED CONVEYING MARKETABLE TITLE AND PAYMENT OF THE PURCHASE PRICE.

B. **CASH SALE WITH NEW MORTGAGE.** Agreement contingent upon Purchaser securing a _____ mortgage, not contingent upon sale or closing of other assets, in the amount of \$ _____ and paying \$ _____ down plus mortgage costs, prepaid items, adjustments and flood insurance if required by lender. Purchaser agrees to apply for such mortgage within _____ calendar days from final acceptance of this Agreement at their own expense. If a mortgage commitment conditioned only upon marketable title and satisfactory survey (if required) is not delivered to Listing Broker within _____ calendar days from date of Agreement, Listing Broker shall be notified immediately and Seller may declare Agreement void. Purchaser further agrees that in connection with said application to lender, they will promptly comply with lender's request for true and accurate information required to process loan application. In the event the Purchaser(s) mortgage application is denied as evidenced by a written denial letter from Purchaser(s) lender, this offer shall be declared null and void, and all earnest monies shall be returned to the Purchaser(s) without penalty.

C. **SALE TO EXISTING FINANCING, LAND CONTRACT OR PURCHASE MONEY MORTGAGE.** (See appropriate finance addendum attached and made a part hereof.)

4. **EARNEST MONEY:** Purchaser is tendering with offer \$100,000.00 in the form of a check. All monies shall be deposited by Broker/escrow agent in accordance with rules and regulation of the State of Michigan and applied to purchase price at closing. Earnest monies shall be disbursed ONLY in accordance with either: (a) the terms hereof; (b) a fully executed mutual release; or (c) upon order of appropriate authority. If offer made is not accepted by Seller, earnest monies shall be returned to Purchaser without the written consent of the Seller.

5. **ACKNOWLEDGEMENT OF EARNEST MONEY DEPOSIT:** Received by: _____ VISIONARY TITLE AGENCY _____

DIANA SLOAN

Agent

Company Name

Signature

6. **CLOSING:** Subject to all conditions herein, closing shall take place on or before DATE TO BE DETERMINED BY CITY at the Listing Office or otherwise mutually agreed location.

7. **POSSESSION:** PURCHASER RECOGNIZES THAT SOME PROPERTIES MAY BE OCCUPIED AND PURCHASER IS SOLELY RESPONSIBLE FOR THE CONTINUED OCCUPANCY/RELOCATION/EVICTION OF ANY OCCUPANTS.

- 8. AVAILABILITY OF HOME PROTECTION PLANS:** Buyer and Seller acknowledge having been advised of the availability of home protection plans.
- 9. SEWER AND WATER CHARGES:**
- 10. TITLE EVIDENCE AND SURVEY:** TITLE INSURANCE HAS BEEN RECOMMENDED BY THE REAL ESTATE BROKER(S).
- 11. TITLE OBJECTIONS:** If objection to title is made, based upon written notice that title is not in marketable condition required for performance hereunder, Seller shall have 30 calendar days from date notified in writing of particular defects claimed, to either: (a.) remedy title; or (b.) obtain title insurance satisfactory to Buyer. Buyer agrees to complete sale within 10 calendar days of written notification or by date specified if later. If Seller is unable or unwilling to remedy title within time specified, Buyer will waive requirement in writing within 10 calendar days of written notification thereof, or Agreement may become null and void at Buyer's option.
- 12. PROPERTY TAXES:** BUYER TO PAY 2015SUMMER TAXES. INCLUDING ANY SPECIAL ASSESSMENTS AND RELATED CHARGES.
- 13. ASSESSMENTS:** Buyer shall discharge in full all public authority charges confirmed by said municipality or taxing unit(s) (special assessments, water, sewer, paving charges, etc.) which are currently due and payable. Buyer is responsible for other assessments including, but not limited to, capital and lateral charges (assessed, but value not yet determined) which are confirmed and become due and payable after closing.
- 14. CONDOMINIUM/HOMEOWNERS ASSOCIATION ASSESSMENTS:** Current dues shall be prorated to date of closing. Any delinquent condominium/homeowner association dues/assessments/liens shall be paid by Seller at closing. Any and all dues/assessments/liens confirmed and becoming due and payable after closing will be paid by Buyer. (See Condominium Addendum made a part hereof if applicable)
- 15. MAINTENANCE OF PROPERTY:** Seller is responsible to keep property in substantially the same condition as of date of Agreement, Seller is responsible to maintain grounds and keep all systems in working order until property is vacated and keys are surrendered by Seller except for conditions disclosed in Seller's Disclosure Statement or conditions discovered by Buyer as part of inspections. In the event property has been winterized, it shall be the obligation and expense of Seller to de-winterize property prior to closing. Seller agrees to leave property broom-clean and free of debris and personal property. WITHIN 7 DAYS OF CLOSING, BUYER WILL SECURE THE PROPERTY AND BEGIN MAINTENANCE.
- 16. RISK OF LOSS:** If loss or damage to property occurs before closing for any reason (including, but not limited to, fire, vandalism or acts of God) risk of loss shall be on Seller. If property is destroyed or substantially damaged before closing, at Buyer's option, this Agreement may become null and void, or Buyer may accept property and take assignment of insurance proceeds as available.
- 17. DISCLAIMER OF BROKER(S):** Broker(s) and Salesperson(s) specifically disclaim responsibility for condition of property and/or for performance of Agreement by the parties. Parties acknowledge that they are not relying on any representation or warranties that may have been made other than those in writing.
- 18. FINAL WALK-THROUGH PRIOR TO CLOSING:** Buyer reserves right to walk through property within 48 hours prior to closing to determine whether terms of Agreement have been met.
- 19. ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between Buyer and Seller. No agreement shall be binding except those in writing and signed by all parties involved. Prior negotiations and verbal agreements will not be binding.
- 20. SUCCESSORS AND ASSIGNS:** This Agreement shall bind executors, administrators, successors and assigns of the parties.
- 21. FACSIMILE/ELECTRONIC AUTHORITY:** Parties agree that this offer, any counteroffer or acceptance, may be delivered by use of facsimile/electronic authority with signatures, and that initials and modifications shall be deemed valid and binding upon the parties as if original signatures.
- 22. TIME IS OF THE ESSENCE:** Buyer and Seller understand that no extensions of time limits contained herein are expected or agreed to unless specified in writing and signed by both Buyer and Seller. Time is of the essence.

23. SELLER'S DISCLOSURE STATEMENT: (Initial only one)

Buyer(s) Initials

A. With Disclosure: Buyer has, prior to writing this offer, received Seller's Disclosure Statement.

B. Without Disclosure: All Parties understand that the Seller's Disclosure Statement was not available at the time this offer was written. Seller shall provide Buyer with a Seller's Disclosure Statement with Seller's acceptance of this offer pursuant to Public Act 92 of 1993.

- 34. BUYER ACCEPTANCE OF CONDITION:** If Buyer elects to close regardless of conditions disclosed in due diligence period, Buyer shall be deemed to have accepted property in its "AS IS" condition. Buyer hereby knowingly waives, releases and relinquishes any and all claims of causes of action against Brokers, their officers, directors, employees and/or their agents for condition of property.
- 35. SHOWINGS:** Seller agrees not to allow property to be shown after inspection contingency is removed or has expired.
- 36. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA):** If the sale price of residence exceeds \$300,000.00, the parties to the Agreement will be bound by FIRPTA requirements and must complete addendum for FIRPTA at closing.
- 37. LEGAL COUNSEL RECOMMENDATION:** BROKER(S) RECOMMEND(S) THAT ALL PARTIES TO THIS AGREEMENT RETAIN AN ATTORNEY TO PROTECT THEIR INTERESTS. The terms of this agreement shall survive the closing.
- 38. OTHER TERMS AND CONDITIONS.** BUYER IS A LICENSED REAL ESTATE AGENT/BROKER IN THE STATE OF MICHIGAN. BUYER TO COMMIT TO 95% OWNER OCCUPANT SALES. BUYER TO REMEDY AND CITY CERTIFY ALL PROPERTIES WITHIN ONE (1) YEAR. BUYER TO PAY ALL TAXES AND KEEP FUTURE TAXES CURRENT. BUYER IS RESPONSIBLE FOR ALL OUTSTANDING UTILITY CHARGES, INCLUDING WATER AND SEWER. WITHIN 90 DAYS AFTER CLOSING, BUYER SHALL PROVIDE THE CITY OF OAK PARK WITH A REHABILITATION PLAN FOR THE 3 COMMERCIAL PROPERTIES INCLUDED IN THIS AGREEMENT AND BUYER SHALL HAVE PHASE 1 OF ANY PLAN CONDUCTED BY A CERTIFIED ENVIRONMENTAL ENGINEER.

BUYER SIGNATURE AND ACKNOWLEDGEMENT OF RECEIPT: Buyer hereby makes this offer with terms and conditions contained herein.

WITNESS BUYER

DATE BUYER

SELLER SIGNATURE: Seller hereby agrees to terms and conditions contained herein. Seller acknowledges receipt of a copy of Agreement.

WITNESS SELLER

DATE SELLER CITY OF OAK PARK

~~**BUYER ACKNOWLEDGEMENT OF ACCEPTANCE.** Buyer by signing below acknowledges receipt of Seller's signed acceptance of Agreement or shall constitute a final acceptance of Seller's counteroffer.~~

WITNESS BUYER

DATE BUYER



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: August 3, 2015

AGENDA #

SUBJECT: Obsolete Property Rehabilitation Act

DEPARTMENT: Community & Economic Development

SUMMARY: The Community & Economic Development Department recommends to city council to set a public hearing for the August 17, 2015 city council meeting to approve the application of an Obsolete Property Rehabilitation Exemption Certificate for the Providence Green Apartment complex parcels 52-25-19-326-017 and 52-25-19-301-012. The purpose of establishing the district is to encourage redevelopment of the blighted buildings. The incentive, if granted, would essentially freeze the local property taxes for a period of up to 12 years, exempting from local property tax all real property improvements. Establishing the district will allow Oak Park to target these parcels as areas for redevelopment.

FINANCIAL STATEMENT:

RECOMMENDED ACTION: City Council set a public hearing for August 17, 2015 at the regularly scheduled city council meeting to approve an Obsolete Property Rehabilitation Exemption Certificate for parcels 52-25-19-326-017 and 52-25-19-301-012 otherwise known as Providence Green Apartments.

APPROVALS:

City Manager: _____

Director: _____

Finance Director: _____

EXHIBITS:

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.

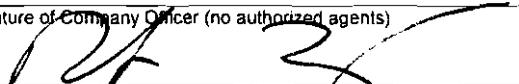
Applicant (Company) Name (applicant must be the OWNER of the facility) Loop On Greenfield LLC		
Company Mailing address (No. and street, P O. Box, City, State, ZIP Code) 408 S. Lafayette Suite 100 Royal Oak, MI 48067		
Location of obsolete facility (No. and street, City, State, ZIP Code) 15205-15423 Northgate and 25430-25840 Lincoln Terrace (a.k.a. 25500 Greenfield Road) Oak Park, MI 48237		
City, Township, Village (indicate which) Oak Park		County Oakland
Date of Commencement of Rehabilitation (mm/dd/yyyy) 8-15-2015	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12-31-2017	School District where facility is located (include school code) Berkley 65050
Estimated Cost of Rehabilitation \$6,905,737.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input checked="" type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> 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 <u>30</u>		
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.		
<input checked="" type="checkbox"/>		

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) Robert Lenz	Telephone Number 248-291-5615	Fax Number 248-291-5712
Mailing Address 408 S Lafayette Suite 100 Royal Oak, MI 48067		Email Address bob@peak-management.com
Signature of Company Officer (no authorized agents) 		Title Member

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

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

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

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

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>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.</p> <p>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.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>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.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>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.</p> <p>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.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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)	\$3,801,000	\$3,801,000	
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) 373-2408.

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

ATTACHMENT A

Obsolete Facility Description

The obsolete facility is located at 15205-15423 Northgate and 25430-25840 Lincoln Terrace (commonly known as 25500 Greenfield Road) in Oak Park, Michigan and is comprised of two parcels (Parcel ID numbers 52-25-19-301-012 and 52-25-19-326-017).

The obsolete property contains a “functionally obsolete,” 26-building apartment complex originally constructed in 1958 and 1965. Please refer to the table below for detailed information pertaining to each of the 26 buildings. In its entirety, the complex currently contains 717 studio, 1- and 2-bedroom units plus community amenities (e.g. clubhouse, pool, parking and green space). The property will be acquired by Loop on Greenfield LLC (the “Applicant”) with intentions of rehabilitating the apartment buildings and rebranding the complex to distance itself from its former negative reputation with the Oak Park community. The obsolete facility comprises approximately 29.9 acres.

Building Number	Parcel Located On	Square Footage	Year Built	Number of Floors	Original Use
1	52-25-19-301-012	71,883	1965	3	Residential
2	52-25-19-301-012	71,883	1965	3	Residential
3	52-25-19-301-012	71,883	1965	3	Residential
4	52-25-19-301-012	5,880	1965	3	Residential
5	52-25-19-301-012	33,408	1965	3	Residential
6	52-25-19-301-012	36,882	1965	3	Residential
7	52-25-19-301-012	36,882	1965	3	Residential
8	52-25-19-301-012	29,391	1965	3	Residential
9	52-25-19-301-012	1,664	1965	1	Clubhouse
10	52-25-19-301-012	736	1965	1	Office
11	52-25-19-301-012	1,320	1965	1	Garage/Storage
12	52-25-19-301-012	1,320	1965	1	Residential
13	52-25-19-301-012	71,883	1965	3	Residential
14	52-25-19-326-017	491	1958	1	Residential
15	52-25-19-326-017	1,549	1958	1	Clubhouse
16	52-25-19-326-017	35,673	1958	3	Residential
17	52-25-19-326-017	252	1958	1	Residential
18	52-25-19-326-017	41,583	1958	3	Residential
19	52-25-19-326-017	252	1958	1	Residential
20	52-25-19-326-017	65,088	1958	3	Residential
21	52-25-19-326-017	498	1958	1	Residential
22	52-25-19-326-017	41,583	1958	3	Residential
23	52-25-19-326-017	252	1958	1	Residential
24	52-25-19-326-017	35,673	1958	3	Residential
25	52-25-19-326-017	252	1958	1	Residential
26	52-25-19-326-017	35,574	1958	3	Residential

ATTACHMENT B

General Description of the Proposed Use of the Rehabilitated Facility

The existing apartment complex will be rehabilitated for continued use as 696-unit residential apartment complex. The community will retain its current amenities: the pool, clubhouse, onsite parking and green space. No other proposed uses are anticipated at this time.

ATTACHMENT C

Nature and Extent of Rehabilitation

The rehabilitation team will be ready to begin building and unit renovation as soon as possible. The rehabilitation will include the renovation of 464 of 696 residential apartment units over a 29-month period beginning first with the buildings closest to Greenfield Road and working back to the buildings on the opposite (eastern) side of the obsolete facility. The rehabilitation of the buildings is anticipated to include installation of carpeting, new appliances, kitchen cabinets and windows and roof replacements. Replacement of building mechanical systems including boilers and water heaters is also anticipated as part of the rehabilitation project. The project will also include a comprehensive beautification plan to conduct improvements to the aesthetics of the property. This will likely include asphalt repair and restriping/sealing, new signage and landscaping.

A marketing team will simultaneously begin efforts to rebrand the apartment complex to change the reputation of the property within the community through the use of the local paper and marketing events. It is also anticipated that a security firm will be hired to provide courtesy officers for new residents to ensure a safe environment and improve the complex's reputation.

Loop On Green Renovation Budget

	Projected Cost
Unit Turns/Repair and Building Repair	
Lincoln Terrace	1,388,595
Northgate Even	823,834
Northgate Odd	852,006
Unit Contingency (\$250/unit)	121,750
Renovation Labor (29 months)	1,035,552
Window Replacement	750,000
Parking Lot Repairs	300,000
Curb Appeal/Signage/Pool	150,000
Mechanical Replacement	684,000
Contingency	800,000
	6,905,737

ATTACHMENT D

Fixed Building Equipment List

No fixed building equipment is present at the obsolete facility or is anticipated to be part of the rehabilitated facility.

ATTACHMENT E

Estimated Schedule

January 2016 – June 2016

It is anticipated that the property will be acquired and rehabilitation will begin by January 2016. By June 2016, it is anticipated that 96 of the units will be renovated and 328 units will be occupied by new tenants. By this time it is expected that the renovation process will be refined and operating efficiently. Additionally, all beautification activities are expected to be completed during this time.

July 2016 – December 2017

Units will be renovated continuously at the rate of 16 units per month. The entire project is anticipated to be complete by December 2017.

ATTACHMENT F

Economic Advantages

Completion of the rehabilitated facility is anticipated to revitalize an urban area and increase the number of residents in the community in which the facility is situated. The development as a whole will result in additional tax revenue for all taxing jurisdictions once the certificate expires. The project will also dramatically transform a former obsolete and blighted property with a poor reputation in the community into a vibrant and aesthetically pleasing apartment community. The beautification activities planned along Greenfield Road will greatly improve the aesthetics of the property to passersby.

Creation of the district and approval of an exemption certificate is critical to making the project economically viable. In addition, the applicant is not delinquent in the payment of any taxes related to the facility.

LEGAL DESCRIPTION

Obsolete Property

The obsolete property is located at The obsolete facility is located at 15205-15423 Northgate and 25430-25840 Lincoln Terrace (commonly known as 25500 Greenfield Road) in Oak Park, Michigan and is comprised of two parcels (Parcel ID numbers 52-25-19-301-012 and 52-25-19-326-017). The legal descriptions for the parcels are as follows:

52-25-19-301-012

T1N, R11E, SEC 19 PART OF SW 1/4 BEG AT PT DIST S 626 FT FROM W 1/4 COR, TH S 89-35-47 E 1282.76 FT, TH S 00-51-25 W 702.21 FT, TH N 89-22-35 W 1272.30 FT, TH N 697.32 FT ALG W SEC LI TO BEG 20.52 A 5-9-05 FR S 25-19-301-008 ANNEX

52-25-19-326-017

T1N, R11E, SEC 19 PART OF SW 1/4 BEG AT PT DIST W 882.83 FT & S 00-27-00 W 423.00 FT FROM CEN OF SEC, TH S 00-27-00 W 904.62 FT, TH S 89-55-00 W 410.30 FT, TH N 00-27-00 E 1328.22 FT, TH E 205.04 FT, TH S 00-27-00 W 423.00 FT, TH E 205.26 FT TO BEG EXC N 43 FT TAKEN FOR LINCOLN AVE 10.31 A FR S 25-19-326-001 ANNEX



CITY OF OAK PARK

OFFICE OF THE CITY CLERK

Mayor
 Marian McClellan
Mayor Pro Tem
 Paul Levine
Council Members
 Michael Seligson
 Carolyn Burns
 Kiesha Speech

NAME: Loop on Greenfield
 ADDRESS: _____

DATE: 7/29/15

(Highlight fee to be charged)

Day Care Registration	\$ 25.00
FOIA Request	\$ _____
Garage Sale Permit	\$ 5.00
Handbill - 1 day	\$ 10.00
Handbill - 1 week	\$ 25.00
Handbill - 3 months	\$ 50.00
Handbill - 1 year	\$ 100.00
Handbill – name change	\$ 10.00
Mechanical Amusement Distributor License	\$ 250.00
Mechanical Amusement Device License	
1 Machine	\$ 250.00
2 machines - \$200 per machine	\$ 400.00
3-4 machines - \$175.00 per machine	\$ _____
5-6 machines - \$150.00 per machine	\$ _____
7-10 machines - \$125.00 per machine	\$ _____
Notary Fee	\$ 5.00
Pawnbroker License	\$ 400.00
Precious Metals License	\$ 50.00
Sidewalk Sale	\$ 10.00
Special Event Fee	\$ 100.00
Tavern License –	
New On-Premises Consumption or transfer of owner	\$ 800.00
Adding additional owners (Per Owner)	\$ 200.00
Background Check (Per applicant)	\$ 75.00
Annual Renewal	\$ 250.00
Vendor License - Food	\$ 50.00
Vendor License – Taxi (Per Driver)	\$ 75.00
Vendor License Lawn Care / Snow Removal	\$ 50.00
Voter List	\$ _____
Other: _____	\$ <u>650.00</u>

N:\Cityclerk\2015 Receipt For Services.Doc

CITY OF OAK PARK
 Date 07/29/2015 3:07:59 PM
 Ref Miscellaneous Transactions
 Receipt 60871
 Amount \$650.00

MF Capital LLC
1050 N Adams Ste 1
Birmingham, MI 48009

TCF Bank
Livonia, MI 48150

831

DATE

AMOUNT

07/29/15

\$650.00

PAY

SIX HUNDRED FIFTY AND 00/100

TO THE
ORDER
OF

City of Oak Park

PA 3

MEMO: OPRA Application Fees



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈831⑈

⑈272471548⑈ 9442095619⑈

MF Capital LLC

831

07/29/15 City of Oak Park

OPRA Application Fees

\$ 650.00

Account	Comment	Amount
Business Fees		650.00



CITY OF OAK PARK

Assessor's Office
Department of Finance

Mayor
Marian McClellan
Mayor Pro Tem
Paul Levine
Council Members
Michael Seligson
Kiesha Speech
Carolyn Burns
City Manager
Erik Tungate

July 28, 2015

Re: Application for Obsolete Property Rehabilitation Exemption Certificate for
Parcels 52-25-19-301-012 and 52-25-19-326-017

According to the City of Oak Park Assessing records, the property that is the subject of this request is a large apartment complex comprised of 723 units, built in 1965, located north of I-696 and east of Greenfield, known as Providence Green Apartments, identified as parcels 52-25-19-301-012 and 52-25-19-326-017. The subject property was annexed from Royal Oak Township in November 2004.

The property has been declared a nuisance in accordance with local housing and building code ordinances by the Technical and Planning Director (see attached). Due to years of neglect, many of the buildings are severely blighted, with only 30% of the units currently occupied, as the remainder do not meet City of Oak Park rental standards. Substantial improvements are required in order for the subject property to adequately restore its intended function to an economically efficient condition, including but not limited to, new efficient mechanical systems, updated electrical and plumbing, improved roof structure and cover, upgrades to windows, doors, interior walls, flooring, cabinets and ceilings, as well as to the exterior of the property.

Based on these findings, in my determination the subject property is more than 50% functionally obsolete.

Sincerely,

Martin D. Bush
City Assessor



CITY OF OAK PARK

DEPARTMENT OF TECHNICAL & PLANNING SERVICES

Mayor
Marian McClellan
Mayor Pro Tem
Paul Levine
Council Members
Michael Seligson
Kiesha Speech
Carolyn Burns
City Manager
Erik Tungate

July 28, 2015

Providence Green
25500 Greenfield Road
Oak Park, MI 48237

RE: Blight Certification Letter for Providence Green, 25500 Greenfield Road, Oak Park, Michigan

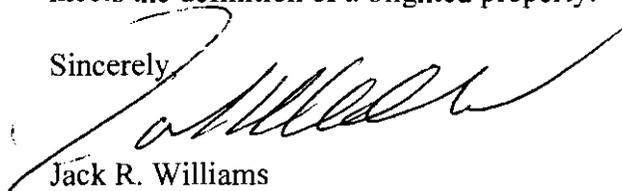
Dear Sirs:

After a review of City records and an inspection of the above referenced property to determine if the property meets the State of Michigan definition of blighted property, the City of Oak Park has made the following finding. This finding is based on the property located at 25500 Greenfield Road being in violation of the Oak Park Property Maintenance Code and meeting the definition of blight based on, but not limited to, the following:

- Numerous roof and gutter systems in need of replacement or in disrepair.
- Majority of windows in functional or physical disrepair or missing, including damaged openings.
- Foundations and exteriors in need of water proofing.
- Abatement of presumed mold required in multiple buildings
- Areas of parking lot, sidewalks, porches, steps, and drives in need of repair.
- Accessory structures including fences, pools, and out buildings in blighted conditions

Based on its current condition, it has been determined by the City of Oak Park that this property meets the definition of a blighted property.

Sincerely,



Jack R. Williams
Building Official