

Oak Park

City Council Agenda

January 19, 2016





AGENDA
REGULAR CITY COUNCIL MEETING
36th CITY COUNCIL
OAK PARK, MICHIGAN
January 19, 2016
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 January 4, 2016
- B. Board of Review Meeting Minutes of December 15, 2015
- C. Communications Commission Meeting Minutes of October 28, 2015 and November 18, 2015
- D. Arts and Cultural Commission Meeting Minutes of August 26, 2015 and October 21, 2015
- E. Payment Application No. 1 to Terra Contracting for the 2015 Sewer Cleaning and Television Inspection Project, M-626 in the total amount of \$46,372.72
- F. Licenses - New and Renewals as submitted for January 19, 2016

6. RECOGNITION OF VISITING ELECTED OFFICIALS:

7. SPECIAL RECOGNITION/PRESENTATIONS:

- A. Audit Presentation by Mark Kettner of Rehmann Robson and Finance Director Carl Johnson

8. PUBLIC HEARINGS:

- A. Public Hearing and Resolution approving the Corridor Improvement Authority Development and Tax Increment Financing (TIF) Plans

9. COMMUNICATIONS: None

10. SPECIAL LICENSES:

- A. Special Event Request as submitted by the Oak Park Arts and Cultural Commission for an artist appreciation reception to be held at City Hall on February 1, 2016

11. ACCOUNTING REPORTS:

- A. Approval for payment of invoices submitted by Garan, Luow, Miller, P.C. for legal services in the total amount of \$16,308.20

12. BIDS: None

13. ORDINANCES:

- A. Second reading and adoption of an Ordinance to amend Appendix A – Zoning, of the Code of Ordinances, City of Oak Park, Michigan, by Amending Section 1930 of Article XIX, Section 802 of Article VIII, and Section 1401 of Article XIV

- B. Second reading and adoption an Ordinance to amend Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park by Amending Article I, In General, Section 6-1; and Article III, Regulation of On-the-Premises Consumption, Sections 6-54, 6-55, and 6-58 thereof
- C. First reading of an Ordinance to amend Section 1201, Permitted Uses, of Article XII, PCD, Planned Corridor Development District, Appendix A, Zoning, of the Code of Ordinances of the City of Oak Park

14. CITY ATTORNEY:

15. CITY MANAGER:

Administration

- A. Request to reappoint Saul Chudnow and Lana Sherman to the Election Commission for terms expiring January 1, 2017
- B. Snow Emergency Parking

Community and Economic Development

- C. Request to submit an application to the Michigan Council for Arts and Cultural Affairs (MCACA) for a matching 2016 mini-grant to help fund the Summer Concert Series and to authorize the expenditure of \$800 by the Oak Park Arts & Cultural Commission to fund 50% of the cost

Finance/Assessing

- D. Request to adopt the rate of compensation for the Board of Review Members and the 2016 meeting dates and times
- E. Request to adopt the City of Oak Park 2016 Poverty Exemption Policy

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
36th OAK PARK CITY COUNCIL
January 4, 2016
7:00 PM**

MINUTES

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

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

ABSENT: None

OTHERS

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

APPROVAL OF AGENDA:

**CM-01-001-16 (AGENDA ITEM #4) ADOPTION OF THE AGENDA AS AMENDED
- APPROVED**

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

- Move Item #15A, Bond refunding resolution to Item #6 on the agenda

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

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-01-002-16 (AGENDA ITEM #5B-G) CONSENT AGENDA - APPROVED

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

- A. Special Council Meeting Minutes of December 21, 2015 **(Removed from the Consent agenda by Council Member Speech)**
- B. Regular Council Meeting Minutes of December 21, 2015 **CM-01-003-16**
- C. Beautification Advisory Commission Meeting Minutes of September 15, 2015 **CM-01-004-16**
- D. Emergency Services Council Meeting Minutes of May 11, 2015 **CM-01-005-16**
- E. Emergency Services Council Meeting Minutes of November 9, 2015 **CM-01-006-16**
- F. Recycling and Environmental Conservation Commission Meeting Minutes of October 15, 2015 **CM-01-007-16**
- G. Licenses - New and Renewals as submitted for January 4, 2016 **CM-01-008-16**

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

MOTION DECLARED ADOPTED

CM-01-009-16 (AGENDA ITEM #5A) (Removed from the Consent agenda by Council Member Speech) SPECIAL COUNCIL MEETING MINUTES OF DECEMBER 21, 2015 - APPROVED

Motion by Burns, seconded by Radner, CARRIED, to approve the Special Council Meeting Minutes of December 21, 2015.

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

MOTION DECLARED ADOPTED

Council Member Speech stated she recalls that an additional meeting would take place before the first reading of the proposed ordinance changes regarding alcoholic liquor. Council Member Rich and Mayor Pro Tem Burns along with City Attorney Duff and City Clerk Norris indicated that the minutes reflecting the first reading of the ordinances at the January 4, 2016 meeting were accurate.

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS:

CM-01-010-16 (AGENDA ITEM #6) (Item moved from Item #15A under City Manager, Administration) RESOLUTION TO REQUEST AND AUTHORIZE THE GEORGE W. KUHN DRAINAGE DISTRICT TO ISSUE REFUNDING BONDS PURSUANT TO THE PROVISIONS OF PUBLIC ACT 34 OF 2001, AS AMENDED - APPROVED

Motion by Rich, seconded by Burns, CARRIED UNANIMOUSLY, to approve the following resolution to request and authorize the George W. Kuhn Drainage District to issue refunding bonds pursuant to the provisions of Public Act 34 of 2001, as amended:

RESOLUTION TO AUTHORIZE REFUNDING

WHEREAS, pursuant to the provisions of Act No. 34, Public Acts of Michigan, 2001, as amended ("Act 34"), the George W. Kuhn Drainage District issued its Drain Refunding Bonds, Series 2007, dated August 1, 2007, in the original principal amount of \$12,460,000 (the "Prior Bonds"), to refund its Drain Bonds, Series 2000B, dated October 1, 2000, maturing in the years 2010 through 2022, and Drain Bonds, Series 2001E, dated January 1, 2002, maturing in the years 2013 through 2024, in anticipation of the collection of the several installments against

the City of Oak Park (the "City"), the County of Oakland (the "County") and other units of local government on the applicable special assessment rolls for the George W. Kuhn Drain; and

WHEREAS, the City has been advised that conditions in the bond market have now improved from the conditions which prevailed at the time the Prior Bonds were sold and that the Prior Bonds could be refunded at a considerable savings to the City; and

WHEREAS, it is the determination and judgment of this City Council that the Prior Bonds should be refunded to secure for the City the anticipated savings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OAK PARK, MICHIGAN, as follows:

1. The George W. Kuhn Drainage District is requested and authorized to issue its refunding bonds (the "Refunding Bonds") pursuant to the provisions of Act 34 in an amount necessary to refund all or part of the Prior Bonds (as shall be determined by the Drainage Board) and paying the costs of issuing the Refunding Bonds.

2. The proceeds of the Refunding Bonds shall be sufficient to pay the costs of issuing the Refunding Bonds and to establish an Escrow Fund in an amount which will be sufficient to pay the principal of and redemption premiums and interest on the Prior Bonds that are refunded without further payment by the City or the County.

3. The City agrees and consents to the imposition of special assessments against the City on a refunding bonds special assessment roll for the payment of the Refunding Bonds.

4. The Mayor or the City Manager is authorized, if necessary, to file an Application for State Treasurer's Approval to Issue Long-Term Securities with respect to the Refunding Bonds.

5. The Clerk, Treasurer, Mayor and City Manager are each authorized to approve the circulation of a preliminary and final official statement for the Refunding Bonds, and to cause the preparation of those portions of the preliminary and final official statement for compliance with Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended (the "Rule"). The Clerk, Treasurer, Mayor and City Manager are each authorized to execute and deliver such certificates and to do all other things necessary to effectuate the sale and delivery of the Refunding Bonds.

6. The Clerk, Treasurer, Mayor and City Manager are each authorized to execute and deliver in the name and on behalf of the City a continuing disclosure certificate to comply with the requirements for a continuing disclosure undertaking by the City pursuant to paragraph (b)(5) of the Rule, and amendments to such certificate from time to time in accordance with the terms of such certificate (the certificate and any amendments thereto are collectively referred to herein as the "Continuing Disclosure Certificate"). The City hereby covenants and agrees that it will comply with and carry out all the provisions of the Continuing Disclosure Certificate.

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

MOTION DECLARED ADOPTED

Paul M. Wyzgoski from Dickinson Wright PLLC, the bond counsel for the George W. Kuhn Drainage District, summarized the proposed resolution and indicated that issuing refunding bonds for the District would save taxpayers approximately \$540,000 over the life of the bonds. He stated that Oak Park is one of 14 communities making up the District and that the city's share of the savings would be approximately \$70,000.

PUBLIC HEARINGS: None

SPECIAL LICENSES: None

ACCOUNTING REPORTS: None

BIDS: None

ORDINANCES:

CM-01-011-16 (AGENDA ITEM #13A) FIRST READING OF AN ORDINANCE TO AMEND APPENDIX A – ZONING, OF THE CODE OF ORDINANCES, CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTION 1930 OF ARTICLE XIX, SECTION 802 OF ARTICLE VIII, AND SECTION 1401 OF ARTICLE XIV – APPROVED AS AMENDED

Motion by Rich, seconded by Radner, CARRIED, to approve the First reading of the following Ordinance as amended to amend Appendix A – Zoning, of the Code of Ordinances, City of Oak Park, Michigan, by amending Section 1930 of Article XIX, Section 802 of Article VIII, and Section 1401 of Article XIV:

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

ORDINANCE NO.

AN ORDINANCE TO AMEND APPENDIX A - ZONING, OF THE CODE OF ORDINANCES, CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTION 1930 OF ARTICLE XIX, SECTION 802 OF ARTICLE VIII, AND SECTION 1401 OF ARTICLE XIV.

THE CITY OF OAK PARK ORDAINS:

SECTION 1. Article XIX, Special Land Uses, Section 1930, Restaurants Serving Beer or Wine, of Appendix A-Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows:

Sec. 1930. **Restaurants Serving Alcoholic Liquor.**

Restaurants, serving alcoholic liquor may be permitted in certain districts specified in this ordinance, if the establishment is continually operated according to the following

- A. There shall at all times be maintained and provided culinary facilities to cook and prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than 40 20 patrons at any time.
- B. ~~The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises.~~ (This provision included in the General City

Code, Section 2, Section 6-55, (1))

- C. Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aisle ways. Public restroom facilities shall not be considered in this determination.
- D. ~~During any 90-day period, no more than 50 percent of the gross revenues of the establishment shall be derived from the sale of alcoholic liquor. Admission charges or cover charges which exceed ten percent of the establishment's gross revenues shall be considered as derived from the sale of alcoholic liquor for purposes of determining the percentage of sales of alcoholic liquor. Sales of food or alcoholic liquor to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales of alcoholic liquor. (This provision moved to General City Code Section 2, Section 6-55, (3))~~
- E. ~~Restaurants, serving alcoholic liquor are required to stop serving alcoholic beverages no later than 12:00 a.m. (midnight), and otherwise operate consistent with the hours established by the liquor control commission for such establishments. (This provision included in the General City Code)~~
- F. ~~The proposed restaurant, serving liquor, beer or wine is not located within 500 feet of a school park, or place of worship, regardless of community boundaries. Measurement of distances between restaurants, serving beer and wine and a school, park, or place of worship shall be from the outermost boundaries of the parcel or lot of each use. The proposed restaurant is not located within 500 feet of a church or school building. The distance between the church or school building and the contemplated location shall be measured along the center line of the street or streets of address between 2 fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the church or school building nearest to the contemplated location and from the part of the contemplated location nearest to the church or school building. Notwithstanding the stated distance requirements, no proposed restaurant will be permitted to serve alcoholic liquors if the restaurant is located on a parcel of land adjacent to a parcel of land with a church or school building. This provision may be waived by the City Council if the affected school(s) or place(s) of worship, through its duly appointed or elected governing body, affirmatively waives, in writing, its right to object to the restaurant and the City Council determines that the restaurant will not adversely affect the operation of the school or place of worship.~~
- G. The layout of the site of the proposed restaurant, serving alcoholic liquor and its relationship to streets providing access to the site shall be in a manner that vehicular and pedestrian traffic to and from the proposed restaurant, serving alcoholic liquor and the potential assembly of persons connected therewith, will not be hazardous, endangering, or inconvenient to the surrounding neighborhood and commercial district.
- H. The proposed restaurant, serving alcoholic liquor will be compatible with adjacent uses of land, considering the proximity of residential dwellings, churches, schools, public structures, and other places of public gatherings.
- I. The proposed restaurant, serving alcoholic liquor will not be contrary to the public interest or injurious to nearby properties.
- J. The proposed restaurant, serving alcoholic liquor will not have the possible effect of downgrading and blighting the surrounding neighborhood.
- K. The proposed restaurant, serving alcoholic liquor will not reasonably be expected to diminish the value of

properties in the immediate area.

SECTION 2. Section 802, Special Land Uses, L, of Article VIII, B-2, General Business Districts, of Appendix A- Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows:

L. Restaurants serving alcoholic liquor ~~beer or wine~~, subject to the provisions specified in section 1930.

SECTION 3. Section 1401, Permitted uses, F. Special Land Uses, 1, of Article XIV, PUD, Planned Unit Development Districts of Appendix A- Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows.

1. Restaurants serving alcoholic liquor ~~beer or wine~~, subject to the provisions specified in Section 1930.

SECTION 4. **SEVERABILITY.**

No other portion, paragraph or phrase of the Code of Ordinances, City of Oak Park, Michigan, shall be affected by this ordinance except as to the above section, and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park.

SECTION 5. **EFFECTIVE DATE.**

This ordinance shall be published as required by the Charter of the City of Oak Park and by the Michigan Zoning Enabling Act, and shall become effective ten (10) days from the date of its passage or upon the expiration of seven (7) days after its publication, whichever is later.

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

MOTION DECLARED ADOPTED

**CM-01-012-16 (AGENDA ITEM #13A) MOTION TO AMEND THE ORDINANCE
- APPROVED**

Motion by Rich, seconded by Radner, CARRIED UNANIMOUSLY, to amend the proposed ordinance as follows:

1. Insert Michigan Compiled Law language that defines alcoholic liquor and license in Section 6-1 of Article I of the General Liquor Ordinance.
2. Remove the letter "s" from the word liquors in Subsection F of Section 1930.

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

MOTION DECLARED ADOPTED

CM-01-013-16 (AGENDA ITEM #13A) MOTION TO CALL THE PREVIOUS QUESTION – APPROVED

Motion by Rich, seconded by Burns, CARRIED, to call the previous question.

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

MOTION DECLARED ADOPTED

Community and Economic Development Manager Marrone summarized the specific changes to the ordinance that were approved by the Planning Commission on November 9, 2015 and made pursuant to discussions by Council at the Special Meetings held on December 7 and 21, 2015. Council debated the changes which included the following:

1. All references to “beer and wine” throughout the Zoning Ordinance are changed to “alcoholic liquor.”
2. Text in reference to food selection in Section 1930, B moved to the General City Code and reducing the required seating from 40 to 20 in Section 1930 A.
3. Sections 1930 D and E moved to the General City Code and hours of operation changed to be consistent with Michigan Liquor Control Commission rules allowing hours of operation until 2:00 PM.
4. New language in Section 1930 F that defines the measuring of distance requirements for permitted locations for restaurants serving alcoholic liquor.

CM-01-014-16 (AGENDA ITEM #13B) ORDINANCE TO AMEND ARTICLE III REGULATION OF ON-THE-PREMISES CONSUMPTION, OF CHAPTER 6, ALCOHOLIC LIQUORS, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK BY AMENDING SECTIONS 6-54, 6-55, AND 6-58 THEREOF – APPROVED AS AMENDED

Motion by Rich, seconded by Radner, CARRIED, to approve the First reading of the following Ordinance to amend Article III Regulation of On-The-Premises Consumption, of Chapter 6, Alcoholic Liquors, of The Code of Ordinances of The City of Oak Park by Amending Sections 6-54, 6-55, And 6-58 thereof:

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

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ARTICLE III, REGULATION OF ON-THE-PREMISES CONSUMPTION, OF CHAPTER 6, ALCOHOLIC LIQUORS, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK BY AMENDING SECTIONS 6-54, 6-55, and 6-58 THEREOF.

THE CITY OF OAK PARK ORDAINS:

Added language from Motion CM-01-011-16

Section 6-1, Definitions Chapter 6, Alcoholic Liquors, Article I, In General, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-1. – Definitions.

The following definitions shall apply when used in this chapter:

Alcoholic liquor. Any spirituous, vinous, malt, or fermented liquor, powder, liquids, and compounds, whether or not medicated, proprietary, patented, and by whatever name called, containing 1/2 of 1% or more of alcohol by volume that are fit for use for food purposes or beverage purposes as defined and classified by the Michigan Liquor Commission according to alcoholic content as belonging to 1 of the varieties defined in the Michigan Liquor Code.

License. A contract between the Michigan Liquor Commission and the licensee granting authority to that licensee to manufacture and sell, or sell, or warehouse alcoholic liquor in the manner provided by the Michigan Liquor Code.

SECTION 1. Section 6-54, Licensing Policy, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-54. – Licensing policy.

- (a) No person shall engage in the business of selling alcoholic liquor for consumption on the premises in the City of Oak Park without first obtaining a liquor license, as required by the statutes of the State of Michigan and the City of Oak Park Code of Ordinances.
- (b) The city council may establish by resolution the number and type of establishments within the city in which the sale or consumption of alcoholic liquor shall be permitted for consumption on the premises. The number of such establishments may be less, but in no case greater than the number of such establishments permitted by Michigan law.
- (c) New licenses and related permits, transfers of ownership of existing licenses, and transfers of licenses into the city shall require the prior approval, and is at the sole discretion of, the city council.
- (d) An annual review shall be conducted of all existing licenses and related permits in the City of Oak Park.

(e) No person shall engage in the business of selling alcoholic liquor for consumption on the premises in the City of Oak Park without first obtaining a special land use approval, as required by the Zoning Act and entering into a contract with the City of Oak Park.

(f) Pursuant to the Michigan Liquor Control Code, liquor licenses issued by the Michigan Liquor Control Commission shall expire on April 30 of each year unless a different date is fixed by the Commission. (added at the recommendation of the City Clerk's office)

(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 2. Section 6-55, Restaurant Requirements, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-55. – Restaurant requirements.

(a) The city council shall not approve any application for a new, a renewal, or transfer into the city of a license to sell alcoholic liquor for consumption on the premises unless the use of the license is in connection with and incidental to a restaurant operation meeting the following requirements and performance standards:

~~(1) There shall at all times be maintained and provided culinary facilities to cook or prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than 40 patrons at any time.~~
(moved to Zoning Article XIX, Special Land Uses, Section 1930 A)

~~(2)~~(1) The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises.

~~(3) Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aiseways. Public restroom facilities shall not be included in this determination.~~ (moved to zoning Article XIX, Special Land Uses, Section 1930 C)

~~(4)~~(2) That ~~during any 90-day period, no~~ Not more than 50 percent of the gross revenues of the establishment will be or is derived from the sale of alcoholic ~~beverages-liquor~~. Sales of food or alcoholic beverages liquor to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales to alcoholic beverages.

~~(5) No admission fees or cover charges shall be levied on any patrons~~ except as approved either through a special event permit or as outlined in the establishment's plan of operation as approved by the city council.

~~(6)~~(3) Restaurants shall stop serving alcoholic beverages at 12:00 a.m. (midnight) are required to operate consistent with the hours established by the Liquor Control Commission for such establishments.

(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 3. Section 6-58, Review Procedures, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows;

(a) *City clerk processing.* Upon receipt of an application and fee, as provided herein, the clerk shall distribute the application to appropriate departments within the city for certifications necessary for city council approval, as follows:

- (1) Certification by the city clerk that the proposed licensee has a current valid license for operation of a restaurant at the proposed licensed premises or meets applicable requirements for the issuance of such a license.
- (2) Certification by the director of technical and planning services that the buildings or structures to which the license will apply meet all applicable building and property maintenance codes or that acceptable building plans for work which will satisfy all such codes have been submitted.
- (3) Certification by the director of technical and planning services that the proposed licensed premises is appropriately zoned for the use and that any required zoning approvals, including site plan approval, have been applied for or obtained.
- (4) Certification by the director of public safety based upon a finding that the proposed licensee or licensees are of good moral character.
- (5) Certification by the director of public safety that the proposed licensed premises are in compliance with all applicable fire safety regulations.

(b) *Public hearing.*

- (1) When a completed application and fee including public hearing and notice have been received, the city council shall schedule a public hearing to consider the request for a new license and related permit, the transfer of ownership of an existing license, or the transfer of a license into the city.
- (2) Notice of the public hearing shall be provided to all property owners within ~~500~~ 300 feet of the proposed establishment, according to the tax records of the city.
- (3) Notice of the public hearing shall be provided to all current liquor license holders located in the city, school districts, private schools, public school academies, and churches located in the city.
- (4) The applicant or an authorized representative shall appear at the city council hearing and make a written and/or oral presentation concerning the request.

(c) ~~Review factors.~~ *Review factors.* In reviewing a request for a new license or related permit, a transfer of ownership of an existing license, or a transfer of a license into the city, the city council may consider and/or weigh the following factors:

- (1) Total number of similar licenses in the city.
- (2) Input from residents and surrounding business owners.
- (3) Impact of the establishment on surrounding businesses and neighborhoods.
- (4) Whether a proposed licensed premises is part of a multi-use project with substantial new retail, office, or residential components, and the size of the proposed licensed premises relative to the overall project or development.
- (5) Crowd control.
- (6) Parking availability.
- (7) Preservation or restoration of historic buildings.
- (8) Location in an underdeveloped area.
- (9) Concentration of establishments and impact on policing requirements.
- (10) Policing requirements.
- (11) Business history.
- (12) Business experience.
- (13) Liquor control commission violation history.
- (14) Percent of floor area devoted to dining versus bar area.
- (15) Size of bar area.
- (16) Overall benefit of the plan to the City of Oak Park.
- (17) Nonpayment of taxes or other payment due to the city.

(18) Any other factor(s) that may affect the health, safety and welfare or the best interests of the community.

(d) *Restrictions on licenses.* No license shall be approved for:

- (1) An applicant or licensee whose license has been revoked for cause.
- (2) An applicant, who at the time of application or at renewal of any license issued hereunder, would not qualify or be eligible therefor.
- (3) A co-partnership, unless all of the members of such co-partnership shall qualify to obtain a license.
- (4) A corporation if any officer, manager or director thereof, or a stock owner or stockholders owning in the aggregate more than five percent of the stock of such corporation, would not be eligible to receive a license hereunder for any reason.
- (5) An applicant or licensee whose place of business is or will be conducted by a manager or agent, unless such manager or agent possesses qualifications similar to those required of the applicant or licensee.
- (6) An applicant or licensee who has been convicted or found responsible for a violation of any federal or state law or administrative rules of the Michigan Liquor Control Commission concerning the manufacture, possession or sale of alcoholic liquor, or similar violation of another state or country.
- (7) An applicant or licensee who does not own the premises for which a license is sought or have a lease therefor for the full period for which the license is issued.
- (8) Any law enforcement official or any member of the council, or to any such official having interest in any way, either directly or indirectly, in manufacture, sale or distribution of alcoholic liquor.
- (9) An applicant or licensee who does not have substantial management experience with entities having liquor licenses, or who, for other similar reasons, in the discretion of the city council, is not qualified to receive a license.
- (10) An applicant or licensee that has not submitted a site plan free from violations of the applicable building, electrical, mechanical, plumbing, or fire prevention codes, applicable zoning regulations, or applicable public health regulations;
- (11) Unless an applicant or licensee is selling ~~beer or wine~~ alcoholic liquor, demonstrably in connection with, and incidental to, a bona fide restaurant operation;
- (12) An applicant or licensee that where the city council has determined that the premises do not, or will not reasonably soon after commencement of operations, have adequate off-street parking, lighting, refuse disposal facilities, noise or nuisance control, or such new construction or remodeling as proposed would not be completed;
- (13) An applicant or licensee that where the city council has determined that the location proposed for a licensed liquor establishment will have an adverse effect on the community, with consideration given to traffic safety conditions, accessibility to major streets or highways, distance from public or private schools, impact on adjacent residential districts, zoning classifications and the availability of parking.
- (14) An applicant or licensee unless a valid special land use approval is lawfully maintained for the premises.
- (15) An applicant or licensee unless a valid contract has been entered into with the city.
- (16) An applicant determined to have been untruthful in the application submitted to the city or to have submitted an application or other documentation with material omissions of fact.

(e) *Approval.* After a review by staff and recommendation, and a public hearing, if the city council is satisfied that the establishment or operation will provide a benefit the City of Oak Park and constitute an asset to the community, it will adopt a resolution granting approval, subject to the satisfaction of any conditions stated in the resolution. Approval of a license shall be conditioned on any necessary remodeling or new construction for the use of the license be completed within six months of the action of the city council or the Michigan Liquor Control Commission approving such license, whichever last occurs. Any unusual delay in the completion of such remodeling or construction may subject the license to revocation.

(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 4. Savings Clause.

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby amended, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 5. Severability.

No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park shall be affected by this ordinance, except as to the above sections and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park.

SECTION 6. 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:	McClellan, Burns, Rich, Radner
	No:	Speech
	Absent:	None

MOTION DECLARED ADOPTED

CM-01-015-16 MOTION TO AMEND THE ORDINANCE – FAILED

Motion by Rich, seconded by Speech, CARRIED UNANIMOUSLY, to amend the proposed ordinance as follows:

1. Keep the existing language in Sec. 6-55, (3) that reads “Restaurants shall stop serving alcoholic beverages at 12:00 a.m. (Midnight)”

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

MOTION FAILED

CM-01-016-16 MOTION TO CALL THE PREVIOUS QUESTION – APPROVED

Motion by Rich, seconded by Burns, CARRIED, to call the previous question.

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

MOTION DECLARED ADOPTED

Ms. Marrone continued the summary of changes proposed for Chapter 6 of the General City Code:

1. Adding language in Section 6-54 (f) that makes licensing expiration on April 30 which is consistent with State Law.
2. Removing the 90 day review of revenues and keeping the annual review in Section 6-55 (4).
3. Adding language in Section 6-55 (5) that allows for admission and cover charges if included in the establishment's plan of operation or by special event permit request.
4. Hours of operation in Section 6-55 (6) changed to be consistent with the Liquor Control Commission Rules.

CITY ATTORNEY REPORT: None

CITY MANAGER:

Administration

(AGENDA ITEM #15A) RESOLUTION TO REQUEST AND AUTHORIZE THE GEORGE W. KUHN DRAINAGE DISTRICT TO ISSUE REFUNDING BONDS PURSUANT TO THE PROVISIONS OF PUBLIC ACT 34 OF 2001, AS AMENDED – (Moved to Item #6 under Presentations)

Community and Economic Development

CM-01-017-16 (AGENDA ITEM #15B) FAÇADE IMPROVEMENT GRANT AS SUBMITTED BY MARK WOLFSON FOR A DENTAL OFFICE AT 26601 COOLIDGE - APPROVED

Motion by Rich, seconded by Radner, CARRIED UNANIMOUSLY, to approve a Façade Improvement Grant as submitted by Mark Wolfson for a Dental Office at 26601 Coolidge in the amount of \$2,500.00 contingent upon the submission of two (2) bids to the Community and Economic Development Manager prior to the work commencing.

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

MOTION DECLARED ADOPTED

Community and Economic Development Manager Marrone summarized the façade grant application and indicated that all specifications and guidelines have been met for this project that includes new windows, stonework, signage, door and overhang. The estimated total cost of the project is \$123,000. The \$2,500 grant represents the maximum 50% match.

CALL TO THE AUDIENCE:

Joyce Bannon, 10611 Troy, expressed concerns about the attitude among Council Members and asked how the savings from the Kuhn Drain Bond refunding will be realized. She also commented that the ending time for serving alcohol in restaurants should be kept at Midnight.

CALL TO THE COUNCIL:

Mayor McClellan discussed the MDOT structural renovation project taking place on the deck over Highway 696 that involves the removal of trees along Church Street and Victoria Park. She reminded everyone that the park will be restored completely when the work is finished. The City Council is setting goals for the coming year by encouraging growth in commercial sectors, making the City more welcoming to walkers and bikers, planning enhancements to 9 Mile Road and Coolidge, improving our parks and library, updating the City's website, expanding our festivals and improving service to customers at City Hall.

Mayor Pro Tem Burns thanked everyone for coming out and to please dress accordingly during these winter months. She also encouraged everyone to be mindful of their pets during the cold weather.

Council Member Radner indicated that not everyone will agree with the ordinance changes that were discussed tonight and encouraged residents to please share their thoughts with Council regarding this or any subject.

Council Member Speech wished everyone a Happy New Year and thanked them for coming to the meeting. She reiterated her position of being against the ordinance changes that were discussed tonight and reminded everyone to be sure to attend council meetings to share their concerns about issues. She also reminded everyone that city calendars have been distributed to residents and that all meetings are open to the public. She concluded by encouraging everyone to donate warm clothing and blankets to those in need.

Council Member Rich thanked everyone for coming and wished them a good night.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:41 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor

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Case #4

**52-25-29-252-015
Marvin Moskovitz
24301 Rensselaer St.
Oak Park, MI 48237**

Marvin Moskovitz, accompanied by his sister Cheryl Golding, appeared before the Board seeking tax relief. The Board reviewed his application for poverty exemption.

MOTION by GOLDSTEIN, supported by HOLLIFIELD:

To deny request for a poverty exemption due to the fact applicant did not provide tax returns as required by the guidelines adopted.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #5

**52-25-29-258-003
William & Layla Tomina
24100 Seneca
Oak Park, MI 48237**

William Tomina appeared before the Board seeking tax relief. The Board reviewed his application for poverty exemption.

Motion by CUMMINGS, supported by GOLDSTEIN:

To grant the exemption, thereby reducing the assessed value from \$38,300 to \$30,390 and the taxable value from \$34,260 to \$26,350 for one year.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #6

**52-25-30-205-004
Brooke & Boruch Speizer
24330 Church St.
Oak Park, MI 48237**

Brooke Speizer appeared before the Board seeking tax relief. The Board reviewed her application for poverty exemption.

Motion by HOLLIFIELD, supported by GOLDSTEIN:

To grant the exemption, thereby reducing the assessed value from \$32,000 to \$25,460 and the taxable value from \$29,150 to \$22,610 for 2015 based on the veterans exemption policy P.A. 161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #7

**52-25-31-254-030
Debra Lowe
14030 Northend Ave.
Oak Park, MI 48237**

To revise the 2015 assessed value from \$29,600 to \$0 and the taxable value from \$26,210 to \$0 due to a Veterans Exemption. The Board reviewed her application for a veteran's exemption.

Motion by GOLDSTEIN, supported by HOLLIFIELD:

To grant the request for a veteran's exemption and adjust the assessed value from \$29,600 to \$0 and the taxable value from \$26,210 to \$0 for 2015 based on the veterans exemption policy P.A.

161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

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Case #8

52-25-31-277-053

Darrick & Cassandra Parks

21651 Westhampton

Oak Park, MI 48237

To revise the 2015 assessed value from \$31,400 to \$0 and the taxable value from \$27,830 to \$0 due to a Veterans Exemption. The Board reviewed his application for a veteran's exemption.

Motion by HOLLIFIELD, supported by CUMMINGS:

To grant the request for a veteran's exemption and adjust the assessed value from \$31,400 to \$0 and the taxable value from \$27,830 to \$0 for 2015 based on the veterans exemption policy P.A. 161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #9

52-25-29-152-029

Thelma Sanders

13420 Northfield Blvd.

Oak Park, MI 48237

To revise the 2015 assessed value from \$41,700 to \$0 and the taxable value from \$39,600 to \$0 due to a Veterans Exemption. The Board reviewed her application for a veteran's exemption.

Motion by CUMMINGS, supported by GOLDSTEIN:

To grant the request for a veteran's exemption and adjust the assessed value from \$41,700 to \$0 and the taxable value from \$39,600 to \$0 for 2015 based on the veterans exemption policy P.A. 161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #10

52-25-29-333-001

Isiah McNeil

12751 Oak Park Blvd.

Oak Park, MI 48237

To revise the 2015 assessed value from \$30,000 to \$0 and the taxable value from \$28,140 to \$0 due to a Veterans Exemption. The Board reviewed his application for a veteran's exemption.

Motion by GOLDSTEIN, supported by HOLLIFIELD:

To grant the request for a veteran's exemption and adjust the assessed value from \$30,000 to \$0 and the taxable value from \$28,140 to \$0 for 2015 based on the veterans exemption policy P.A. 161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #11

52-25-31-401-041

Ernest & Annette Powell

14111 Greenbriar

Oak Park, MI 48237

To revise the 2015 assessed value from \$27,800 to \$0 and the taxable value from \$24,580 to \$0 due to a Veterans Exemption. The Board reviewed his application for a veteran's exemption.

Motion by HOLLIFIELD, supported by CUMMINGS:

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To grant the request for a veteran's exemption and adjust the assessed value from \$27,800 to \$0 and the taxable value from \$24,580 to \$0 for 2015 based on the veterans exemption policy P.A. 161 of 2013.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #12

52-25-31-476-018

Phoenix Group Consultants Inc.

PO Box 21176

Detroit, MI 48221-0176

The 2015 assessed value on this property should be revised from \$900 to \$0 and the taxable value from \$810 to \$0 and the 2014 assessed and taxable values from \$800 to \$0 due to a clerical error.

Motion by GOLDSTEIN, supported by CUMMINGS:

To revise the 2015 assessed value from \$900 to \$0 and the taxable value from \$810 to \$0 and the 2014 assessed and taxable values from \$800 to \$0 due to a clerical error.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #13

52-25-31-476-017

Phoenix Group Consultants Inc.

PO Box 21176

Detroit, MI 48221-0176

The 2015 assessed and taxable values on this property should be revised from \$300 to \$0 and the 2014 assessed and taxable values from \$300 to \$0 due to a clerical error.

Motion by GOLDSTEIN, supported by CUMMINGS:

To revise the 2015 assessed and taxable values from \$300 to \$0 and the 2014 assessed and taxable values from \$300 to \$0 due to a clerical error.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #14

52-99-00-013-108

Congregation Ahavas Yisroel

Attn: David Volfman

25952 Greenfield

Oak Park, MI 48237

The 2015 assessed and taxable values on this property should be revised from \$2,500 to \$0 due to a personal property tax exemption for 2015.

Motion by CUMMINGS, supported by HOLLIFIELD:

To revise the 2015 assessed and taxable values from \$2,500 to \$0 due to an exemption.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #15

52-99-00-014-133

Fraco USA Inc.

4312 Old Milford Mill Rd.

Baltimore, MD 21208

The 2015 assessed and taxable values should be revised on this parcel from \$4,920 to \$0 due to the business is no longer located in Oak Park.

Motion by HOLLIFIELD, supported by GOLDSTEIN:

To revise the 2015 assessed and taxable values from \$4,920 to \$0 due to the business is no longer located in Oak Park.

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YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #16

52-99-00-003-086

Mopec, Inc.

21750 Coolidge 21760

Oak Park, MI 48237

The 2015 assessed and taxable values on this property should be revised from \$298,570 to \$250,850 due to EMPP automatic extension, amount put back on IFT roll.

Motion by CUMMINGS, supported by GOLDSTEIN:

To revise the 2015 assessed and taxable values from \$298,570 to \$250,850 due to EMPP automatic extension, amount put back on IFT roll.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #17

52-IP-02-100-005

Mopec, Inc.

21750 Coolidge

Oak Park, MI 48237

The 2015 assessed and taxable values on this property should be revised from \$0 to \$47,720 due to EMPP automatic extension, amount put back on IFT roll.

Motion by GOLDSTEIN, supported by HOLLIFIELD:

To revise the 2015 assessed and taxable values from \$0 to \$47,720 due to EMPP automatic extension, amount put back on IFT roll.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #18

52-99-20-000-320

Paramount Precision Products

15255 Eleven Mile

Oak Park, MI 48237

The 2015 assessed and taxable values on this property should be revised from \$2,162,420 to \$2,022,600 and the 2014 assessed and taxable values from \$2,397,050 to \$2,242,960 due to EMPP Automatic extension, amount put back on the IFT roll.

Motion by GOLDSTEIN, supported by CUMMINGS:

To revise the 2015 assessed and taxable values on this property should be revised from \$2,162,420 to \$2,022,600 and the 2014 assessed and taxable values from \$2,397,050 to \$2,242,960 due to EMPP Automatic extension, amount put back on the IFT roll.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #19

52-IP-10-100-051

Paramount Precision Products

15255 Eleven Mile

Oak Park, MI 48237

The 2015 assessed and taxable values on this property should be revised from \$0 to \$139,820 and the 2014 assessed and taxable values from \$0 to \$154,090 due to EMPP Automatic

extension, amount put back on the IFT roll.

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Motion by GOLDSTEIN, supported by CUMMINGS:

To revise the 2015 assessed and taxable values on this property should be revised from \$0 to \$139,820 and the 2014 assessed and taxable values from \$0 to \$154,090 due to EMPP Automatic extension, amount put back on the IFT roll.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #20

**52-99-30-001-163
T & W Tool & Die Corp.
21770 Wyoming Pl.
Oak Park, MI 48237**

The 2015 assessed and taxable values on this property should be revised from \$344,220 to \$0 due to they are out of business.

Motion by CUMMINGS, supported by HOLLIFIELD:

To revise the 2015 assessed and taxable values from \$344,220 to \$0 due to they are out of business.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #21

**52-25-19-208-005
Elizabeth Erlic
14261 Borgman
Oak Park, MI 48237**

The 2015 assessed value on this property should be revised from \$53,300 to \$52,930 and the taxable value from \$44,890 to \$44,520 due to the basement finish was removed from the property in 2014 due to the flood.

Motion by HOLLIFIELD, supported by GOLDSTEIN:

To adjust the 2015 assessed value from \$53,300 to \$52,930 and the taxable value from \$44,890 to \$44,520 due to the basement finish was removed from the property in 2014 due to the flood

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #22

**52-25-30-277-022
Roslynn Rochelle Reed
24150 Westhampton
Oak Park, MI 48237**

The 2015, 2014, 2013, and 2012 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by HOLLIFIELD:

To adjust the 2015, 2014, 2013, and 2012 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #23

**52-25-19-233-011
Bobbi Louise Bergmooser
13661 Borgman St.**

Oak Park, MI 48237

The 2015 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by GOLDSTEIN, supported by HOLLIFIELD:

To adjust the 2015 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #24

52-25-19-328-019

Steven Selik

14590 Balfour

Oak Park, MI 48237

The 2015 and 2014 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by HOLLIFIELD:

To adjust the 2015 and 2014 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #25

52-25-19-257-005

Mark Rothenberg

14261 Manhattan

Oak Park, MI 48237

The 2015 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by HOLLIFIELD, supported by GOLDSTEIN:

To adjust the 2015 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #26

52-25-29-202-024

Danita Jean Shelton

10421 Dartmouth

Oak Park, MI 48237

The 2015 and 2014 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by HOLLIFIELD:

To adjust the 2015 and 2014 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #27

52-25-30-130-017

Yosef & Keren Klein

24501 Radcliff St.

Oak Park, MI 48237

The 2015 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the late filing of the PRE Affidavit.

Motion by GOLDSTEIN, supported by CUMMINGS:

To adjust the 2015 PRE from 0% to 100% due to the late filing of the PRE Affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #28

52-25-30-156-026

Jamar Faulk

15300 Oak Park Blvd.

Oak Park, MI 48237

To reinstate the PRE for 2014 per the Dept. of Treasury docket #20141760.

Motion by HOLLIFIELD, supported by GOLDSTEIN:

To reinstate the PRE for 2014 per the Dept. of Treasury docket #20141760.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

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Case #29

52-25-33-103-019

Suzanne J. Eubanks

8780 Saratoga

Oak Park, MI 48237

The 2015 and 2014 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by GOLDSTEIN:

To adjust the 2015 and 2014 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #30

52-25-19-231-004

Jillian Cooper

13721 Labelle St.

Oak Park, MI 48237

The 2015 and 2014 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by HOLLIFIELD:

To adjust the 2015 and 2014 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #31

52-25-31-129-065

Ashley Lewis

21844 Sussex St.

Oak Park, MI 48237

The 2015 and 2014 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by GOLDSTEIN, supported by CUMMINGS:

To adjust the 2015 and 2014 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #32

52-25-19-257-001

Joshua Fireman

14301 Manhattan

Oak Park, MI 48237

The 2015 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by GOLDSTEIN, supported by CUMMINGS:

To adjust the 2015 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

Case #33

52-25-29-477-024

Warren & Charlotte Litzenburg

23241 Majestic

Oak Park, MI 48237

The 2015 Principal Residence Exemption (PRE) on the above mentioned property should be revised from 0% to 100% due to the homeowner's late filing of the PRE Affidavit.

Motion by CUMMINGS, supported by HOLLIFIELD:

To adjust the 2015 PRE from 0% to 100% due to the late filing of the affidavit.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

**2015 December Board of Review
December 15, 2015**

Motion by GOLDSTEIN supported by HOLLIFIELD:

That there being no further business to come before the Board, the review of assessments having been completed and all requirements as outlined by the City Charter having been met, that the December Board of Review for 2015 be hereby adjourned at 7 : 33 p.m. on December 15, 2015.

YES: GOLDSTEIN, CUMMINGS, HOLLIFIELD

NO: NONE

The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file in the Assessor's Office.



Herschel Goldstein, Member



Tannis Cummings, Member



Zakiya Hollifield, Member



CITY OF OAK PARK
COMMUNITY ENGAGEMENT
DEPARTMENT OF PUBLIC INFORMATION

Carolyn Burns
Council Members
 Kiesha Speech
 Solomon Radner
 Ken Rich
City Manager
 Erik Tungate

Regular Meeting of the
COMMUNICATIONS COMMISSION
Wednesday, October 28, 2015
Minutes

The meeting was called to order at 7:12 pm in the Oak Park Community Center at 14300 Oak Park Blvd., Oak Park, MI 48237.

PRESENT: Chairman Steven Gold, Vice Chair Julie Edgar, Commissioner Nathan Peiss, Commissioner Cheryl Weiss, City Liaison Director Denise DeSantis

ABSENT: City Council Member Kiesha Speech (E), Commissioner Desmond Travis

ALSO PRESENT: None

APPROVAL OF AGENDA:

Motion by Vice Chair Julie Edgar to move Item 6 down to before Item 8 on the agenda to see if new Commissioner Travis arrives by that time. Seconded by Commissioner Peiss. Motion carried, unanimous.

APPROVAL OF MINUTES:

Motion to approve minutes was made by Commissioner Peiss, seconded by Commissioner Edgar. Motion carried, unanimous.

OLD BUSINESS:

Discussion regarding meeting schedule. The next meeting, Wednesday, November 18, 2015, is also the day of the Master Plan Town Hall Meeting from 5:00-7:00 p.m. Director DeSantis mentioned that all Directors are trying to encourage their Boards and Commissions to attend and participate. It is an ideal opportunity for Commissioners to learn more about how people wish to be communicated with. It was mentioned that the information could be used to help the Commission brainstorm 2016 projects. Commissioners are planning to be there. Director DeSantis will be at the Town Hall, but immediately following that, she mentioned that she is City Liaison to the OPAACC group which is meeting at the exact same time, so alternative City Liaison Jeff Schefke may need to attend in her absence. There were some concerns about Commissioners doing both events that evening with three hours being too long for a few members. With one important city event on the same day, which includes information this Commission needs to move forward with our plans for 2016, discussion centered around the need for the November meeting. Motion made by Edgar to cancel the November 18, 2015 meeting due to the Town Hall Meeting and other conflicts. Seconded by Peiss. Motion carried.

Communication Commission will meet on December 16, 2015 as usual. It was suggested that the Commissioners bring ideas for 2016 projects.

Discussion regarding 2016 Communication Commission meeting schedule. This Commission originally met quarterly. It was this group's decision to change that schedule and meet monthly. Commissioners discussed whether the group should maintain a quarterly or a monthly commitment in 2016. Director DeSantis shared that OPAACC, another Commission to which she is the City Liaison, will meet the fourth Wednesday of each month in 2016, so she is free to meet on the third Wednesday of each month in 2016, as we have been doing. Motion by Edgar to meet the third Wednesday of each month at 7:00 p.m. Seconded by Peiss. Motion carried.

MEMBER SHIP CHANGES:

This item on the agenda, Item 6, to introduce New Commissioner Desmond Travis, was not discussed because he was not in attendance. (Note, Director DeSantis received a voice mail at the end of the meeting by Desmond Travis who attended the wrong meeting in the Community Center thinking it was the Communication Commission. He apologized for the mix-up.)

NEW BUSINESS:

Information from City Clerk's Office was distributed and discussed. Contact list was reviewed, and changes noted. City Liaison Director DeSantis will provide input to City Clerk regarding changes to City Clerk forms.

Motion by Peiss to table Item 8c, brainstorm Ideas for Communication Commission Projects, until the December 2015 meeting and after Master Plan Survey. City Liaison Director DeSantis hopes to obtain the preliminary input from the Master Plan Survey to share, if available, with the group in December to assist with ideas for 2016.

Seconded by Edgar. Motion carried.

Discussion regarding communication in Oak Park, and our potential role as the Communication Commission in supporting communication efforts was discussed. Director DeSantis shared City Clerk and City Council's wish to have active commissions that embrace specific projects and events. She shared that other City Directors were hopeful that we might be able to help plan sponsorships and promotions of a handful of important City events, including Summerfest, Public Safety Open House, Winterfest, Independence Day Parade, Animal Immunization Clinic, Halloween Boo Bash, and more. Directors and other Boards and Commissions were looking for guidance on how to effectively inform and engage the community and make these events even more successful, increase attendance, and increase volunteer base. The Commissioners expressed an interest in moving past policy and procedures, and Communication Commission function definitions, and seek ways in which to effectively and efficiently communicate and engage the community members who receive online communications as well as those who may not have access – or prefer not to use – computers, mobile devices or access the website. The cost of the newsletter to print was questioned. Content choices were discussed and suggested. And, it was suggested that we may wish to find ways to partner with media, increase sponsorship, or discover ways in which to afford communication efforts such as advertising and radio promotions like other neighboring communities have found successful. The Commission was encouraged to think out of the box. Website development and possible blog may also help. If we provide assistance to other Boards and Commissions charged with planning these events, we may be asked to help them decide how to best use their advertising and promotion funds. Our learnings can be used universally across many City event promotions and possibly be incorporated into budgeting decisions. Messaging strategies were suggested.

COUNCIL LIASION REPORT:

Not available due to the absence of City Councilperson Kiesha Speech.

STAFF LIASION REPORT:

City Liaison Director DeSantis shared that the Branch newsletter just came out and distributed a newsletter to each of the members. Discussion entailed about the limitation of a six page piece, the expense, and the content choices. The need to repurpose information amongst various communication vehicles and the overuse of duplication was discussed.

CALL TO THE MEMBERSHIP:

Vice Chair Edgar – nothing

Commissioner Weiss – nothing

Commissioner Peiss - nothing

Commissioner Gold – Expressed concern that dates for other commissions were not listed in the Branch newsletter, but Communication Commission is not. City Liaison Director DeSantis reminded the Commission that they had not yet confirmed their meeting dates by publication deadline.

DATE OF NEXT MEETING: The next meeting of the Communication Commission is Wednesday, December 16, 2015 at 7:00 p.m. at the Oak Park Community Center.

ADJOURNMENT: Motion to adjourn was made at 8:50 by Peiss, seconded by Edgar. Motion carried.



CITY OF OAK PARK

COMMUNITY ENGAGEMENT DEPARTMENT OF PUBLIC INFORMATION

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

Regular Meeting of the COMMUNICATIONS COMMISSION Wednesday, November 18, 2015 Minutes

The meeting was called to order at 7:19 p.m. in Room #2 of the Oak Park Community Center at 14300 Oak Park Blvd., Oak Park, MI 48237.

PRESENT: Chairman Steven Gold, Commissioner Desmond Travis, City Council Member Kiesha Speech, City Liaison Director Denise DeSantis (*had to leave early for OPAACC meeting*)

ABSENT: Vice Chair Julie Edgar, Commissioner Nathan Peiss, Commissioner Cheryl Weiss

ALSO PRESENT: Deputy City Clerk/Director of Elections Cherilynn Brown

NO QUORUM

COUNCIL LIASON REPORT:

Council Member Speech announced the results of the November 3, 2015 General Election: Mayor McClellan was re-elected, and Solomon Radner and Ken Rich were elected as Council Members. On Monday, November 16, 2015 the Mayor and new Council Members assumed office, and Council Member Carolyn Burns was sworn in as Mayor Pro-Tem.

Council Member Speech welcomed new Commissioner Desmond Travis to the Commission.

STAFF LIASON REPORT:

Deputy Clerk Brown indicated additional training in the Open Meetings Act and Robert's Rules of Order would be scheduled following the February appointment/reappointment process.

CALL TO THE MEMBERSHIP:

Commissioner Gold welcomed Commissioner Travis.

DATE OF NEXT MEETING: The next meeting of the Communication Commission is Wednesday, December 16, 2015 at 7:00 p.m. at the Oak Park Community Center.



CITY OF OAK PARK

DEPARTMENT OF COMMUNITY &
ECONOMIC DEVELOPMENT

Paul Levine
Council Members
Michael M. Seligson
Keisha Speech
Carolyn Burns
City Manager
Erik Tungate

Meeting of the Arts and Cultural Commission of Oak Park Wednesday, August 26, 2015, 7:00 p.m. Community Center Room 4 MINUTES- No Quorum

1. Call to Order 7:18 pm
 - A. **Present:** Chairperson: Michele Stevenson, Secretary: Dawn Sketch, Denise Rome, Terri McQueen, City Liaison Kimberly Marrone, Mayor Marian McClellan
 - B. **Absent:** Vice-Chairperson: Jeff Beyer, Ron Clegg, Sudha Chandra Sekhar, DeLashea Strawder
 - C. **Guests:** Heidi Bisson
 - D. **Approval of Agenda** - Motion: Mayor McClellan Second: McQueen
2. Old Business
 - A. OPAACC Events Recap and Upcoming–
 - i. Third Thursday in July Concerts at Shepherd Park, Shelter 1 - The concerts were very well received. Suggestion was made for next year to have children's groups perform for approx. 15-20 minutes as part of the evening's entertainment.
 - ii. Second Sunday Art Making – September 13 and October 11: Dawn Sketch
 - B. Summerfest updates – August 8-9, 2015
 - i. This year's Summerfest was very successful in terms of attendance and enjoyment; people seemed to really enjoy themselves.
 - ii. A volunteer "Thank You" party will be held at 5 p.m. on Wed., September 16 at Sahara Restaurant. Kim needs an RSVP from those who can attend. We will not be having a September OPAACC meeting.
 - iii. Art vendors, for the most part, were not very successful in sales.
 - iv. Food vendors were busy and did "okay" in sales, but a suggestion was made that we need more vendors next year
 - v. Camp Casey, beer tent sponsor, fared poorly, due possibly to 1) not enough time to promote, 2) only two, not very popular beer choices, and 3) this is the first time Oak Park has served any alcohol in the park, so it was very new.
3. New Business/Voting
 - A. Change date of OPAACC monthly meetings back to the 4th Wednesday of each month beginning in 2016 (was always on 4th Wednesday until 2015 due to incorrect info.). It was agreed by all – no voting is necessary for this.
 - B. Flower demonstration/class with Deni Rome and her mom, Sharon Rome, a professional florist, to be held in October at the Comm. Center, date to be decided
 - C. Event banner – it was decided we would revisit this issue at next meeting, on October 21.
4. Finances report: OPAACC account is \$
5. Members' and local upcoming art and cultural events
 - A. Terri McQueen to D.J. at the Downtown Synagogue at 11 p.m. on Sat. Aug. 29.
 - B. Arts, Beats & Eats, Sun. Sept. 6, Boys & Girls Club needs volunteers from 4-10:30 pm, sign up at 545 E. Lincoln (at Campbell), Royal Oak.
 - C. Dance program at 3 p.m., Oct. 3, Lamphere High School in Madison Heights (13 Mile and John R.) to include Sudha's 101st student.
6. Adjournment: 8:10 pm

~ Next meeting Wednesday, **October 21, 2015** at 7:00 pm in the Community Center ~
Guest Speaker: Dennis Nordmoe, Director Strategic Development, Urban Neighborhood Initiatives

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CITY OF OAK PARK

COMMUNITY ENGAGEMENT AND PUBLIC INFORMATION

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

Meeting of the Arts and Cultural Commission of Oak Park Wednesday, October 21, 2015 7:00 pm Community Center Room 4 MEETING MINUTES

1. Call to Order 7:10 pm
 - A. **Present:** Chairperson: Michele Stevenson, Secretary: Dawn Sketch, Denise Rome, Sudha Chandra Sekhar, Ron Clegg, Heidi Bisson, Lynn Copeland, Councilperson Mayor Marian McClellan Department Representative Denise DeSantis
 - B. **Absent:** Terri McQueen, DeLashea Strawder
 - C. **Guests:** Cynthia Leven, Amy Figot
2. Approval of Agenda Motion: Sketch, Second: Clegg
3. Approval of Minutes July, 2015 Motion: Rome, Second: Sketch
4. Guest Speaker: Dennis Nordmoe, Director Strategic Development, Urban Neighborhood Initiatives, spoke about the development of the Springwells Village neighborhood in Southwest Detroit over the past 18 years. By renovating a church into a community center and a vacant lot into a park, his group was also able to address issues within the community centering around graffiti. Raising money, hiring an art educator liaison from Center for Creative Studies Detroit, and utilizing the youth of the neighborhood. This group has trained teens in work and art skills to develop the neighborhood into a positive place with beautiful murals. Question and answer session followed the presentation and we brainstormed ideas on how to use some of these ideas in Oak Park.
 - A. Mayor suggested opening dialogue with Recreation Director Julie Hall about summer art program that may, or may not, include contracting the assistance of Urban Neighborhood Initiatives to consult on program logistics. Possibility of painting Community Center walls.
 - B. Commissioner Rome suggested that we seek the Mayor's guidance on either the possibility of being included, or the Mayor provide OPAACC with an update, on the Corridor Improvement Initiative as it applies to bringing art to the City. Perhaps OPAACC may be of some assistance to that initiative.
5. Old Business
 - A. Jeffrey Beyer has tendered his resignation from OPAACC in order to perform with the world tour of Beauty and the Beast. He is currently in Egypt.
 - B. ARTICIPATE in Berkley would like to collaborate with us as a potential space for our events. Deborah Kobayashi, who owns the space spoke with Dawn Sketch about the collaboration. Berkley does not have an arts commission at this time. We do not have a space. Dawn will follow-up regarding rental prices.
 - C. Second-Sunday Art-Making with Dawn was outdoors on September 13 "Paint in the Style of Rothko" with 10 in attendance. The October 11 event "Paint in the Style of Australian Aboriginal Art" was indoors at the Community Center. Six

people attended. \$30 in donations total for the two events. Artists traveled from Oak Park, Warren, West Bloomfield, Ypsilanti, and Canton for these events.

- D. Several OPAACC members attended the Summerfest Volunteer Appreciation dinner at Sahara Restaurant on September 16th. (20 in attendance)
- E. "Fall in Bloom: Floral Demonstration" on Saturday, October 10th was organized by Commissioner Deni Rome. The Mayor and Deni spoke about the success of this event. Other commissioners suggested we do this event seasonally. Deni will reach out to Oak Park and nearby florists for potential workshop in 2016.
- F. The 2016 Oak Park Summerfest will be August 6-7, 2016. Volunteers needed. There is a suggestion to partner with the Block Clubs for both events to be placed on the same weekend for mutual gain in planning and participation.

6. New Business/Voting

- A. Introduction of new OPAACC Commissioners: Heidi Bisson and Lynn Copeland
- B. Attendance and Commission Procedures distributed and reviewed. Information from Deputy City Clerk Cherilynn Brown.
 - i. Attendance at monthly meetings is an obligation of being a Commissioner. Agenda and meeting reminder will be sent out one to two weeks before the meeting. Inform Chairperson if you are not able to attend. If quorum cannot be attained, the Chairperson will ascertain whether or not the meeting will still be scheduled. Without quorum, no decisions can be made.
 - ii. If a meeting is to be cancelled due to no quorum, Chairperson notifies the City Liaison who will have the cancelled meeting notice posted on the City's website and posted at the meeting place.
 - iii. Agendas will be sent to the City Liaison two weeks before the meeting.
 - iv. Minutes and attendance provided to City Liaison within a week of the meeting:
 - v. Commission contact list was distributed. Members suggested changes. City Liaison will provide to Deputy City Clerk Cherilynn Brown for record change and redistribute to group at next meeting.
- C. Oak Park Recreation Department Room Rental Guidelines were distributed and reviewed. A suggestion was made to consider whether OPAACC could somehow partner with the Recreation Department on offer art classes that would become part of the Recreation Department program offerings. OPAACC could help secure topics, classes and instructors if approved by Recreation Department guidelines. City Liaison will discuss with Recreation Director Julie Hall and report back.
- D. Vote on returning our meetings to the fourth Wednesday of the month in 2016 with November and December meeting combined on the first Wednesday of December. All in favor. Update to Calendar and bylaws will be submitted by City Liaison to Deputy City Clerk Cherilynn Brown to place on City Council agenda.
- E. DIA Inside/Out for 2016 applications due at the end of October. We will pass this year, but plan to apply next year for the Summer 2017 DIA Inside/Out opportunity.
- F. City Hall Art Display: Former OPAACC Commissioner Hilarie Williams applied to display abstract paintings for the Fall 2015. Vote 6 in favor, 1 opposed, motion carried. Ms. Williams will be notified of the decision. Robert Mirek will be notified that his items should be taken down in preparation for Ms. Williams' display.

Commission Dawn Sketch will contact Joshua Mulligan regarding interest in City Hall Art Gallery.

7. Next meeting
 - A. OPAACC Banner
 - B. Quarterly events rather than monthly events
 - C. Collaborating with Parks & Recreation Department for OPAACC events
 - D. Seeking Grants
 - i. Summer Concert Series
 - ii. Mural Projects
 - iii. Sculptures and Art throughout the City of Oak Park
8. Finances report: OPAACC account is \$3,218.01
9. Members' and local upcoming art and cultural events
 - A. Sudha's 104th student will be presenting at the Townsley Auditorium in Ann Arbor on November 28th at 3 pm. All are invited.
10. Adjournment: 8:55 pm

~ Next OPAACC meeting Wednesday, **November 18, 2015** at 7:00 pm in the Community Center ~



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016

AGENDA #

SUBJECT: Payment Application no. 1 for the 2015 Sewer Cleaning and Television Inspection Project, M-626.

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

SUMMARY: Attached is Payment Application no. 1 for the 2015 Sewer Cleaning and Television Inspection Project, M-626. This project cleaned and televised sewers in the section shown on the attached map. This project is now 29% complete.

<u>FINANCIAL STATEMENT:</u>	Original Contract Amount:	\$174,878.00
	Total Completed to Date:	\$ 51,525.24
	Less Retainage:	\$ 5,152.52
	Net Earned:	\$ 46,372.72
	Deductions:	\$ 0.00
	Balance:	\$ 46,372.72
	Payments to Date:	\$ 0.00
	Amount Due Terra Contracting:	\$ 46,372.72

RECOMMENDED ACTION: It is recommended that Payment Application no. 1 to Terra Contracting for the 2015 Sewer Cleaning and Television Inspection Project, M-626, be approved for the total amount of \$46,372.72. Funding is available in the Water and Sewer Fund no. 592-18-550-930.

APPROVALS:
City Manager: *[Signature]*

Department Director: *[Signature]*

Finance Director: _____

EXHIBITS: Payment Application no. 1, map of area

PAYMENT APPLICATION

PROJECT: 2015 SEWER CLEANING AND TELEVISION INSPECTION PROJECT
OWNER: CITY OF OAK PARK, MICHIGAN
CONTRACTOR: TERRA CONTRACTING, LLC
 21221 MULLIN AVE.
 WARREN, MICHIGAN 48089

JOB NUMBER: M-628
APPLICATION NO.: 1
PERIOD ENDING: 11/30/2015

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY		UNIT PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
1	MEDIUM 8" SEWER CLEANING & TV INSPECTION	1,000	LFT	\$1.08	0	\$0.00	0	\$0.00
2	MEDIUM 10" SEWER CLEANING & TV INSPECTION	8,100	LFT	\$1.15	213	\$244.95	213	\$244.95
3	MEDIUM 12" SEWER CLEANING & TV INSPECTION	41,600	LFT	\$1.15	11,483	\$13,182.45	11,483	\$13,182.45
4	MEDIUM 15" SEWER CLEANING & TV INSPECTION	22,100	LFT	\$1.27	8,542	\$10,848.34	8,542	\$10,848.34
5	MEDIUM 18" SEWER CLEANING & TV INSPECTION	23,000	LFT	\$1.33	8,717	\$11,593.61	8,717	\$11,593.61
6	MEDIUM 21" SEWER CLEANING & TV INSPECTION	8,800	LFT	\$1.33	1,394	\$1,854.02	1,394	\$1,854.02
7	MEDIUM 24" SEWER CLEANING & TV INSPECTION	10,200	LFT	\$1.41	444	\$628.04	444	\$628.04
8	MEDIUM 27" SEWER CLEANING & TV INSPECTION	3,100	LFT	\$1.62	642	\$1,040.04	642	\$1,040.04
9	MEDIUM 30" SEWER CLEANING & TV INSPECTION	6,100	LFT	\$1.69	3,341	\$5,648.29	3,341	\$5,648.29
10	MEDIUM 33" SEWER CLEANING & TV INSPECTION	1,200	LFT	\$1.69	304	\$513.76	304	\$513.76
11	MEDIUM 36" SEWER CLEANING & TV INSPECTION	5,400	LFT	\$1.81	1,579	\$2,857.99	1,579	\$2,857.99
12	MEDIUM 42" SEWER CLEANING & TV INSPECTION	2,000	LFT	\$2.00	1,123	\$2,246.00	1,123	\$2,246.00
13	MEDIUM 48" SEWER CLEANING & TV INSPECTION	0	LFT	\$2.75	317	\$871.75	317	\$871.75
14	MEDIUM 54" SEWER CLEANING & TV INSPECTION	0	LFT	\$3.10	0	\$0.00	0	\$0.00

Period Total Amount: \$51,525.24 Amount to Date: \$51,525.24

Proposed Contract Amount: \$174,878.00

Earnings This Period: \$51,525.24
 Total Earnings to Date: \$51,525.24
 Less Retainage: \$5,152.52
 Net Earned: \$46,372.72
 Deductions: \$0.00
 Balance: \$46,372.72
 Payments to Date: \$0.00

AMOUNT DUE TERRA CONTRACTING, LLC: \$46,372.72

Accepted By: 
 TERRA CONTRACTING, LLC

Date: 12-31-2015

Approved By: 
 Robert Barrett, Director Technical & Planning Services
 City of Oak Park, Michigan

Date: 1/6/2016

MERCHANT'S LICENSES – JANUARY 19, 2016

(Subject to All Departmental Approvals)

<u>NEW MERCHANT</u>	<u>ADDRESS</u>	<u>FEE</u>
Maximum Tax Service	25222 Greenfield	\$150
Moonlink Studios LLC	13320 Northend 3000	\$150
Paper Goods Plus	15310 Lincoln	\$150
Ascension Bibles & Books	10720 Nine Mile	\$150
<u>RENEWALS</u>	<u>ADDRESS</u>	<u>FEE</u>
Citi Financial Servicing LLC	13331 West Ten Mile	\$150
CVS Pharmacy #8106	23001 Coolidge	\$150
Borensteins	25242 Greenfield	\$150
Advantage Cash Advance I LLC	13730 Eight Mile	\$150
Cash Now X	13720 Eight Mile	\$150
Shear Directions	21700 Greenfield 104	\$150
Dr. Ester R. Sleutelberg	15421 Nine Mile	\$150
K & M Leasing L.L.C.	20900 Hubbell	\$150
Auto Zone #4365	22150 Greenfield	\$150
Plumbing Techs Pipecon	12700 Capital	\$150
Sunoco	25000 Greenfield	\$150
EJ USA, Inc.	13001 Northend	\$150
Tradefirst.com	23200 Coolidge	\$150
Smart Way Recycling of Southfield LLC	13000 Eight Mile	\$150
Golden Hands of Regina	21700 Greenfield 204	\$150
Dallas Designs Salon	13831 Nine Mile	\$150
Wireless U Now	8980 Nine Mile	\$150
Common Cents Coin Laundry	10840 Nine Mile	\$150
Oak Park Marathon Gas Station	26700 Greenfield	\$150
On Point Hair Designs	13721 Nine Mile	\$150
Pennzoil 10 Minute Oil Change	13601 Eleven Mile	\$187.50
Meco Metals Company	21430 Coolidge	\$150
Gold Star Products	21680 Coolidge	\$150
Advance America #1328	22140 Coolidge	\$150
Joyful Tots Childcare Learning Center	22141 Coolidge	\$150
Gotta Have Water	22175 Coolidge	\$150
Freedom Cleaners	24681 Coolidge	\$150
Fine Furniture	13751 Eleven Mile	\$150
Plaskey Painters	14669 Eleven Mile	\$150
Sboy LLC	21700 Greenfield S125	\$150

Top's Fashion & Braiding	21910 Greenfield 105	\$187.50
Step Into The Trend	21700 Greenfield 105	\$150
John & Karon's Hair Affair	21700 Greenfield 250	\$150
Hopeful Harvest Foods	21800 Greenfield	\$187.50
Hidden Treasures Speciality Shop	25242 Greenfield	\$150
J Squared Salon	23300 Greenfield 224	\$150
Fedex Office #1693	24760 Greenfield	\$150
Motor City Soul Food #2	24790 Greenfield	\$187.50
Express Payday & Advance Check Cashing	24800 Greenfield	\$150
T-Mobile Central	24830 Greenfield	\$150
3 Leaf Group	25900 Greenfield 204	\$150
Advance America #1398	26038 Greenfield	\$150
Step and Style LLC	26080 Greenfield	\$150
Lee Beauty of Greenfield	26118 Greenfield	\$150
Bricco Excavating Company	21201 Meyers	\$150
Woodshed Studios Oak Park	8130 Nine Mile	\$150
Impact Media Construction	8558 Nine Mile	\$150
Pest Arrest	8560 Nine Mile	\$150
Binno & Binno Investment	10850 Nine Mile	\$187.50
Primos Pizza #1	10100 Nine Mile	\$150
Excell Insulation	10670 Nine Mile	\$150
Royal Care Day Program	12724 Nine Mile	\$187.50
Little Bear's Learning Center	13391 Nine Mile	\$150
Fresh Baked Prints	13807 Nine Mile	\$150
An Des New You Beauty Culture	15411 Nine Mile	\$150
Dr. Ester R Sleutelberg	15421 Nine Mile	\$150
Positive Home Doctors	12800 Northend	\$150
Motor Works	13350 Northend	\$150
Dollar Village Discount	13201 Ten Mile	\$150
Sherwin William #1390	13241 Northend	\$150
William L. Jordan, M.D. P.C.	12900 Nine Mile	\$637.50
B's Vanity Hair Salon	10851 Ten Mile	\$187.50
Dynamite Tax & Financial Service	15401 Nine Mile	\$187.50
Shoe Rack Outlet	13291 Ten Mile	\$187.50
AAA Ferguson Insurance Agency	13691 Eleven Mile 200	\$187.50
O.O. Corsaut, Inc.	15101 Eleven Mile	\$187.50
International Cybergraphix	25900 Greenfield 258	\$187.50
Metropolitan Rehab Clinics	21700 Greenfield 130	\$187.50

The following business licenses was originally scheduled for 1-4-16 council but did not make the agenda deadline.

Jewish Senior Life Services Inc	15000 Ten Mile	\$150
Daniel S Lazar, DPM	26106 Greenfield A	\$150
B-1 Jewelry	21700 Greenfield 415	\$150

China City	13715 Nine Mile	\$150
Select Restaurant Equipment	21380 Coolidge A	\$150
Woodway Corporation	12981 Capital	\$150
Oak Park Urgent Care	24661 Coolidge	\$150
Sands Restaurant	10116 Nine Mile	\$150
Sukhothai Restaurant	25226 Greenfield	\$150
Oska Jeweler & Repair	21700 Greenfield 362	\$150
A Head of ExSalonce	25201 Coolidge	\$150
Physical Medicine & Rehab	21675 Coolidge 1A	\$150
Executive Home Health Services	25900 Greenfield 122	\$150
Auto Metal Craft	10240 Capital	\$150
Auto Metal Craft	10230 Capital	\$150
Auto Metal Craft	12741 Capital	\$150
Auto Metal Craft	12721 Capital	\$150
Weathergard Window Factory	14350 Eight Mile	\$150
Designer Suite	23130 Coolidge	\$150
Findings Outlet	21990 Greenfield 100	\$150
Sandler Chiropractic	15400 Lincoln 3	\$150
Alliance A/C & Heating	20800 Hubbell	\$150
Quick Cash & More LLC	13710 Nine Mile	\$150
Family Dollar Stores of MI	13471 Ten Mile	\$150
Fancy Feet	14935 Eleven Mile	\$150
Apollo Heat Treating & Processing	10400 Capital	\$150
C D Nails	13710 Eight Mile	\$150
Zeune Michigan Storage Centers	15300 Eight Mile	\$150
Renaissance Jewelers	21700 Greenfield 325	\$150
Moulden Agency	26013 Coolidge	\$150
Bruttell Roofing	10821 Capital	\$150
Modern Stamps	25900 Greenfield 136	\$150
Dollar General #955	12720 Nine Mile	\$150
CSL Plasma	13770 Nine Mile	\$150
It's All About You	10810 Nine Mile	\$150
Popeyes Chicken & Biscuits	25910 Greenfield	\$150
T M Leasing	21680 Fern	\$150
Love Nail & Spa	22118 Coolidge	\$150
Grace Fashions	23059 Coolidge	\$150
Anton's Jewelry	21700 Greenfield 335	\$150
Speedway LLC #9814	24771 Coolidge	\$150
Glory Wireless 9B	22150 Coolidge	\$150
Azar Jewelry	21700 Greenfield	\$150
Wing's Gardens	8410 Nine Mile	\$150
Ernie's Market	8500 Capital	\$150
Midland Equipment Co of Michigan	12771 Capital	\$150
Luxury Homes	20830 Coolidge	\$150
Pest Arrest	8560 Nine Mile	\$150
Scheer's Ace Hardware	8601 Nine Mile	\$150

RCI Detroit LLC	21320 Coolidge	\$150
Ashley-Bleu Diamond	22211 Coolidge	\$150
PCI Industries	21717 Republic	\$150
Allwell Physical Therapy & Rehab	21700 Greenfield 257	\$150
Image Xprezzion LLC	24740 Greenfield	\$150
Michigan Bicycle	25909 Coolidge	\$150
The Blind Factory	25603 Coolidge	\$150
Office Depot #617	21110 Greenfield	\$150
Design Metal	10841 Capital	\$150
Stella;s Professional Alterations	25900 Greenfield 114	\$150

INDEPENDENT AUDITORS' COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

December 21, 2015

To the Honorable Mayor and
Members of the City Council
City of Oak Park, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the *City of Oak Park, Michigan* (the "City") as of and for the year ended June 30, 2015, and have issued our report thereon dated December 21, 2015. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated October 13, 2015, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding internal control over financial reporting and compliance noted during our audit in a separate letter to you dated December 21, 2015. In addition, we noted certain other matters which are included in Attachment A to this letter.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our engagement letter and in our meeting about planning matters on August 11, 2015.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm has complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements.

As described in Note 23 to the financial statements, the City changed accounting policies related to accounting for pension plans by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 68, *Accounting and Financial Reporting for Pensions*. The cumulative effect of the accounting change as of the beginning of the year is reported in the Statement of Activities.

No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements were:

- Management's estimate of the useful lives of depreciable capital assets is based on the length of time it is believed that those assets will provide some economic benefit in the future.
- Management's estimate of the accrued compensated absences is based on current hourly rates and policies regarding payment of sick and vacation banks.
- Management's estimate of the allowance for uncollectible receivable balances is based on past experience and future expectation for collection of various account balances.
- Management's estimate of the insurance claims incurred but not reported is based on information provided by the entity's third party administrators and subsequent claims activity.
- The assumptions used in the actuarial valuations of the pension and other postemployment benefits plans are based on historical trends and industry standards.

We evaluated the key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units. In addition, the financial statements include a net pension liability and other pension-related amounts, which are dependent on estimates made by the plan. These estimates are based on historical trends and industry standards, but are not within the control of management.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We did not identify any misstatements during our audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditors' report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in Attachment C to this letter.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information in Documents Containing Audited Financial Statements

Our responsibility for the supplementary information accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole. We made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Upcoming Changes in Accounting Standards

Generally accepted accounting principles (GAAP) are continually changing in order to promote the usability and enhance the applicability of information included in external financial reporting. While it would not be practical to include an in-depth discussion of every upcoming change in professional standards, Attachment B to this letter contains a brief overview of recent pronouncements of the Governmental Accounting Standards Board (GASB) and their related effective dates. Management is responsible for reviewing these standards, determining their applicability, and implementing them in future accounting periods.

This information is intended solely for the use of the governing body and management of the *City of Oak Park* and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Rehmann Johnson LLC

CITY OF OAK PARK

Attachment A - Consideration of Internal Control Over Financial Reporting

For the June 30, 2015 Audit

During our audit, we became aware of certain other matters that are opportunities for strengthening internal control and/or improving operating efficiency. This memorandum summarizes our comments and recommendations regarding these matters. Our consideration of the City's internal control over financial reporting is described in our report, dated December 21, 2015, issued in accordance with *Government Auditing Standards*. This memorandum does not affect that report or our report dated December 21, 2015, on the financial statements of the City.

Independent Review of Journal Entries

Journal entries, while an essential part of any accounting system, represent an opportunity to enter information into the City's records in a way that bypasses normal internal controls. Accordingly, the City should have a system in place to ensure and document that all journal entries and similar adjustments made to the accounting records are reviewed and approved by an appropriate member of management (independent of the preparer). Journal entries posted to the accounting records by the City's contracted accounting firm were not consistently subject to a documented review and approval by an independent employee or Administrator. While no errors or inappropriate activity were noted in the journal entries reviewed as part of the audit, we recommend that all manual transactions have the supporting documentation attached and be signed/dated by both a preparer and reviewer.

Purchasing Process

While City policy requires City Manager approval of purchases greater than \$1,000, there is no automated step in the purchasing system that would prevent such disbursements from being released without that approval. Also, when goods are delivered to individual departments (other than the central purchasing department), there is no procedure to formally acknowledge receipt of the complete order and to authorize payment on the related invoice. Finally, the City does not have a purchase order system to track vendor purchases and disbursements. We recommend that the City consider implementing such a system at least for purchases over a predetermined dollar amount.

Budgetary Control

The original and amended budgets as recorded in the City's accounting software did not agree by department or in total to the budgets approved by the City Council. While the differences were not significant, the City uses the accounting system to regularly generate budget and actual expenditure reports and, as such, is tracking its budgetary compliance using inaccurate amounts. We recommend that the City reconcile the original and amended budgets in the accounting system to the actual approved budgets to ensure that they agree.

CITY OF OAK PARK

Attachment A - Consideration of Internal Control Over Financial Reporting For the June 30, 2015 Audit

Proper Recording and Disbursement of Brownfield Tax Capture Collections

Distributions of Brownfield tax increment collections have not been made to developers to reimburse them for qualified expenditures incurred a number of years prior to the year under audit. Those captures had also been incorrectly determined and recorded in prior years, resulting in the Brownfield fund being short by approximately \$350,000 (which was recorded in the general fund). The City corrected this through a prior period adjustment as of June 30, 2015, which serves to resolve this matter.



CITY OF OAK PARK

Attachment B - Upcoming Changes in Accounting Standards / Regulations

For the June 30, 2015 Audit

The following pronouncements of the Governmental Accounting Standards Board (GASB) have been released recently and may be applicable to the City in the near future. We encourage management to review the following information and determine which standard(s) may be applicable to the City. For the complete text of these and other GASB standards, visit www.gasb.org and click on the "Standards & Guidance" tab. If you have questions regarding the applicability, timing, or implementation approach for any of these standards, please contact your audit team.

GASB 72 ■ Fair Value Measurement and Application

Effective 06/15/2016 (your FY 2016)

This standard defines "fair value" as the price that would be received to sell an asset in an orderly transaction between market participants (an "exit price"). Fair value measurement is currently applied principally to investments, which GASB 72 does not change. However, it does introduce specific methods for measuring fair value when a market price is not readily available, and establishes a 3-level hierarchy of fair value that is disclosed in the footnotes, based on the presence or absence of observable market inputs.

GASB 73 ■ Pensions and Related Assets Not Within the Scope of GASB 68

Effective 06/15/2016 (your FY 2016)

This standard addresses accounting and financial reporting for pensions that were not covered by GASB Statement No. 68, because the plan assets are not held in trust. Essentially, it applies the same treatment as GASB 68, but reflects the total pension liability and plan assets separately, rather than a net pension liability. We do not expect this standard to have any significant effect on the City.

GASB 74 ■ Postemployment Benefit Plans Other than Pension Plans

Effective 06/15/2017 (your FY 2017)

This standard requires the calculation of a net other postemployment benefit (OPEB) liability based on an actuarial valuation of retiree healthcare and similar benefits administered by an OPEB trust. It mirrors the new accounting and financial reporting requirements of GASB 67 for pension plans.

GASB 75 ■ Postemployment Benefits Other than Pensions

Effective 06/15/2018 (your FY 2018)

This standard builds on the requirements of GASB 74 by requiring employers that provide other postemployment benefits (OPEB) to recognize a net OPEB liability on their statements of net position. It mirrors the new accounting and financial reporting requirements of GASB 68 for pension benefits.

GASB 76 ■ The Hierarchy of GAAP for State and Local Governments

Effective 06/15/2016 (your FY 2016)

This standard clarifies the source of "generally accepted accounting principles" (GAAP) for governments. Authoritative sources of GAAP now include (1) GASB pronouncements, (2) GASB implementation guides, and (3) AICPA literature specifically cleared by the GASB. This standard does not change existing GAAP.

CITY OF OAK PARK

Attachment B - Upcoming Changes in Accounting Standards / Regulations

For the June 30, 2015 Audit

GASB 77 ■ Tax Abatement Disclosures

Effective 12/15/2016 (your FY 2017)

This standard requires governments to disclose certain information about tax abatement agreements made to foster economic development or otherwise benefit the government or its citizens. Required disclosures include a brief description of the arrangement, the gross dollar amount of taxes abated in the current period, and any additional commitments made by the government as part of the agreement.

2 CFR 200 ■ Uniform Guidance for Federal Awards

Cost Principles Effective 12/26/2014; Single Audit Requirements Effective 12/26/2015 (your FY 2016)

The Office of Management and Budget (OMB) has consolidated seven separate circulars (including administrative requirements, cost principles, and audit requirements) into a single federal regulation. The new Uniform Guidance covers all aspects of federal grants from pre-award through the single audit. While much of the guidance was simply reorganized and recodified, there were also several substantive changes to the single audit thresholds. A single audit will now only be required if total expenditures of federal awards exceed \$750,000 (up from \$500,000). The OMB also made revisions to the list of compliance requirements tested in a single audit.

In addition, the Uniform Guidance now explicitly requires grant recipients to have sound internal controls (which should be consistent with the COSO framework), and documented procedures for grant administration. Written procedures are required for payments (cash draws), procurement (including conflicts of interest), allowability of costs, compensation, and travel costs. Rehmann is available to assist grant recipients in developing/documenting these policies and procedures in compliance with the new requirements.



CITY OF OAK PARK

Attachment C - Management Representations For the June 30, 2015 Audit

Following are the written representations that we requested from management.



CITY OF OAK PARK

**Carl Johnson, Director
Department of Finance**

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

December 21, 2015

Rehmann Robson
675 Robinson Road
Jackson, Michigan 49203

This representation letter is provided in connection with your audit of the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Oak Park Michigan (the "City") as of and for the year ended June 30, 2015, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, and the respective budgetary comparison for the general fund and the major special revenue fund of the City in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of December 21, 2015:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 13, 2015, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP. We have reviewed, approved, and taken responsibility for the financial statements and related notes.
2. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Significant assumptions used by us in making accounting estimates are reasonable.
5. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. For the purposes of this letter, related parties mean members of the governing body; board members; administrative officials; immediate families of administrative officials, board members, and members of the governing body; and any companies affiliated with or owned by such individuals.
6. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.

7. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
8. With regard to items reported at fair value:
 - a. The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - b. The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - c. The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - d. There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
9. All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
10. All funds and activities are properly classified.
11. All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
12. All components of net position and fund balance classifications have been properly reported.
13. All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
14. All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
15. All interfund and intra-entity transactions and balances have been properly classified and reported.
16. Deposit and investment risks have been properly and fully disclosed.
17. Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
18. All required supplementary information is measured and presented within the prescribed guidelines.
19. We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.

Information Provided

20. We have provided you with:
 - a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - b. Additional information that you have requested from us for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
21. All transactions have been recorded in the accounting records and are reflected in the financial statements.
22. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

23. Except for the instance of fraud in the City Clerk's office which was fully disclosed to you, we have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others where the fraud could have a material effect on the financial statements.
24. We have no knowledge of any other allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
25. We we are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
26. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
27. There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
28. The government has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
29. We have disclosed to you all guarantees, whether written or oral, under which the government is contingently liable.
30. We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
31. Other than the instances in which actual expenditures exceeded budget as reported in the financial statements, there are no:
 - a. Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - b. Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*.
 - c. Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
32. The government has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
33. We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
34. We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB-62. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

Supplementary Information in Relation to the Financial Statements as a Whole

35. With respect to the supplementary information accompanying the financial statements:
- a. We acknowledge our responsibility for the presentation of the supplementary information in accordance with accounting principles generally accepted in the United States of America.
 - b. We believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. We believe the significant assumptions or interpretations underlying the measurement or presentation of the supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Required Supplementary Information

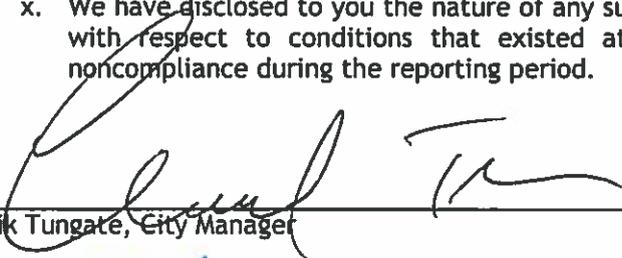
36. With respect to the required supplementary information accompanying the financial statements:
- a. We acknowledge our responsibility for the presentation of the required supplementary information in accordance with accounting principles generally accepted in the United States of America.
 - b. We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with accounting principles generally accepted in the United States of America.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

OMB Circular A-133

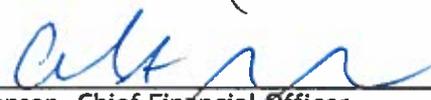
37. With respect to federal awards, we represent the following to you:
- a. We are responsible for understanding and complying with and have complied with the requirements of Circular A-133.
 - b. We are responsible for the preparation and presentation of the schedule of expenditures of federal awards in accordance with Circular A-133.
 - c. We believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with Circular A-133.
 - d. The methods of measurement or presentation have not changed from those used in the prior period.
 - e. We believe the significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.
 - f. We are responsible for including the auditor's report on the schedule of expenditures of federal awards in any document that contains the schedule and that indicates that the auditor has reported on such information.
 - g. When the schedule of expenditures of federal awards is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by the entity of the schedule of expenditures of federal awards and the auditor's report thereon.

- h. We have, in accordance with Circular A-133, identified in the schedule of expenditures of federal awards, expenditures made during the audit period for all awards provided by federal agencies in the form of grants, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, food commodities, direct appropriations, and other assistance.
- i. We are responsible for complying with the requirements of laws, regulations, and the provisions of contracts and grant agreements related to each of our federal programs and have identified and disclosed to you the requirements of laws, regulations, and the provisions of contracts and grant agreements that are considered to have a direct and material effect on each major federal program; and we have complied, in all material respects, with these requirements.
- j. We have provided to you our interpretations of any compliance requirements that have varying interpretations.
- k. We are responsible for establishing and maintaining effective internal control over compliance requirements applicable to federal programs that provide reasonable assurance that we are managing our federal awards in compliance with laws, regulations, and the provisions of contracts and grant agreements that could have a material effect on our federal programs. Also, no changes have been made in the internal control system to the date of this letter that might significantly affect internal control, including any corrective action taken with regard to significant deficiencies, including material weaknesses, reported in the schedule of findings and questioned costs.
- l. We have made available to you all contracts and grant agreements (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relating to federal programs.
- m. We have received no requests from a federal agency to audit one or more specific programs as a major program.
- n. We have identified and disclosed to you all amounts questioned and any known noncompliance with the requirements of federal awards, including the results of other audits or program reviews. We also know of no instances of noncompliance occurring subsequent to the end of the period audited.
- o. We have charged costs to federal awards in accordance with applicable cost principles, including amounts claimed or used for matching determined in accordance with relevant guidelines in the U.S. Office of Management and Budget Circular A-87, *Cost Principles for State, Local, and Tribal Governments*, and the U.S. Office of Management and Budget's, *Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments*.
- p. We have made available to you all documentation related to the compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- q. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared (and are prepared on a basis consistent with the schedule of expenditures of federal awards).
- r. The copies of federal program financial reports provided to you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
- s. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by Circular A-133, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- t. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.

- u. We are responsible for and have accurately completed the appropriate sections of the Data Collection Form as required by Circular A-133, and we are responsible for preparing and implementing a correction action plan for each audit finding.
- v. We have disclosed all contracts or other agreements with service organizations and disclosed to you all communications from these service organizations relating to noncompliance at the organizations.
- w. We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- x. We have disclosed to you the nature of any subsequent events that provide additional evidence with respect to conditions that existed at the end of the reporting period that affect noncompliance during the reporting period.



Erik Tungate, City Manager



Carl Johnson, Chief Financial Officer

City of Oak Park,
Michigan



Year Ended
June 30, 2015

Single Audit Act
Compliance

CITY OF OAK PARK, MICHIGAN

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INDEPENDENT AUDITORS' REPORT ON THE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
REQUIRED BY OMB CIRCULAR A-133

December 21, 2015

The Honorable Mayor and Members of the City Council
City of Oak Park, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the *City of Oak Park, Michigan* (the "City"), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We have issued our report thereon dated December 21, 2015, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming our opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.



CITY OF OAK PARK, MICHIGAN

Schedule of Expenditures of Federal Awards For the Year Ended June 30, 2015

Federal Agency / Cluster / Program Title	CFDA Number	Passed Through	Pass-through / Grantor Number	Federal Expenditures
U.S. Department of Housing and Urban Development				
Community Development Block Grant:				
2011 Entitlement	14.218	OCM	172170	\$ 1,181
2012 Entitlement	14.218	OCM	172170	16,744
2013 Entitlement	14.218	OCM	172170	71,852
2014 Entitlement	14.218	OCM	172170	21,015
Neighborhood Stabilization Program III	14.218	OCM	172134	<u>117,597</u>
Total U.S. Department of Housing and Urban Development				<u>228,389</u>
U.S. Department of Justice				
Bulletproof Vest Partnership Program	16.607	Direct	15-0404-0-1-754	<u>11,440</u>
Public Safety Partnership and Community Policing Grant- 2012 Hiring Recovery Program	16.710	Direct	2012UMWX0097	<u>143,315</u>
Edward Byrne Memorial Justice Assistance Grant Program- 2014 Grant Year	16.804	Direct	2014-DJBX-0756	<u>13,717</u>
Total U.S. Department of Justice				<u>168,472</u>
U.S. Department of Homeland Security				
Disaster Grants - Public Assistance- Presidentially Declared Disasters	97.036	MSP	4195 DR P.A.	<u>562,210</u>
2014 Homeland Security Grant-Urban Areas Security Initiative	97.067	OCM	n/a	<u>5,389</u>
Total U.S. Department of Homeland Security				<u>567,599</u>
Total Expenditures of Federal Awards				<u><u>\$ 964,460</u></u>

See notes to schedule of expenditures of federal awards.

CITY OF OAK PARK, MICHIGAN

Notes to Schedule of Expenditures of Federal Awards

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the City of Oak Park, Michigan (the "City") under programs of the federal government for the year ended June 30, 2015. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget (OMB) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are presented on the modified accrual basis of accounting, which is described in Note 1 to the City's financial statements. Such expenditures are recognized following the cost principles contained in OMB Circular A-87, *Cost Principles for State, Local, and Indian Tribal Governments*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

3. PASS-THROUGH AGENCIES

The City receives certain federal grants as subawards from non-federal entities. Pass-through entities, where applicable, have been identified in the Schedule with an abbreviation, defined as follows:

Pass-through Agency Abbreviation	Pass-through Agency Name
----------------------------------	--------------------------

MSP	Michigan State Police
OCM	Oakland County, Michigan



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

December 21, 2015

The Honorable Mayor and Members of the City Council
City of Oak Park, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the *City of Oak Park, Michigan* (the "City"), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 21, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as items 2015-001 and -002 to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain other matters that we reported to management of the City in a separate letter dated December 18, 2015.

City of Oak Park's Response to Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Rehmann Loborn LLC". The signature is written in a cursive, flowing style.

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133**

December 21, 2015

The Honorable Mayor and Members of the City Council
City of Oak Park, Michigan**Report on Compliance for the Major Federal Program**

We have audited the compliance of the *City of Oak Park, Michigan* (the "City") with the types of compliance requirements described in the *2 CFR 200 Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2015. The City's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Independent Auditors' Responsibility

Our responsibility is to express an opinion on compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2015.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Rehmann Loborn LLC

CITY OF OAK PARK, MICHIGAN

Schedule of Findings and Questioned Costs For the Year Ended June 30, 2015

SECTION I - SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

X yes no

Significant deficiency(ies) identified?

 yes X none reported

Noncompliance material to financial statements noted?

 yes X no

Federal Awards

Internal control over major program:

Material weakness(es) identified?

 yes X no

Significant deficiency(ies) identified?

 yes X none reported

Type of auditors' report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with Circular A-133, Section 510(a)?

 yes X no

Identification of major program:

CFDA Number

Name of Federal Program or Cluster

97.036

Disaster Grants - Presidentially Declared Disasters

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 300,000

Auditee qualified as low-risk auditee?

 yes X no

Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2015

SECTION II - FINANCIAL STATEMENT FINDINGS

2015-001 - Internal Controls Over Bank Reconciliations

Finding Type. Material Weakness in Internal Control over Financial Reporting.

Criteria. Management is responsible establishing and maintaining effective internal controls over financial reporting and the safeguarding of the City's assets. Timely bank reconciliations represent an important control used to detect and prevent material misstatements. It is recommended that accounts be reconciled on a monthly basis.

Condition. Bank reconciliations should be completed on a timely basis each month for every bank account and any variances between the reconciliations and the related general ledger account balances should be immediately investigated and corrected. During the fiscal year, proper reconciliations were not being completed and variances were simply being adjusted to the general ledger rather than being appropriately addressed. This was corrected when the current finance director came on board, found the problems and properly addressed, which also included periodic cash drawer shortages along with the reconciliations and unsupported adjustments. While this has been addressed, the City should have procedures that provide for independent internal verification that cash controls are properly followed.

Cause. This condition appears to be the result of personnel turnover at the City and incomplete historical records necessary to reconcile the accounts on a timely basis.

Effect. As a result of this condition, the City is exposed to an increased risk that misstatements or misappropriations might occur and not be detected by management on a timely basis.

Recommendation. We recommend that the City review their internal controls over financial reporting and work towards developing a solution to remedy this finding going forward.

View of Responsible Officials. The City has already made changes to these procedures for fiscal year 2016, which should serve to satisfy this finding.

Schedule of Findings and Questioned Costs

For the Year Ended June 30, 2015

2015-002 - Reconciliation of General Ledger and Subsidiary Ledgers

Finding Type. Material Weakness in Internal Control over Financial Reporting.

Criteria. Management is responsible for maintaining its accounting records in accordance with generally accepted accounting principles (GAAP).

Condition. Monthly reconciliations of general ledger activity were not taking place in a timely manner during the fiscal year and there are no processes in place to reconcile sub ledgers to general ledger control accounts.

Cause. This condition appears to be the result of personnel turnover at the City and incomplete historical records necessary to reconcile ledgers on a timely basis.

Effect. As a result of this condition, the City is exposed to an increased risk that misstatements or misappropriations might occur and not be detected by management on a timely basis.

Recommendation. We recommend that the City review their internal controls over financial reporting and work towards developing a solution to remedy this finding going forward.

View of Responsible Officials. The City has already made changes to these procedures for fiscal year 2016, which should serve to satisfy this finding.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted.



CITY OF OAK PARK, MICHIGAN

Summary Schedule of Prior Audit Findings For the Year Ended June 30, 2015

None noted.

■ ■ ■ ■ ■

City of Oak Park,
Michigan



Year Ended
June 30, 2015

Comprehensive
Annual Financial
Report

Prepared by
Finance Department

City Manager
Erik Tungate

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CITY OF OAK PARK, MICHIGAN

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INTRODUCTORY SECTION

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CITY OF OAK PARK

OFFICE OF THE CITY MANAGER

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

December 21, 2015

To the Honorable Mayor, Members of the City Council
and the Citizens of the City of Oak Park, Michigan

The comprehensive annual financial report (CAFR) of the City of Oak Park (the "City") for the year ended June 30, 2015, is hereby submitted as mandated by the City Charter, Section 9.8, and state statute, Public Act 2 of 1968. The City Charter and state statute require that the City issue annually a report on its financial position and activity, and that this report be audited by an independent firm of certified public accountants. The financial statements and supplemental schedules contained herein have been audited by Rehmann Robson, Certified Public Accountants. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with management. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and reported in a manner that presents fairly the financial position and results of operations of the various funds and component units of the City. All disclosures necessary to enable the reader to gain an understanding of the City activities have been included.

The comprehensive annual financial report is presented in three sections: introductory, financial, and statistical. The introductory section, which is unaudited, includes this letter of transmittal, an organizational chart and a list of the City's principal officials. The basic financial statements include the government-wide financial statements and fund financial statements as well as the independent auditor's report on these financial statements. The required supplemental information includes management's discussion and analysis and information on the pension and other employee benefits plans. Other supplementary information includes combining and individual fund financial statements and schedules. The statistical section, which is unaudited, includes selected financial and demographic information, generally presented on a multi-year basis.

Generally accepted accounting principles require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of management's discussion and analysis (MD&A). This letter of transmittal is designed to compliment MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditor.

The Reporting Entity and Services Provided

The City has defined its financial reporting entity in accordance with the pronouncements of the Governmental Accounting Standards Board (GASB). The City includes all the funds, agencies, boards, commissions, and authorities that are controlled by or dependent on the Mayor and City Council. Based on these criteria, the Municipal Building Authority, Brownfield Redevelopment Authority, and Economic Development Corporation have been included in this report.

The City provides a full range of services including police and fire protection; sanitation services; the construction and maintenance of highways, streets and infrastructure; planning and zoning; library services; and recreational activities and cultural events. In addition, water and sewer services are provided under an enterprise fund concept, with user charges set by City Council to ensure adequate coverage of operating expenses and payments on outstanding debt.

Local Economy and Governmental Structure

The City of Oak Park is located near the southeast corner of Oakland County in southeast Michigan, and approximately 3.5 miles from Macomb County and adjacent to the northern boundary of the City of Detroit and Wayne County. The City contains approximately 5.5 square miles with a population of 29,319 persons as reported by the U.S. Bureau of Census for 2010.

The City operates under the Council-Manager form of government as established in its charter adopted October 29, 1945. The City Council is comprised of a Mayor, elected at-large every two years, and four Councilmembers, two elected at-large every four years. The City Council is responsible for enacting ordinances, resolutions and regulations governing the City. City Council also appoints the members of various statutory and advisory boards and commissions, the City Manager, and the City Attorney. The City Manager is responsible for enforcement of laws and ordinances established by City Council and appoints and supervises the heads of departments of the City organization.

The City of Oak Park has grown over the years to a point where only one percent of its total land area is vacant. Although most of the growth occurring in Oakland County is taking place to the west and north, the I-696 freeway, which runs through Oak Park, provides a corridor of opportunity for redevelopment and enhancement of existing development.

It is management's goal to maintain high quality services to the citizens of Oak Park during economic uncertainty. The City has adopted prudent financial policies, which will help guide it through the upcoming years. The City has a strong property tax base and management believes it can meet the challenges confronting the community in the near future.

Major Initiatives

The following were among those many diverse activities and accomplishments to which both the elected officials and staff devoted their energies in fiscal year 2014-2015:

- 1) The City's number one priority was preserving fund balance while maintaining existing city services. The City's General Fund had an original and final amended budget that anticipated an operating deficit, using \$586,609 to \$653,144 of the fund balance. In addition to the anticipated operating deficit, the beginning fund balance was also reduced by more than \$453,000 related to prior period adjustments. Due to the significant efforts on behalf of the entire city, the overall result was an increase to the fund balance in the General Fund of more than \$524,000, bringing total fund balance at June 30, 2015 to approximately \$3,430,000. The ending fund balance continues to be in the targeted range for the second year in a row.
- 2) The second priority was to address the long-term legacy costs. The City was able to contribute \$279,000 over the actuary required public safety pension contribution and for the first time in many years made a contribution toward the OPEB liability of \$1,000,000 over the pay as you go amount.
- 3) The third priority was economic development and improving the quality of life for residents and businesses. The focus on economic development projects is to rehab existing structures and promote new development. The quality of life issues include additional public safety officers for safety and code enforcement offers to ensure all structures and city lots are maintained are up to existing code.

Financial Information

Management of the City is responsible for establishing and maintaining internal control designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Long-term Financial Planning

The City Council has adopted the following financial policies to guide the process for long-term financial decisions: 1) Debt Management Policy - provides guidelines for borrowing money to finance projects; 2) Cash Management Policy - provides guidelines for the day-to-day handling of cash and investments; 3) Capital Improvement Policy - sets capitalization thresholds and parameters for capital asset purchases; and 4) Investment Policy - provides guidelines for investment of the City's liquid assets.

A large parcel of property owned by the State of Michigan, which formerly housed the Eight Mile Armory, has stood vacant for many years. The State has sold this parcel for commercial development. This project will stimulate development in this area and provide additional tax dollars to fund future development.

As the City faces a slower economy additional funding sources will have to be found to fund large capital projects. This may include additional taxes, which can only be raised by a vote of the people. Other sources of revenue may include grants or raising fees. These challenges will be met following the financial policies above.

Federal Financial Assistance

As a recipient of federal financial assistance, the City is also responsible for ensuring that an adequate internal control system is in place to ensure compliance with applicable laws and regulations related to those programs. The internal control systems are evaluated periodically by management to achieve these objectives. The City is required to have a single audit in fiscal year 2014-2015 to test these controls, per the Federal Office of Management and Budget (OMB) Circular A-133, because it received more than \$500,000 in federal assistance this fiscal year.

Budgeting Controls

In accordance with state law, the City's budget is prepared on the modified accrual basis for governmental type funds, and its accounting records are also maintained on that basis. Under modified accrual accounting, revenues are recorded when they are both measurable and available. Expenditures are recorded when a liability is incurred, except for interest on long-term debt and accrued vacation benefits. Governmental fund types, such as the City's general fund, special revenue funds, debt service funds and capital projects funds are reported on the modified accrual basis. The City's enterprise fund, internal service funds and pension and other employee benefits trust funds are reported on the accrual basis, under which revenues are recorded when earned and expenses are recorded when incurred.

The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City's governing body. Activities of the general fund are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the department level for the general and special revenue funds. However, for internal accounting purposes, budgetary control is maintained by object class (line account) for all funds. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Purchase orders that would create an over encumbrance are not written until additional appropriations are available. Encumbered accounts lapse at year-end. There were no encumbrances outstanding at June 30, 2015.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Awards and Acknowledgements

A Certificate of Achievement for Excellence in Financial Reporting was received for the City's CAFR from the Government Finance Officers Association (GFOA) for the fiscal year ended June 30, 2014. This award has been received for 21 consecutive years.

The preparation of the CAFR on a timely basis was made possible by the dedicated service of the entire staff of the Department of Finance and Administrative Services, Department of Technical and Planning Services and our independent auditors, Rehmann Robson, Certified Public Accountants. Each of them has our sincere thanks.

In closing, without the leadership and support of the City Council, preparation of this report would not have been possible.

Sincerely,

[Signature omitted for security purposes]

Erik Tungate
City Manager



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Oak Park
Michigan**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2014

Executive Director/CEO

CITY OF OAK PARK, MICHIGAN

ELECTED AND APPOINTED OFFICIALS

City Council

Marian McClellan
Mayor

Carolyn Burns
Mayor Pro-Tem

Kiesha Speech
Solomon Radner
Ken Rich
Council Members

Appointed Officials and Senior Management

Erik Tungate, City Manager

Kevin Yee, Assistant City Manager / Public Works Director

T. Edwin Norris, City Clerk

Carl Johnson, Director of Finance and Administrative Services

Saundra Crawford, Deputy Finance Director

John Gillooly and Ebony Duff, City Attorney

Brandon Bowman, Library Director

Robert Barrett, Director of Technical and Planning Services

Steve Cooper, Director of Public Safety

Julie Hall, Director of Recreation

Kathleen Lindroth, Deputy Treasurer

M. Dean Bush, City Assessor

Scott Lemarbe, General Foreman

Gary Shermetaro, General Foreman

Mike Pinkerton, Deputy Director of Public Safety

David DeCoster, Deputy Director of Technical and Planning Services

Rocco Fortura, Deputy Director of DPW

Steve Lukasik, Water Supervisor

Carly Podzikowski, Senior Services Coordinator

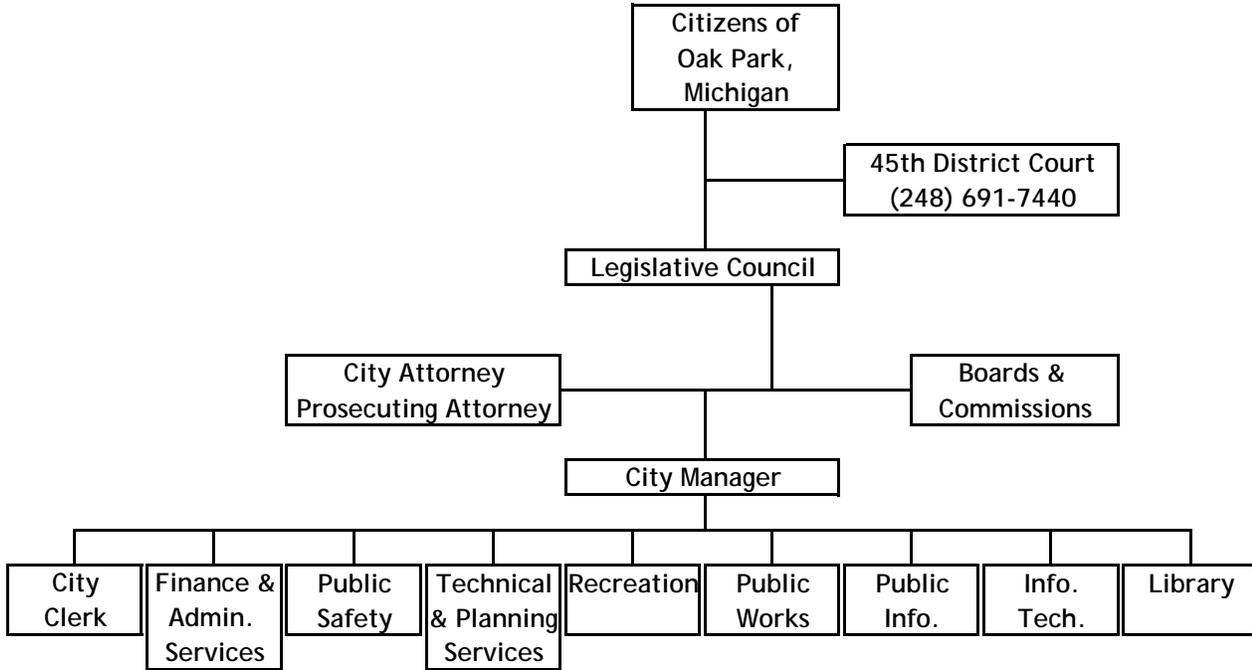
Vicky Brooks, Director of Human Resources & Operations

Kimberly Marrone, Director of Community & Economic Development

Denise Desantis, Director of Communications & Public Information

CITY OF OAK PARK, MICHIGAN

Table of Organization



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FINANCIAL SECTION

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INDEPENDENT AUDITORS' REPORT

December 21, 2015

The Honorable Mayor and Members of the City Council
City of Oak Park, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the *City of Oak Park, Michigan* (the "City"), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Oak Park, Michigan, as of June 30, 2015, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Implementation of GASB Statement No. 68

As described in Note 23, the City implemented the provisions of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, in the current year. Accordingly, beginning net position of the governmental activities, each enterprise fund and the business-type activities were restated. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and the schedules of the pension and other postemployment benefits information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules and the introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued, under separate cover, our report dated December 21, 2015, on our consideration of the City of Oak Park, Michigan's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Rehmann Johnson LLC". The signature is written in a cursive, flowing style.

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MANAGEMENT'S DISCUSSION AND ANALYSIS

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

Our discussion and analysis of the City of Oak Park's financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2015. Please read it in conjunction with the financial statements.

Financial Highlights

- The City's net position increased as a result of this year's operations. Net position of our business-type activities increased by \$3.5 million, or 23.1 percent; net position of our governmental activities increased by \$9.6 million, or 16.1 percent.
- During the year, the City had revenues and other financing sources in governmental funds that were \$0.4 million more than the \$31.5 million of expenditures and other financing uses.
- In the City's business-type activities, revenues were \$11.7 million while expenses were \$8.2 million.
- Total cost of all of the City's governmental programs was \$31.5 million.
- The general fund reported an increase in fund balance of \$0.5 million.
- The General Fund revenues were \$0.1 million more and expenditures were \$.09 million less than budgeted. The expenditure variances is primarily due to the over estimation of the annual required public safety pension contribution. The General Fund increased fund balance by \$0.5 million instead of decreasing \$0.7 million as projected in the final amended budget.

Using this Annual Report

This annual report consists of a series of financial statements. The statement of net position and the statement of activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements for governmental activities show how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The remaining statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

Reporting the City as a Whole

Our analysis of the City as a whole begins with the statement of net position. One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The statement of net position and the statement of activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. You can think of the City's net position (the difference between assets and liabilities) as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

In the statement of net position and the statement of activities, we divide the City into three kinds of activities:

- Governmental activities – Most of the City's basic services are reported here, including public safety, public works, recreation, and general administration. Property taxes, franchise fees, and state grants finance most of these activities.
- Business-type activities – The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's water and sewer system is reported here.
- Discretely presented component units – The City includes two separate legal entities in its report, the Economic Development Corporation and Brownfield Authority. Although legally separate, these discretely presented component units are important because the City is financially accountable for them.

Reporting the City's Most Significant Funds

The fund financial statements provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by statute and by bond covenants. However, the City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other monies. The City's three kinds of funds—governmental, proprietary and fiduciary—use different accounting approaches.

Governmental funds. Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the statement of net position and the statement of activities) and governmental funds in a reconciliation following the fund financial statements.

Proprietary funds. When the City charges customers for the services it provides, whether to outside customers or to other units of the City, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the statement of net position and the statement of activities. In fact, the City's enterprise fund (a type of proprietary funds) is the same as the business-type activities we report in the government-wide statements but in greater detail. We use internal service funds (the other component of proprietary funds) to report activities that provide supplies and services for the City's other programs and activities, such as the City's motor pool operation.

Fiduciary funds. This category includes the City's pension and other employee benefits trust funds along with its agency funds, which account for monies held on behalf of others.

Reporting the City as Trustee

The City is the trustee, or fiduciary, for its employees' pension plan and retiree's health care - general and public safety employee's fund. It is also responsible for other assets in an agency capacity. All of the City's fiduciary activities are reported in the separate statements of fiduciary net position and the statement of changes in fiduciary net position. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

The City as a Whole

The City's total net position decreased from a year ago – from \$21.9 million (before the restatement for GASB Statement No. 68) to negative \$31.4 million. Our analysis below focuses on the net position and changes in net position of the City's governmental and business-type activities.

	Net Position					
	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Current and other assets	\$ 13,566,084	\$12,064,344	\$ 7,965,263	\$ 7,317,678	\$ 21,531,347	\$19,382,022
Capital assets, net	44,889,089	46,694,293	26,827,629	26,666,110	71,716,718	73,360,403
Total assets	<u>58,455,173</u>	<u>58,758,637</u>	<u>34,792,892</u>	<u>33,983,788</u>	<u>93,248,065</u>	<u>92,742,425</u>
Deferred outflows of resources	2,576,561	-	284,090	-	2,860,651	-
Long-term liabilities	33,299,260	34,757,087	9,267,102	10,076,910	42,566,362	44,833,997
Net OPEB obligation	24,496,409	23,178,460	-	-	24,496,409	23,178,460
Other liabilities	40,001,430	1,910,931	6,836,030	957,864	46,837,460	2,868,795
Total liabilities	<u>97,797,099</u>	<u>59,846,478</u>	<u>16,103,132</u>	<u>11,034,774</u>	<u>113,900,231</u>	<u>70,881,252</u>
Deferred inflows of resources	13,138,612	-	421,952	-	13,560,564	-
Net position:						
Net investment in capital assets	14,000,594	14,247,686	17,818,784	16,773,566	31,819,378	31,021,252
Restricted	4,317,193	4,887,899	-	-	4,317,193	4,887,899
Unrestricted (deficit)	(68,221,764)	(20,223,426)	733,114	6,175,448	(67,488,650)	(14,047,978)
Total net position	<u>\$(49,903,977)</u>	<u>\$(1,087,841)</u>	<u>\$18,551,898</u>	<u>\$22,949,014</u>	<u>\$(31,352,079)</u>	<u>\$21,861,173</u>

Net position of the City's governmental activities decreased by \$48.8 million, from -\$1.1 million compared to -\$49.9 million. Unrestricted net position – the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – changed from -\$20.22 million at June 30, 2014 to -\$68.22 million at the end of this year. The reduction in net position of \$48.00 million is due to the GASB 68 accounting change which mandated the recording of any unfunded pension liability.

Governmental activities net position decreases can be found on the reconciliation of statement of revenues, expenditures, and changes in fund balance of governmental funds to the statement of activities.

The net position of the business-type activities decreased by 19.16 percent (\$18.55 million compared to \$22.95 million in 2014). The reduction in net position of \$4.40 million is due to the GASB 68 accounting change which mandated the recording of any unfunded pension liability.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

	Change in Net Position					
	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Program revenues:						
Charges for services	\$ 6,529,115	\$ 4,975,685	\$11,706,574	\$11,550,673	\$ 18,235,689	\$16,526,358
Operating grants	2,406,046	2,241,178	-	-	2,406,046	2,241,178
Capital grants	561,703	1,750	-	-	561,703	1,750
General revenues:						
Property taxes	16,326,336	16,466,311	-	-	16,326,336	16,466,311
State shared	3,197,425	3,134,336	-	-	3,197,425	3,134,336
Other taxes	712,120	757,237	-	-	712,120	757,237
Investment earnings	48,071	33,512	16,381	17,315	64,452	50,827
Total revenues	29,780,816	27,610,009	11,722,955	11,567,988	41,503,771	39,177,997
Expenses:						
General government	3,064,969	6,824,175	-	-	3,064,969	6,824,175
Judicial	1,944,235	1,976,211	-	-	1,944,235	1,976,211
Public safety	3,497,663	9,525,007	-	-	3,497,663	9,525,007
Road maintenance	4,702,539	4,098,970	-	-	4,702,539	4,098,970
Public works	1,141,585	1,744,556	-	-	1,141,585	1,744,556
Health and sanitation	3,023,012	2,268,966	-	-	3,023,012	2,268,966
Culture and recreation	572,947	827,531	-	-	572,947	827,531
Library	702,648	696,640	-	-	702,648	696,640
Community development	384,815	1,161,136	-	-	384,815	1,161,136
Interest on long-term debt	1,192,125	1,170,026	-	-	1,192,125	1,170,026
Water and sewer	-	-	8,242,405	9,447,898	8,242,405	9,447,898
Total expenses	20,226,538	30,293,218	8,242,405	9,447,898	28,468,943	39,741,116
Change in net position						
before transfers	9,554,278	(2,683,209)	3,480,550	2,120,090	13,034,828	(563,119)
Transfers	-	-	-	-	-	-
Change in net position	9,554,278	(2,683,209)	3,480,550	2,120,090	13,034,828	(563,119)
Net position (deficit):						
Beginning of year	(1,087,841)	1,595,368	22,949,014	20,828,924	21,861,173	22,424,292
Restatement for implementation of GASB 68	(58,370,414)	-	(7,877,666)	-	(66,248,080)	-
End of year	\$(49,903,977)	\$(1,087,841)	\$18,551,898	\$22,949,014	\$(31,352,079)	\$21,861,173

The City's total revenue for all programs and services increased by 5.9 percent (\$2.3 million), primarily due to the increase in charges for services program revenue. The total cost of all programs and services decreased by 28.4 percent (\$11.3 million).

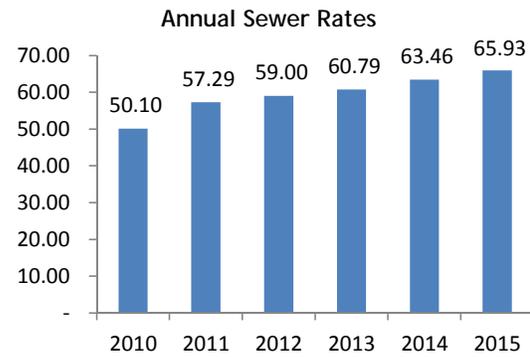
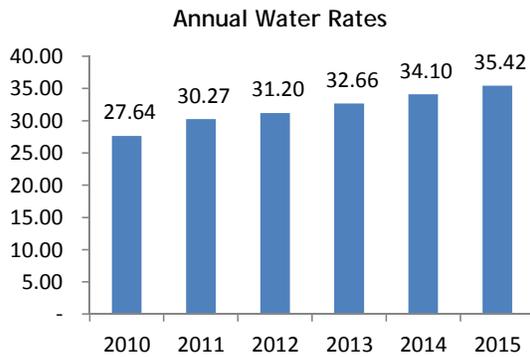
Governmental activities. Revenues for the City's governmental activities increased by 7.9 percent (\$2.2 million), while total expenses decreased 33.0 percent (\$10.1 million).

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

Business-type activities. The City has one business-type activity: the water and sewer system. Revenues of the City's water and sewer fund increased by 1.3 percent (\$11.7 million in fiscal year 2015 compared to \$11.6 million in fiscal year 2014) and expenses decreased by 12.8 percent (\$9.5 million in fiscal year 2014 compared to \$8.2 million in fiscal year 2015). The City reported net income of \$3.5 million in the water and sewer fund. This was an increase from fiscal year 2014 net income of \$2.1 million. The factors driving these results include:

- The City has posted an increase in this fund's net position in each of the last seven fiscal years (outside of the one-time restatement of net position due to the implementation of GASB 68 in the current year), which has led to the general overall health of this fund. The infrastructure of the system continues to age. It is expected that necessary infrastructure improvements in the near future will be funded from the accumulated surplus. Continuing improvements to the water and sewer system should allow the City to continue to provide its users with quality services.
- Water rates increased from \$34.10 to \$35.42 per 1,000 cubic feet in fiscal year 2014-2015. Sewer rates increased from \$63.46 to \$65.93 per 1,000 cubic feet. A recent history of the City's water and sewer rates follows:



The City's Funds

As the City completed the year, its governmental funds reported a total fund balance of \$9.7 million, which is above last year's restated total of \$9.3 million. Included in this year's total change in fund balance is an increase of \$0.5 million in the City's General Fund. Included in the General Fund change in fund balance was the following:

- The City's decrease in property tax revenue was 6.3% in the general fund (\$12.6 million in fiscal year 2013-2014 and \$11.8 million in fiscal year 2014-2015) due primarily the creation of an estimated liability related to property tax appeal cases and the estimated amount of County charge-backs of delinquent real property taxes. Charges for services revenue is up 57% from last fiscal year due to increased new development within the City.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

General Fund Budgetary Highlights

Over the course of the year, the City Council revised the City budget once. Budget amendments generally fall into three categories. The first category includes amendments and supplemental appropriations that were approved as projects and contracts were competitively bid and come in higher than originally budgeted. The second included Council approved increases in appropriations when preparing the subsequent year's budget. These appropriations were to adjust the original budget when departments submitted estimated year-end figures that exceeded current budgeted amounts. Finally, amending the budget at the last City Council meeting of the fiscal year to prevent significant budget overruns. The only amendment was in May 2015 as part of the 2015/2016 budget document.

The actual expenditures were \$945,381 less than the final budget amounts in the General Fund although six departments exceeded their budget. The variances were within the city manager (\$1,940), finance and administrative services (\$20,286), public information (\$3,915), technical and planning services (\$30,242), public safety (\$109,767) and prior year tax refunds (\$192,229) departments. The variance in finance and administrative services is due to contract finance director services in excess of budgeted amounts; technical and planning services variance due to contract inspector services over budgeted amounts; public safety variance due to pension contributions in excess of budget and prior year tax refunds variance due to expenditures related the liability set up for potential property tax appeals and County delinquent real property tax chargebacks.

General Fund Revenue. The following paragraphs analyze the activities of the City's major operating fund. General Fund revenues totaled \$19.9 million, an increase of 1.4% from the prior year. Revenues by source were as follows:

General Fund Revenue					
	Fiscal Year		Percent of Total	Increase (Decrease)	% Change from Prior Year
	2015	2014			
Property taxes	\$ 11,773,604	\$12,560,160	59.12%	\$ (786,556)	-6.26%
Licenses and permits	546,585	363,301	2.74%	183,284	50.45%
Intergovernmental	3,209,385	3,152,777	16.12%	56,608	1.80%
Charges for services	1,366,272	869,761	6.86%	496,511	57.09%
Fines and forfeits	1,773,998	1,580,431	8.91%	193,567	12.25%
Interest income	7,920	7,479	0.04%	441	5.90%
Other	1,237,134	1,101,389	6.21%	135,745	12.32%
Total	\$ 19,914,898	\$19,635,298	100.00%	\$ 279,600	1.42%

Ad valorem taxes provide the City's primary source of revenue. Current collections remain high at 93.92 percent. The City's total tax rate is 37.1191 per \$1,000 of taxable value. This is below the state's legal limit as provided for by the Headlee Amendment and the Truth in Taxation Act because .5271 of the 7 mill voter-approved levy for PA 345 public safety retirement costs was not levied in 2014-2015. The tax rate was increased by .2457 mills in fiscal year 2014-2015 for debt retirement. Overall decrease in revenue due to the decrease in revenue from setting up a reserve for chargebacks and property tax appeals.

Taxable values in the City decreased an average of .47%, led by a decrease of 1.79% in commercial property values and 6.68% in personal property values. In addition to the drop in taxable values, the City in the current year also set up reserves for potential refunds related to property tax appeals and chargebacks from Oakland County.

Licenses and permits increased by 50.45%. The increase was across the board in most areas revenue line items and was primarily due to several large redevelopment projects and an overall increase in the economy in Michigan resulting in new construction and permit related activities.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

Intergovernmental revenues increased 1.80%. The City received slightly higher amounts from the State of Michigan due to increase state wide in sales tax collections and EVIP revenue sharing. Overall, revenue sharing has been significantly cut over the past several years by the State.

Charges for services increased 57.09% due primarily to an insurance reimbursement of approximately .433 million related to services previously rendered by a contractor.

Ordinance fines levied by the 45-B District Court account for the increase of 12.25% in fines and forfeits. The hiring of additional officers in fiscal year 2014-2015 resulted in an increase in tickets issued and an increase in revenue. During fiscal year 2013-2014 there were personnel reductions in the Department of Public Safety.

Interest income increased 5.9% is attributable to a slight increase in overall cash of the City.

Other income increased 12.32% in fiscal year 2014-2015 primarily due insurance proceeds received related to flooding costs incurred and retiree drug subsidy reimbursements received in excess of prior year amounts.

General Fund Expenditures. General Fund expenditures were \$17.6 million, an increase of \$1.2 million or 7.6% from the preceding year. Broken down by major function, expenditures were as follows:

	General Fund Expenditures				
	Fiscal Year		Percent of Total	Increase (Decrease)	% Change from Prior Year
	2015	2014			
General government	\$ 3,613,552	\$ 3,284,804	20.53%	\$ 328,748	10.01%
Public safety	8,431,388	5,547,086	47.90%	2,884,302	52.00%
Public works	574,852	695,453	3.27%	(120,601)	-17.34%
Recreation and culture	570,403	591,912	3.24%	(21,509)	-3.63%
Library	-	727,789	0.00%	(727,789)	-100.00%
Community development	163,772	215,977	0.93%	(52,205)	-24.17%
Nondepartmental	3,944,438	5,214,184	22.41%	(1,269,746)	-24.35%
Prior year tax refunds	302,229	76,537	1.72%	225,692	294.88%
Total	\$ 17,600,634	\$16,353,742	100.00%	\$ 1,246,892	7.62%

General government expenditures increased \$328,748 in fiscal year 2014-2015. The increase is due primarily to the increase in health care and pension expenditures across all departments. New positions were added in the City Manager and Information Technology departments. The Finance and Administrative Services department also had a significant increase in contractual service expenditures.

The public safety department increased \$2,884,302 or 52% is due primarily to the moving of the annual public safety pension contribution totaling \$2.438 million from nondepartmental.

The public works department decreased \$120,601 or 17.34%. This decrease was due to 2014 included approximately \$.2 million in one time repairs to city facilities.

Recreation and culture decreased \$21,509 or 3.63% due to overall cost reductions department wide.

Library activity was moved from the General Fund to its own special revenue fund as of July 1, 2014.

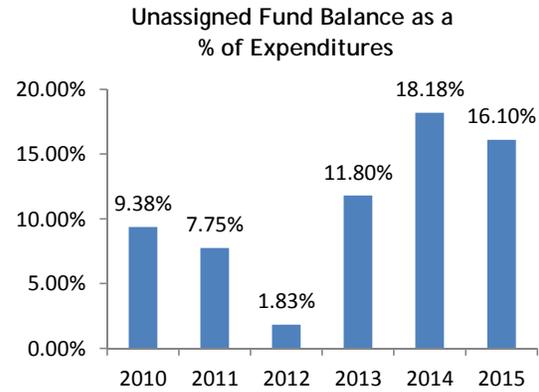
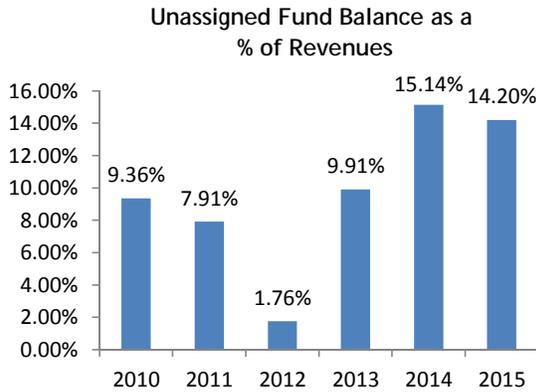
CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

Other nondepartmental expenditures decreased \$1,269,746 or 24.35%. The decrease is due primarily to the moving of the public safety pension contribution to the public safety department totaling \$2.438 million and offset by a contribution to the retiree healthcare - general and public safety city fund of \$1 million.

Prior year tax refunds expenditures increased by \$225,692 because a new liability was created during the current year for estimated property tax refunds related to tax appeal cases and chargebacks from chargebacks from Oakland County.

General Fund. Fund balance at June 30, 2015 increased by 18.0 percent or \$0.5 million from June 30, 2014. The unassigned (and available for appropriation portion of) fund balance decreased by \$0.1 million to a balance of \$2.8 million which provides the City with 58.8 days of expenditures, and is equivalent to 18.2 percent of annual expenditures. Our goal is to maintain this percentage at 8.3 to 18.0 percent (one to two months expenditures), a level considered adequate to meet any unforeseen events and avoid cash shortfalls during periods of low tax collections. An additional goal is to maintain fund balance at 10 to 15 percent of revenues. Unassigned fund balance can be graphically demonstrated as follows:



CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

Capital Asset and Debt Administration

Capital Assets. At June 30, 2015, the City had \$71.7 million invested in a broad range of capital assets, including police and fire equipment, buildings, park facilities, roads, and water and sewer lines.

	Capital Assets (Net of Depreciation)					
	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Land	\$ 1,642,187	\$ 1,642,187	\$ 11,502	\$ 11,502	\$ 1,653,689	\$ 1,653,689
Rights-of-way	600,818	600,818	-	-	600,818	600,818
Work in progress	58,724	13,950,611	1,295,413	1,494,522	1,354,137	15,445,133
Infrastructure - roads	21,770,822	23,282,505	-	-	21,770,822	23,282,505
Infrastructure - sidewalks	1,670,658	1,373,880	-	-	1,670,658	1,373,880
Infrastructure - systems	-	-	25,396,454	25,117,344	25,396,454	25,117,344
Buildings	16,185,254	2,846,758	3,900	4,767	16,189,154	2,851,525
Public improvements	1,392,956	1,414,151	-	-	1,392,956	1,414,151
Library collection	180,385	166,252	-	-	180,385	166,252
Equipment - vehicles	999,643	1,289,523	-	37,975	999,643	1,327,498
Equipment - miscellaneous	387,642	127,608	120,360	-	508,002	127,608
Total capital assets, net	\$ 44,889,089	\$46,694,293	\$26,827,629	\$26,666,110	\$ 71,716,718	\$73,360,403

This year's major additions included:

Other equipment	\$ 344,508
Infrastructure - sidewalks	505,543

The City's fiscal year 2014-2015 capital budget called for it to spend \$1,898,430 for capital projects, principally for the completion of municipal complex, acquisition of replacement vehicles and sidewalk and road replacements. More detailed information about the City's capital assets is presented in Note 9 to the financial statements.

Long-term Debt. Under current state statutes, the City's net debt may not exceed 10% of the total assessed value of real and personal property as certified by the City Assessor. The City's net debt of \$32,803,885 is 7.6% of assessed value, and provides a legal debt margin of \$10,502,929. Net bonded debt per capita equaled \$1,038.

The long-term debt obligations of the City consist of general obligation bonds outstanding and a capital lease.

At year-end, the City had \$40,628,845 in bonds outstanding versus \$42,912,544 last year, a decrease of 5.3 percent, as shown in below.

	Long-term Debt					
	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
General obligation bonds (backed by the City)	\$ 29,330,000	\$30,660,000	\$ 9,008,845	\$ 9,892,544	\$ 38,338,845	\$40,552,544
Capital lease	2,290,000	2,360,000	-	-	2,290,000	2,360,000
Total	\$ 31,620,000	\$33,020,000	\$ 9,008,845	\$ 9,892,544	\$ 40,628,845	\$42,912,544

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

At June 30, 2015, the 2012 street improvement refunding bonds, the 2006 street improvement bonds, and the 2010 municipal complex bonds were the only outstanding governmental general obligation bonds. These bonds are paid by a tax levied on all taxpayers separate from the operating millage. A mill represents 1 dollar paid for every \$1,000 of taxable value of real and personal property. The City's debt service levy in fiscal year 2014-2015 was 6.2017 mills. Requirements for general obligation bonds will decrease until all bonds are paid off in May 2036.

The City belongs to a consortium of cities known as the Twelve Towns Drain District. This district was formed to collect and treat sewage and stormwater for 14 communities. In 1998 the Michigan Department of Environmental Quality ordered the district to upgrade its retention facility and decrease its excess flows into Lake St. Clair. The total estimated cost of these improvements is \$130 million, of which the City of Oak Park is responsible for 13.48%. This project began in fiscal year 2000-2001.

The District is borrowing funds through construction draw downs to complete this project. As of June 30, 2015 the City is obligated to pay \$9,008,845. Due to the nature of draws the exact obligation will be unknown until the project is complete or no other draws are made. Payments on these obligations continue until 2029, ranging from \$65,707 to \$1,061,080. The City will increase sewer rates to pay this debt.

The City's general obligation Standard & Poor's Rating Service underlying bond rating continues was upgraded to be A+/Positive with outstanding debt due to bond insurance purchased at the time of issuance. The State limits the amount of general obligation debt that cities can issue to 10 percent of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt is below this \$43.31 million state-imposed limit.

Other obligations include accrued vacation pay and sick leave. More detailed information about the City's long-term liabilities is presented in Note 10 to the financial statements.

Economic Factors and Next Year's Budget and Rates

Oak Park (population 29,319) is primarily a residential community located in southeastern Oakland County, Michigan. The local tax base has experienced a decline of .47% for fiscal year 2014-2015 but is expected to have a modest increase in the following year (.9% expected for 2015-2016). This continued but slow rebound in the economy is encouraging but will continue to present challenges in the near future. Service levels will continue to be adjusted to match annual revenues.

In November 2012, the voters approved the creation of an Act 345 retirement system for public safety employees. The approval comes with the ability to use a property tax levy to fund a portion of public safety retirement costs (previously paid by the General Fund). The voters approved for up to 7 mills be assessed annually to be used for this purpose for a seven year period beginning in 2013-2014 fiscal year. In fiscal years 2014-2015 only 6.4729 of the allowable millage was levied and the entire 7 mills was levied for fiscal year 2015-2016.

Overall net general bonded debt is moderate and continues to decline for the third year in a row, at \$989 per capita and 6.71% of assessed value.

The City's elected and appointed officials considered many factors when setting the fiscal year 2015-2016 budget including tax rates and fees to be charged for the business-type activities. One of those factors is the economy. Unemployment in the City now stands at 11.2 percent versus 12.1 percent a year ago. This compares with the State's unemployment rate of 5.5 percent and the national rate of 5.3 percent.

CITY OF OAK PARK, MICHIGAN

Management's Discussion and Analysis

These indicators were taken into account when adopting the general fund budget for fiscal year 2015-2016. The fiscal year 2015-2016 budget was adopted in May 2015. Amounts available for appropriation in the general fund budget are \$20.45 million, an increase of 2.59% percent over the final fiscal year 2014-2015 amount of \$19.94 million. Property tax revenue is budgeted to increase slightly by .9%. Overall, revenues are expected to remain relatively flat. Budgeted expenditures are expected to increase, to \$21.26 million from \$19.41 million in fiscal year 2014-2015. The City has added no major new programs or initiatives to the fiscal year 2015-2016 budget.

The expense plan for the water and sewer fund for fiscal year 2015-2016 is \$12,573,434, a decrease of \$.19 million from fiscal year 2014-2015. The plan includes an increase in water rates of 8.8% and an increase in sewer rates of 1.8%. This increase is necessary due to an increase in the wholesale water and sewage rates from Oakland County.

This plan includes expenses for the Twelve Towns Drain System (known also as the George W. Kuhn Drain). Construction continues and ten bonds have been issued to pay for the cost. The City is responsible for 13.48% of the cost. Debt payments have been built into the budget and sewer rates increased to meet our obligations. The George W. Kuhn Drain debt payment will be \$.9 million in fiscal year 2015-2016.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Director of Finance and Administrative Services' Office, at the City of Oak Park, 14000 Oak Park Blvd., Oak Park, MI, 48237.

BASIC FINANCIAL STATEMENTS

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CITY OF OAK PARK, MICHIGAN

Statement of Net Position

June 30, 2015

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Assets				
Cash and investments	\$ 9,620,963	\$ 4,184,688	\$ 13,805,651	\$ 298,358
Receivables, net	3,309,692	3,780,569	7,090,261	-
Prepaid items	635,429	6	635,435	-
Capital assets not being depreciated	2,301,729	1,306,915	3,608,644	-
Capital assets being depreciated, net	42,587,360	25,520,714	68,108,074	-
Total assets	58,455,173	34,792,892	93,248,065	298,358
Deferred outflows of resources				
Deferred pension amounts	2,576,561	284,090	2,860,651	-
Liabilities				
Accounts payable and accrued liabilities	3,155,976	973,344	4,129,320	-
Unearned revenue	53,309	-	53,309	-
Long-term liabilities:				
Due within one year	2,027,000	975,323	3,002,323	-
Due in more than one year	31,272,260	8,291,779	39,564,039	-
Other noncurrent liabilities:				
Net pension liability	36,792,145	5,862,686	42,654,831	-
Net other postemployment benefits	24,496,409	-	24,496,409	-
Total liabilities	97,797,099	16,103,132	113,900,231	-
Deferred inflows of resources				
Deferred pension amounts	13,138,612	421,952	13,560,564	-
Net position				
Net investment in capital assets	14,000,594	17,818,784	31,819,378	-
Restricted for:				
Capital projects	442,796	-	442,796	-
Debt service	337,729	-	337,729	-
Judicial	184,778	-	184,778	-
Public safety	80,048	-	80,048	-
Road maintenance and repair	2,409,866	-	2,409,866	-
Public works	861,976	-	861,976	-
Unrestricted (deficit)	(68,221,764)	733,114	(67,488,650)	298,358
Total net position (deficit)	\$ (49,903,977)	\$ 18,551,898	\$ (31,352,079)	\$ 298,358

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Activities

For the Year Ended June 30, 2015

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government					
Governmental activities:					
General government	\$ 3,064,969	\$ 4,171,972	\$ -	\$ 561,703	\$ 1,668,706
Judicial	1,944,235	184,028	108,534	-	(1,651,673)
Public safety	3,497,663	40,237	30,910	-	(3,426,516)
Road maintenance and repair	4,702,539	131,194	1,819,786	-	(2,751,559)
Public works	1,141,585	733,485	-	-	(408,100)
Health and sanitation	3,023,012	1,245,819	-	-	(1,777,193)
Culture and recreation	572,947	-	-	-	(572,947)
Library	702,648	22,380	75,112	-	(605,156)
Community development	384,815	-	371,704	-	(13,111)
Interest and fiscal charges	1,192,125	-	-	-	(1,192,125)
Total governmental activities	20,226,538	6,529,115	2,406,046	561,703	(10,729,674)
Business-type activities -					
Water and sewer	8,242,405	11,706,574	-	-	3,464,169
Total primary government	\$ 28,468,943	\$ 18,235,689	\$ 2,406,046	\$ 561,703	\$ (7,265,505)
Component units					
Economic Development Corporation	-	-	-	-	-
Brownfield Authority	-	-	-	-	-
Total component units	\$ -	\$ -	\$ -	\$ -	\$ -

continued...

CITY OF OAK PARK, MICHIGAN

Statement of Activities

For the Year Ended June 30, 2015

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Change in net position				
Net (expense) revenue	<u>\$ (10,729,674)</u>	<u>\$ 3,464,169</u>	<u>\$ (7,265,505)</u>	<u>\$ -</u>
General revenues:				
Property taxes levied for:				
General purposes	13,707,776	-	13,707,776	118,449
Debt services	2,618,560	-	2,618,560	-
State shared revenues	3,197,425	-	3,197,425	-
Franchise fees	712,120	-	712,120	-
Investment earnings	<u>48,071</u>	<u>16,381</u>	<u>64,452</u>	<u>416</u>
Total general revenues	<u>20,283,952</u>	<u>16,381</u>	<u>20,300,333</u>	<u>118,865</u>
Change in net position	9,554,278	3,480,550	13,034,828	118,865
Net position (deficit), beginning of year, as restated	<u>(59,458,255)</u>	<u>15,071,348</u>	<u>(44,386,907)</u>	<u>179,493</u>
Net position (deficit), end of year	<u><u>\$ (49,903,977)</u></u>	<u><u>\$ 18,551,898</u></u>	<u><u>\$ (31,352,079)</u></u>	<u><u>\$ 298,358</u></u>

concluded.

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Balance Sheet
 Governmental Funds
 June 30, 2015

	General Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and investments	\$ 2,862,485	\$ 587,901	\$ 5,817,304	\$ 9,267,690
Receivables:				
Taxes	137,949	11,156	26,978	176,083
Special assessments	20,983	-	155,323	176,306
Accounts	867,737	965,681	60,173	1,893,591
Due from other governments	529,657	-	534,055	1,063,712
Due from other funds	352,617	-	-	352,617
Prepaid items	597,521	-	246	597,767
Total assets	\$ 5,368,949	\$ 1,564,738	\$ 6,594,079	\$ 13,527,766
Liabilities				
Accounts payable	\$ 599,954	\$ 656,227	\$ 527,666	\$ 1,783,847
Accrued liabilities	990,249	35,379	199,211	1,224,839
Due to other funds	-	-	352,617	352,617
Total liabilities	1,590,203	691,606	1,079,494	3,361,303
Deferred inflows of resources				
Unavailable revenue - property taxes	347,994	11,156	26,978	386,128
Unavailable revenue - special assessments	-	-	29,469	29,469
Unavailable revenue - grants	-	-	23,840	23,840
Total deferred inflows of resources	347,994	11,156	80,287	439,437
Fund balances				
Nonspendable	597,521	-	246	597,767
Restricted	-	861,976	3,455,217	4,317,193
Assigned	-	-	2,002,675	2,002,675
Unassigned (deficit)	2,833,231	-	(23,840)	2,809,391
Total fund balances	3,430,752	861,976	5,434,298	9,727,026
Total liabilities, deferred inflows of resources and fund balances	\$ 5,368,949	\$ 1,564,738	\$ 6,594,079	\$ 13,527,766

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Reconciliation

Fund Balances of Governmental Funds
to Net Position of Governmental Activities
June 30, 2015

Fund balances - total governmental funds	\$ 9,727,026
Amounts reported for <i>governmental activities</i> in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources, and therefore are not reported in the fund financial statements.	
Capital assets not being depreciated	2,301,729
Capital assets being depreciated, net	41,543,589
The focus of governmental funds is on short-term financing. Accordingly, some assets will not be available to pay for current-period expenditures. Those assets (such as certain receivables) are offset by deferred inflows in the governmental funds, and thus are not included in fund balance.	
Deferred grants and property taxes receivable	386,128
Internal service funds are used by management to charge the costs of certain activities, such as insurance and other centralized costs, to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities.	
Net position of governmental activities accounted for in internal service funds	1,407,950
Certain liabilities, such as bonds payable, are not due and payable in the current period, and therefore are not reported in the funds.	
Accrued interest on long-term debt	(122,588)
Bonds and capital leases payable	(31,620,000)
Unamortized bond premium	(130,471)
Net other postemployment benefit obligation	(24,496,409)
Accrued compensated absences	(1,546,735)
Certain pension-related amounts are not due and payable in the current period or do not represent current financial resources and therefore are not reported in the funds.	
Net pension liability	(36,792,145)
Deferred outflows related to the net pension liability	2,576,561
Deferred inflows related to the net pension liability	<u>(13,138,612)</u>
Net position (deficit) of governmental activities	<u>\$ (49,903,977)</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Revenues, Expenditures and Changes in Fund Balances

Governmental Funds

For the Year Ended June 30, 2015

	General Fund	Solid Waste Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Property taxes	\$ 11,773,604	\$ 1,263,720	\$ 3,254,752	\$ 16,292,076
Special assessments	-	-	525,492	525,492
Licenses and permits	546,585	-	-	546,585
Intergovernmental:				
Federal grants	11,440	550,263	371,704	933,407
State grants	3,197,945	-	1,989,767	5,187,712
Charges for services	1,366,272	1,295,376	195,670	2,857,318
Fines and forfeitures	1,773,998	-	282,124	2,056,122
Interest income	7,920	1,108	38,357	47,385
Other	1,237,134	-	62,639	1,299,773
Total revenues	19,914,898	3,110,467	6,720,505	29,745,870
Expenditures				
Current:				
General government	3,613,552	-	-	3,613,552
Judicial	-	-	1,950,499	1,950,499
Public safety	8,431,388	-	16,468	8,447,856
Road maintenance and repair	-	-	1,756,810	1,756,810
Public works	574,852	3,024,275	16,943	3,616,070
Culture and recreation	570,403	-	-	570,403
Library	-	-	738,863	738,863
Community development	163,772	-	430,179	593,951
Nondepartmental costs	3,944,438	-	-	3,944,438
Debt service:				
Principal	-	-	1,400,000	1,400,000
Interest and fiscal charges	-	-	1,175,121	1,175,121
Prior year tax refunds	302,229	33,875	46,507	382,611
Capital outlay and construction	-	-	1,161,178	1,161,178
Total expenditures	17,600,634	3,058,150	8,692,568	29,351,352
Revenues over (under) expenditures	2,314,264	52,317	(1,972,063)	394,518
Other financing sources (uses)				
Transfers in	21,680	-	2,131,904	2,153,584
Transfers out	(1,811,904)	-	(341,680)	(2,153,584)
Total other financing sources (uses)	(1,790,224)	-	1,790,224	-
Net change in fund balances	524,040	52,317	(181,839)	394,518
Fund balances, beginning of year, as restated	2,906,712	809,659	5,616,137	9,332,508
Fund balances, end of year	\$ 3,430,752	\$ 861,976	\$ 5,434,298	\$ 9,727,026

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Reconciliation

Net Changes in Fund Balances of Governmental Funds
to Change in Net Position of Governmental Activities
For the Year Ended June 30, 2015

Net change in fund balances - total governmental funds	\$ 394,518
Amounts reported for <i>governmental activities</i> in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	1,215,207
Depreciation expense	(2,901,375)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds, but rather are deferred to the following fiscal year.	
Net change in deferred inflows for grants and property taxes receivable	34,260
Bond proceeds provide current financial resources to governmental funds in the period issued, but issuing bonds increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	
Principal payments on long-term liabilities	1,400,000
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	
Change in accrued interest payable on long-term debt	(17,004)
Change in net pension liability	10,688,801
Change in net other postemployment benefit obligation	(1,317,949)
Change in the accrual for compensated absences	48,512
An internal service fund is used by management to charge the costs of certain services to individual governmental funds. The net revenue (expense) attributable to those funds is reported with governmental activities.	
Operating income from governmental activities in internal service funds	8,622
Interest income from internal service funds	686
Change in net position of governmental activities	<u>\$ 9,554,278</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Revenues, Expenditures and Changes in Fund Balances Budget and Actual - General Fund For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Property taxes	\$ 9,183,634	\$ 12,000,734	\$ 11,773,604	\$ (227,130)
Licenses and permits	293,020	421,500	546,585	125,085
Intergovernmental - federal grants	-	149,300	11,440	(137,860)
Intergovernmental - state grants	3,246,257	3,245,443	3,197,945	(47,498)
Charges for services	901,875	877,941	1,366,272	488,331
Fines and forfeitures	1,631,659	1,694,495	1,773,998	79,503
Interest income	2,000	2,249	7,920	5,671
Other	807,600	1,422,374	1,237,134	(185,240)
Total revenues	16,066,045	19,814,036	19,914,898	100,862
Expenditures				
Current:				
General government:				
City council	85,797	60,212	53,060	(7,152)
City manager	377,593	503,548	505,488	1,940
Information technology	204,373	307,458	286,885	(20,573)
City attorney	290,960	248,000	243,819	(4,181)
Prosecuting attorney	59,400	59,400	59,400	-
City clerk	466,234	526,363	515,474	(10,889)
Finance and administrative services	925,382	925,467	945,753	20,286
Public information	250,738	156,345	160,260	3,915
Technical and planning services	1,134,226	1,093,171	1,123,413	30,242
Less reimbursements from other funds	(260,000)	(280,000)	(280,000)	-
Public safety	6,237,084	8,321,621	8,431,388	109,767
Public works	889,419	782,755	574,852	(207,903)
Culture and recreation	837,049	648,766	570,403	(78,363)
Community development	221,413	179,919	163,772	(16,147)
Nondepartmental costs	2,864,013	4,902,990	3,944,438	(958,552)
Prior year tax refunds	150,000	110,000	302,229	192,229
Total expenditures	14,733,681	18,546,015	17,600,634	(945,381)
Revenues over expenditures	1,332,364	1,268,021	2,314,264	1,046,243
Other financing sources (uses)				
Transfers in	-	-	21,680	21,680
Transfers out	(1,918,973)	(1,951,165)	(1,811,904)	139,261
Total other financing sources (uses)	(1,918,973)	(1,951,165)	(1,790,224)	160,941
Net change in fund balances	(586,609)	(683,144)	524,040	1,207,184
Fund balances, beginning of year, as restated	2,906,712	2,906,712	2,906,712	-
Fund balances, end of year	\$ 2,320,103	\$ 2,223,568	\$ 3,430,752	\$ 1,207,184

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Solid Waste Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Property taxes	\$ 1,276,372	\$ 1,276,372	\$ 1,263,720	\$ (12,652)
Intergovernmental- Federal grants	-	525,010	550,263	25,253
Charges for services	1,146,000	1,144,140	1,295,376	151,236
Interest income	700	1,628	1,108	(520)
Total revenues	<u>2,423,072</u>	<u>2,947,150</u>	<u>3,110,467</u>	<u>163,317</u>
Expenditures				
Current -				
Public works	2,487,818	3,020,579	3,024,275	3,696
Prior year tax refund	15,000	15,000	33,875	18,875
Total expenditures	<u>2,502,818</u>	<u>3,035,579</u>	<u>3,058,150</u>	<u>22,571</u>
Net change in fund balance	(79,746)	(88,429)	52,317	140,746
Fund balance, beginning of year	<u>809,659</u>	<u>809,659</u>	<u>809,659</u>	-
Fund balance, end of year	<u>\$ 729,913</u>	<u>\$ 721,230</u>	<u>\$ 861,976</u>	<u>\$ 140,746</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Net Position

Proprietary Funds

June 30, 2015

	Business-type Activities	Governmental Activities
	Water and Sewer Enterprise Fund	Internal Service Funds
Assets		
Current assets:		
Cash and investments	\$ 4,184,688	\$ 353,273
Receivables:		
Accounts	3,565,993	-
Due from other governments	214,576	-
Prepaid items	6	37,662
Total current assets	<u>7,965,263</u>	<u>390,935</u>
Noncurrent assets:		
Capital assets not being depreciated	1,306,915	-
Capital assets being depreciated, net	25,520,714	1,043,771
Total noncurrent assets	<u>26,827,629</u>	<u>1,043,771</u>
Total assets	<u>34,792,892</u>	<u>1,434,706</u>
Deferred outflows of resources		
Deferred pension amounts	<u>284,090</u>	<u>-</u>
Liabilities		
Current liabilities:		
Accounts payable	833,248	22,372
Accrued liabilities	140,096	2,330
Current portion of long-term debt	969,762	-
Total current liabilities	<u>1,943,106</u>	<u>24,702</u>
Noncurrent liabilities, net of current portion:		
Accumulated compensated absences	183,257	2,054
Bonds payable	8,114,083	-
Net pension liability	5,862,686	-
Total noncurrent liabilities	<u>14,160,026</u>	<u>2,054</u>
Total liabilities	<u>16,103,132</u>	<u>26,756</u>
Deferred inflows of resources		
Deferred pension amounts	<u>421,952</u>	<u>-</u>
Net position		
Net investment in capital assets	17,818,784	1,043,771
Unrestricted	733,114	364,179
Total net position	<u>\$ 18,551,898</u>	<u>\$ 1,407,950</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Revenues, Expenses and Changes in Fund Net Position

Proprietary Funds

For the Year Ended June 30, 2015

	Business-type Activities	Governmental Activities
	Water and Sewer Enterprise Fund	Internal Service Funds
Operating revenues		
Charges for services	\$ 11,706,574	\$ 777,830
Miscellaneous	-	232,779
	<u>11,706,574</u>	<u>1,010,609</u>
Total operating revenues	11,706,574	1,010,609
Operating expenses		
Gasoline	-	165,771
Professional services	-	86,245
Supplies	-	173,581
Water	1,093,502	-
Sewage treatment	5,487,656	-
Transmission and distribution	253,100	-
Maintenance and operation	198,005	-
Customer accounting and collection	63,887	-
General and administration	198,713	-
Depreciation	685,764	225,975
Wages and benefits	-	63,337
Insurance	-	287,078
	<u>7,980,627</u>	<u>1,001,987</u>
Total operating expenses	7,980,627	1,001,987
Operating income	<u>3,725,947</u>	<u>8,622</u>
Nonoperating revenues (expenses)		
Interest income	16,381	686
Interest expense	(261,778)	-
	<u>(245,397)</u>	<u>686</u>
Total nonoperating revenues (expenses)	(245,397)	686
Change in net position	3,480,550	9,308
Net position, beginning of year, as restated	<u>15,071,348</u>	<u>1,398,642</u>
Net position, end of year	<u>\$ 18,551,898</u>	<u>\$ 1,407,950</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Cash Flows

Proprietary Funds

For the Year Ended June 30, 2015

	Business-type Activities	Governmental Activities
	Water and Sewer Enterprise Fund	Internal Service Funds
Cash flows from operating activities		
Receipts from customers	\$ 11,322,982	\$ -
Receipts from interfund services	-	777,830
Miscellaneous receipts	-	232,779
Payments to suppliers	(7,588,249)	(545,312)
Payments to employees	(1,569,005)	(460,463)
Net cash provided (used) by operating activities	<u>2,165,728</u>	<u>4,834</u>
Cash flows from capital and related financing activities		
Purchases of capital assets	(847,283)	(106,939)
Principal paid on long-term debt	(808,699)	-
Interest paid on long-term debt	(261,778)	-
Net cash used by capital and related financing activities	<u>(1,917,760)</u>	<u>(106,939)</u>
Cash flows from investing activities		
Interest and dividends	<u>16,565</u>	<u>720</u>
Net change in cash and investments	264,533	(101,385)
Cash and investments, beginning of year	<u>3,920,155</u>	<u>454,658</u>
Cash and investments, end of year	<u>\$ 4,184,688</u>	<u>\$ 353,273</u>

continued...

CITY OF OAK PARK, MICHIGAN

Statement of Cash Flows

Proprietary Funds

For the Year Ended June 30, 2015

	Business-type Activities	Governmental Activities
	Water and Sewer Enterprise Fund	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	\$ 3,725,947	\$ 8,622
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	685,764	225,975
Pension expense	(1,877,118)	-
Change in assets and liabilities:		
Special assessments receivable	51,307	-
Accounts receivable	(443,635)	-
Due from other governments	8,736	-
Prepaid items	356	(24,381)
Accounts payable	(28,596)	(8,683)
Accrued liabilities	44,076	(197,420)
Accrued compensated absences	(1,109)	721
Net cash provided by operating activities	<u>\$ 2,165,728</u>	<u>\$ 4,834</u>

concluded.

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Net Position

Fiduciary Funds

June 30, 2015

	Pension and Other Employee Benefit Trust Funds	Agency Funds
Assets		
Cash and cash equivalents	\$ 2,984,936	\$ 482,825
Due from other governments	358,537	2,663
Accrued interest receivable	-	3,499
Investments, at fair value:		
Short-term investments	609,433	-
Mutual funds	59,394,962	-
	<u>63,347,868</u>	<u>\$ 488,987</u>
Total assets		
Liabilities		
Accounts payable	659,995	\$ -
Due to other governments		200,407
Undistributed receipts	-	288,580
	<u>659,995</u>	<u>\$ 488,987</u>
Total liabilities		
Net position		
Restricted for pension and other postemployment benefits	<u>\$ 62,687,873</u>	

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Statement of Changes in Net Position

Fiduciary Funds

For the Year Ended June 30, 2015

	Pension and Other Employee Benefit Trust Funds
Additions	
Contributions:	
Employer	\$ 5,881,250
Plan members	371,704
Total contributions	<u>6,252,954</u>
Investment earnings	
Net depreciation in fair value of investments	(738,888)
Interest	350,146
Dividends	958,084
Total investment earnings	<u>569,342</u>
Less: investment management expense	<u>(338,331)</u>
Net investment earnings	<u>231,011</u>
Total additions	<u>6,483,965</u>
Deductions	
Benefits	8,615,703
Refunds and administration	12,054
Total deductions	<u>8,627,757</u>
Change in net position	(2,143,792)
Net position, beginning of year	<u>64,831,665</u>
Net position, end of year	<u>\$ 62,687,873</u>

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Combining Statement of Net Position

Discretely Presented Component Units

June 30, 2015

	Economic Development Corporation	Brownfield Authority	Total Component Units
Assets			
Cash and investments	\$ 11,801	\$ 286,557	\$ 298,358
Net position			
Unrestricted	\$ 11,801	\$ 286,557	\$ 298,358

The accompanying notes are an integral part of these basic financial statements.

CITY OF OAK PARK, MICHIGAN

Combining Statement of Activities

Discretely Presented Component Units

For the Year Ended June 30, 2015

	Economic Development Corporation	Brownfield Authority	Total Component Units
General revenues			
Property taxes	\$ -	\$ 118,449	\$ 118,449
Investment earnings	-	416	416
Changes in net position	-	118,865	118,865
Net position, beginning of year	11,801	167,692	179,493
Net position, end of year	\$ 11,801	\$ 286,557	\$ 298,358

The accompanying notes are an integral part of these basic financial statements.

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NOTES TO FINANCIAL STATEMENTS

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Oak Park, Michigan (the "City") was incorporated October 30, 1945. The City operates under a Mayor/Council-Manager form of government and provides the following services as authorized by the charter: public safety (police and fire), building ordinance enforcement, highways and streets, sanitation, parks and recreation, public improvement, planning and zoning, library service, water, sewer and refuse removal.

The accounting policies of the City of Oak Park conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City and its component units. The component units discussed below are included in the City's reporting entity because they are entities for which the City is considered to be financially accountable.

Blended Component Unit

The City of Oak Park Municipal Building Authority is a municipal, non-profit, non-stock corporation organized under the laws of the State of Michigan, and is presented as a blended component unit. The Municipal Building Authority is governed by a board that is appointed by the City Council. The City also has accountability for fiscal matters of the Authority. Although it is legally separate from the City, the Authority is reported as if it were part of the primary government because its sole purpose is for acquiring and owning facilities for the use of the City of Oak Park.

Discretely Presented Component Units

The component unit columns in the government-wide financial statements include the financial data of the City's other component units. They are reported in separate columns to emphasize that they are legally separate from the City. The following component units are included in the reporting entity because the primary government is financially accountable and is able to impose its will on the organizations.

Economic Development Corporation (EDC). The EDC is a municipal, non-profit, non-stock corporation organized under the laws of the State of Michigan for the purpose of promoting development in the City. The Economic Development Corporation is governed by a Board that is appointed by the City Council. The City has the ability to significantly influence the daily operations of the Corporation.

Brownfield Redevelopment Authority. The Brownfield Redevelopment Authority was established to promote the redevelopment of, and private investment in, environmentally distressed properties within the City. The Brownfield Redevelopment Authority is governed by a Board that is appointed by the City Council. The City also has accountability for fiscal matters of the Authority.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the respective fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Agency funds, a type of fiduciary fund, are unlike all other types of funds, reporting only assets and liabilities. Therefore, agency funds cannot be said to have a measurement focus. They do, however, use the accrual basis of accounting to recognize receivables and payables.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period or within one year for reimbursement-based grants. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, are recorded only when payment is due.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Property taxes, franchise fees, intergovernmental revenue, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all the financial resources of the general government, except those accounted for and reported in another fund.

The *solid waste special revenue fund* is used to account for the collection and disposal of the City's solid waste, recycling and annual leaf pickup and disposal.

The City reports the following major enterprise fund:

The *water and sewer fund* accounts for the operation of the City's water and sewer systems. The fund is financed and operated in a manner similar to a private enterprise. The intent is that costs (expenses, including depreciation) of providing water and sewer services to the general public are recovered through user charges.

In addition the City reports the following governmental fund types:

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets (other than those financed by proprietary funds and trust funds).

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis. The City has four internal service funds: 1) the risk management fund is used to accumulate resources from other funds that utilize labor to pay workers compensation premiums to the Michigan Municipal League's workers compensation pool, to pay self-insured health care benefits, and for the City's property and liability insurance; 2) the central services fund is used to account for printing, duplicating, and mail services performed for the City's departments; 3) the motor pool fund is used for the purchase and maintenance of the City's fleet through rental charges for equipment to other funds; and 4) the court retiree's health care fund is used for the accumulation of assets to fund retiree's health care for District court employees.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Pension and other employee benefits trust funds are used to account for assets held by the City in a trustee capacity for individuals, private organizations, other governments, and/or other funds. The City has two pension trust funds (general and public safety) and a retiree's health care fund, which account for assets, liabilities, revenues and expenses in essentially the same manner as proprietary funds.

Agency funds are used to account for assets held by the City as an agent for individuals, private organizations, and/or other governments. These funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. The City has a payroll agency fund used to account for payment of employee payrolls. It also uses an escrow agency fund used to hold assets belonging to other persons or entities such as bond deposits.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes and other charges between the government's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund and of the government's internal service funds are charges to customers for sales and services. The enterprise fund also recognizes as operating revenues the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise fund and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Restricted net position includes assets that are subject to restrictions beyond the government's control. The restrictions may be externally imposed or imposed by law. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Equity

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. All investments are recorded at fair value.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Interfund Receivables and Payables

In addition to transactions related to pooled cash, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are included in the "due from other funds" or "due to other funds" accounts on the balance sheet.

Prepaid Items

Prepaid items represent payments made to vendors for goods and services applicable to future fiscal years. Prepaids of governmental funds are recorded as expenditures when consumed rather than when purchased. Prepaid items are offset by nonspendable fund balance in governmental funds.

Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets used by proprietary fund types is charged as an expense against their operations. Accumulated depreciation is reported on proprietary fund type statements of net position. Depreciation has been provided over the estimated useful lives using the straight-line method.

The estimated useful lives are as follows:

	Years
Water and sewer system	20-100
Roads	25
Sidewalks	20
Vehicles	3-10
Machinery and equipment	3-30
Buildings and improvements	10-50
Library books	5

Deferred outflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to one or more future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government reports deferred outflows of resources for changes in expected and actual investment returns, assumption, and benefits provided in its pension plans.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Long-term Obligations

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated in a debt service fund for payment early in the following year. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is reported in the statement of net position. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in those funds. For proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount and net of any deferred charges on bond refundings.

Compensated Absences

The City accrues vacation pay, sick pay (at fifty percent of unused sick days), compensatory time off, and any salary-related payments for these compensated absences in accordance with GASB Statement No. 16, *Accounting for Compensated Absences*. The current obligations of all funds and the long-term obligations of proprietary funds are recorded in the respective funds. City employees are granted vacation time based on length of service. Most employees have the option of receiving compensatory time off in lieu of pay for overtime worked up to 40 hours. Sick pay is earned at the rate of one day per month, and unused sick days may be accumulated up to 150 days. Employees will be paid for 50 percent of total accumulation upon retirement.

Unused sick and vacation that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it. The compensated absence liability is liquidated from the general and water and sewer funds. Unused sick and vacation is accrued when incurred in proprietary funds and reported as a liability. For governmental funds, the current portion of the liability for compensated absences reflects only the unpaid balance of reimbursable unused leave for employees that terminated by the fiscal year end. In accordance with GAAP, for the governmental funds, in the fund financial statements, the noncurrent portion of the compensated absences are considered long-term and therefore, are not a fund liability and represents a reconciling item between the fund level and government-wide presentations. In addition to the proprietary funds, the general fund, and several nonmajor special revenue funds have been used to liquidate the liability for compensated absences.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to one or more future periods and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds also report unavailable revenues, which arise only under a modified accrual basis of accounting that are reported as deferred inflows of resources. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In addition, deferred inflows of resources may be reported in the government-wide for deferred pension amounts and in the governmental fund financial statements for property taxes levied during the year that were intended to finance future periods.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the plan fiduciary net position have been determined on the same basis as they are reported by the plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Balances

Governmental funds report nonspendable fund balance for amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Restricted fund balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the City Council. A formal resolution of the City Council is required to establish, modify, or rescind a fund balance commitment. The City reports assigned fund balance for amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The authority to assign fund balance has been granted to the City Manager by the City Council. Unassigned fund balance is the residual classification for the general fund.

When the government incurs an expenditure for purposes for which various fund balance classifications can be used, it is the government's policy to use restricted fund balance first, then committed, assigned, and finally unassigned fund balance.

Statements of Cash Flows

The City presents statements of cash flows for all proprietary fund types. These statements, which have been prepared utilizing the direct method, analyze the net increase or decrease in cash and cash equivalents by source. For purposes of the statements of cash flows, the City considers all highly liquid investments purchased with an original maturity of three months or less and the deposits in the investment funds to be cash equivalents.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make significant estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

2. COMPLIANCE INFORMATION

Budgetary Data

Budgets are adopted on the modified accrual basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the general and special revenue funds. Annual budgets lapse at year-end.

The level of budgetary control (the level at which expenditures may not legally exceed appropriations) is at the department (activity) level for the general fund and the activity level for special revenue funds.

The governing body must approve budget amendments at the activity level and supplemental appropriations, which affect total fund expenditures. Department Directors or the City Manager can transfer appropriations between line items within a department or activity without governing body approval. Supplemental appropriations were necessary during the year, which increased total expenditures.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other firm commitments are used for the expenditure of monies, is utilized as an extension of formal budgetary control in the governmental funds. Encumbered amounts lapse at year-end, however, material encumbrances generally are reappropriated as part of the following year's budget. These material encumbrances outstanding at year-end, if any, are reported as assignments of fund balance since they do not constitute expenditures or liabilities.

3. EXCESS OF EXPENDITURES OVER BUDGET

P.A. 621 of 1978 of the State of Michigan, as amended, provides that a local unit shall not incur expenditures in excess of the amount appropriated in budget resolutions of the governing body. Budgets are required by State law for general and special revenue funds.

In the body of the financial statements, the City's actual and budgeted expenditures for the budgetary funds have been shown on an activity level for the general fund and on a functional basis for all other funds, with the approved budgets of the City of those budgetary funds being adopted at the activity or department level.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

During the year ended June 30, 2015, the City incurred expenditures in certain budgetary funds, which were in excess of amounts appropriated, as follows:

	Final Budget	Actual	Actual Over Budget
General fund			
General government:			
City manager	\$ 503,548	\$ 505,488	\$ 1,940
Finance and administrative services	925,467	945,753	20,286
Public information	156,345	160,260	3,915
Technical and planning services	1,093,171	1,123,413	30,242
Public safety	8,321,621	8,431,388	109,767
Prior year tax refunds	110,000	302,229	192,229
Solid waste special revenue fund			
Public works	3,020,579	3,024,275	3,696
Prior year tax refund	15,000	33,875	18,875
Nonmajor governmental funds			
Narcotics forfeiture fund- public safety	11,440	11,455	15
C.O.P.S program fund- community development	46,701	58,437	11,736
Library - prior year tax refund	10,000	16,434	6,434

The City's appropriation resolution is generally passed during the month of May preceding the fiscal year in which the planned expenditures relate. Subsequent amendments are made to avoid unfavorable variances from the original budget. Related resolutions are made to state the purpose and amount of the changes. The City Manager has the responsibility to enforce the budget. Unused appropriations do not carry forward to the next fiscal year.

4. BUILDING PERMITS AND RELATED COSTS

The City has the following revenues and costs related to building permits:

	Prior Years	2015	Total
Revenue	\$ 449,778	\$ 205,032	\$ 654,810
Expenditures	(820,990)	(211,504)	(1,032,494)
Shortfall at June 30	\$ (371,212)	\$ (6,472)	\$ (377,684)

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

5. DEPOSITS AND INVESTMENTS

Following is a reconciliation of deposit and investment balances as of June 30, 2015:

	Primary Government	Component Units	Totals
Statement of net position			
Cash and investments	\$ 13,805,651	\$ 298,358	\$ 14,104,009
Statement of fiduciary net position			
Pension and other employee benefit trust funds:			
Cash and cash equivalents	2,984,936	-	2,984,936
Investments	60,004,395	-	60,004,395
Agency funds -			
Cash and cash equivalents	482,825	-	482,825
Total	\$ 77,277,807	\$ 298,358	\$ 77,576,165

Deposits and investments			
Bank deposits:			
Checking and savings accounts			\$ 9,303,576
Certificates of deposits			4,263,892
Investments:			
Commercial paper			2,999,130
Money market account			1,000,269
Pension and other employee benefit trust funds investments			60,004,395
Cash on hand			4,903
Total			\$ 77,576,165

Deposits

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned. State law does not require and the City does not have a policy for deposit custodial credit risk. As of year-end, \$12,604,028 of the City's bank balance of \$13,521,216 (book balance of \$13,567,468) was exposed to custodial credit risk because it was uninsured and uncollateralized.

The City's depository policy does not specifically address this risk, although the City believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all bank deposits. As a result, the City evaluates each financial institution with which it deposits City funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Investments

Custodial Credit Risk - Investments. Investments are exposed to custodial credit risk if the securities are uninsured, unregistered or held by a counterparty or its agent but not in the government's name. All investments are held in the name of the City by a counterparty, and thus are not exposed to custodial credit risk. The City's investments are limited to commercial paper and a money market account.

Credit Risk. State law limits investments to specific governmental securities, certificates of deposits and bank accounts with qualified financial institutions, commercial paper with specific maximum maturities and ratings when purchased, bankers acceptances of specific financial institutions, qualified mutual funds and qualified external investment pools as identified in the list of authorized investments in the summary of significant accounting policies. The City's holdings in commercial paper are rated A2 by Standard & Poors; the money market account is not rated.

Interest Rate Risk. Interest rate risk is the risk that the market rate of securities in the portfolio will fall due to changes in market interest rates. State law limits the allowable investments and the maturities of some of the allowable investments as identified in the summary of significant accounting policies. The maturity dates for the investments in commercial paper are as follows:

Investment (currency in U.S. dollar)	Amount	Maturity Date
Hyundai Capital America	\$ 999,330	9/14/2015
Tate & Lyle International	1,999,800	7/15/2015
	<u>\$ 2,999,130</u>	

Concentration of Credit Risk. Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. All investments held at year end are listed above.

Pension and Other Employee Benefits Trust Fund Investments

Following is a summary of the pension and other employee benefits trust fund investments at fair value, as determined by quoted market price, as of June 30, 2015:

Investment Type	Amount
Short-term investments	\$ 609,433
Mutual funds	<u>59,394,962</u>
Total investments	<u>\$ 60,004,395</u>

Custodial Credit Risk. For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty to a transaction, the trust funds will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Although its investment policy does not specifically address custodial credit risk (and its investments are uninsured and unregistered), the trust funds' investments are not exposed to custodial credit risk since the securities are held by the counterparty or its agent in the trust funds' name.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

6. RECEIVABLES

Receivables are comprised of the following at year-end:

	Governmental Activities	Business-type Activities
Taxes	\$ 176,083	\$ -
Special assessments	176,306	-
Accounts	1,893,591	3,565,993
Due from other governments	1,063,712	214,576
	<u>\$ 3,309,692</u>	<u>\$ 3,780,569</u>

Special assessments are the only receivables not expected to be collected within one year.

7. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Payables are comprised of the following at year-end:

	Governmental Activities	Business-type Activities
Accounts payable	\$ 1,783,847	\$ 833,248
Accrued liabilities	1,372,129	140,096
	<u>\$ 3,155,976</u>	<u>\$ 973,344</u>

8. INTERFUND RECEIVABLES AND PAYABLES AND TRANSFERS

Interfund balances are comprised of the following at year-end:

	Due from Other Funds	Due to Other Funds
General fund	\$ 352,617	\$ -
Nonmajor governmental funds	-	352,617
	<u>\$ 352,617</u>	<u>\$ 352,617</u>

The outstanding balances between funds result mainly from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. All interfund balances are expected to be collected within one year.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

For the current fiscal year, interfund transfers consisted of the following:

Transfers Out	Transfers in		
	General Fund	Nonmajor Governmental Funds	Total
General fund	\$ -	\$ 1,811,904	\$ 1,811,904
Nonmajor governmental funds	21,680	320,000	341,680
	<u>\$ 21,680</u>	<u>\$ 2,131,904</u>	<u>\$ 2,153,584</u>

Transfers are used to: (1) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; (2) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service fund as debt service payments become due; and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

9. CAPITAL ASSETS

Capital asset activity for the year of the City's governmental activities was as follows:

	Beginning Balance	Additions	Disposals	Transfers	Ending Balance
Governmental activities					
Capital assets not being depreciated:					
Land	\$ 1,642,187	\$ -	\$ -	\$ -	\$ 1,642,187
Rights-of-way	600,818	-	-	-	600,818
Work in progress	13,950,611	152,893	-	(14,044,780)	58,724
	<u>16,193,616</u>	<u>152,893</u>	<u>-</u>	<u>(14,044,780)</u>	<u>2,301,729</u>
Capital assets being depreciated:					
Infrastructure - roads	102,594,063	188,063	-	302,509	103,084,635
Infrastructure - sidewalks	4,234,749	505,543	-	-	4,740,292
Buildings	5,724,005	-	-	13,742,271	19,466,276
Improvements	2,855,548	88,308	-	-	2,943,856
Library collection	462,760	42,831	-	-	505,591
Vehicles and equipment	4,071,372	-	-	-	4,071,372
Other equipment	1,311,522	344,508	-	-	1,656,030
	<u>121,254,019</u>	<u>1,169,253</u>	<u>-</u>	<u>14,044,780</u>	<u>136,468,052</u>
Less accumulated depreciation for:					
Infrastructure - roads	(79,311,558)	(2,002,255)	-	-	(81,313,813)
Infrastructure - sidewalks	(2,860,869)	(208,765)	-	-	(3,069,634)
Buildings	(2,877,247)	(403,775)	-	-	(3,281,022)
Improvements	(1,441,397)	(109,503)	-	-	(1,550,900)
Library collection	(296,508)	(28,698)	-	-	(325,206)
Vehicles and equipment	(2,781,849)	(289,880)	-	-	(3,071,729)
Other equipment	(1,183,914)	(84,474)	-	-	(1,268,388)
	<u>(90,753,342)</u>	<u>(3,127,350)</u>	<u>-</u>	<u>-</u>	<u>(93,880,692)</u>
Total capital assets being depreciated, net	<u>30,500,677</u>	<u>(1,958,097)</u>	<u>-</u>	<u>14,044,780</u>	<u>42,587,360</u>
Governmental activities capital assets, net	<u>\$ 46,694,293</u>	<u>\$ (1,805,204)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 44,889,089</u>

At June 30, 2015, the City's governmental activities had outstanding commitments through construction contracts of approximately \$400,000 for the construction of the new city hall and public safety building.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Capital asset activity for the year of the City's business-type activities was as follows:

	Beginning Balance	Additions	Disposals	Transfers	Ending Balance
Business-type activities					
Capital assets not being depreciated:					
Land	\$ 11,502	\$ -	\$ -	\$ -	\$ 11,502
Work in progress	1,494,522	8,966	(208,075)	-	1,295,413
	<u>1,506,024</u>	<u>8,966</u>	<u>(208,075)</u>	<u>-</u>	<u>1,306,915</u>
Capital assets being depreciated:					
Buildings	86,500	-	-	-	86,500
Garage	24,564	-	-	-	24,564
Vehicles and equipment	924,755	114,848	-	-	1,039,603
Water system	12,034,981	274,742	-	-	12,309,723
Water - hydrants	560,836	-	-	-	560,836
Water - tanks	166,833	-	-	-	166,833
Water - pump station	1,054,921	19,369	-	-	1,074,290
Water - master meter	27,514	-	-	-	27,514
Water - reservoir	852,719	-	-	-	852,719
Water - reservoir pump	413,457	264,100	-	-	677,557
Sewer system	19,026,636	373,334	-	-	19,399,970
	<u>35,173,716</u>	<u>1,046,393</u>	<u>-</u>	<u>-</u>	<u>36,220,109</u>
Less accumulated depreciation for:					
Buildings	(81,733)	(867)	-	-	(82,600)
Garage	(24,564)	-	-	-	(24,564)
Vehicles and equipment	(886,780)	(32,463)	-	-	(919,243)
Water system	(4,209,434)	(136,655)	-	-	(4,346,089)
Water - hydrants	(423,420)	(6,128)	-	-	(429,548)
Water - tanks	(166,833)	-	-	-	(166,833)
Water - pump station	(893,181)	(14,329)	-	-	(907,510)
Water - master meter	(21,324)	(344)	-	-	(21,668)
Water - reservoir	(528,113)	(9,278)	-	-	(537,391)
Water - reservoir pump	(285,110)	(18,563)	-	-	(303,673)
Sewer system	(2,493,138)	(467,138)	-	-	(2,960,276)
	<u>(10,013,630)</u>	<u>(685,765)</u>	<u>-</u>	<u>-</u>	<u>(10,699,395)</u>
Total capital assets being depreciated, net	<u>25,160,086</u>	<u>360,628</u>	<u>-</u>	<u>-</u>	<u>25,520,714</u>
Business-type activities capital assets, net	<u>\$ 26,666,110</u>	<u>\$ 369,594</u>	<u>\$ (208,075)</u>	<u>\$ -</u>	<u>\$ 26,827,629</u>

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Depreciation expense was charged to governmental activities functions as follows:

General government	\$ 657,324
Road maintenance and repair	2,201,220
Library	42,831
Internal service funds	<u>225,975</u>
Total governmental activities	<u>\$ 3,127,350</u>

10. LONG-TERM DEBT

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2015:

	Beginning Balance	Additions	Deductions	Ending Balance	Due Within One Year
Governmental activities					
General obligation bonds					
2012 Refunding Street Improvement, installments of \$520,000 to \$660,000 through May 1, 2028, interest at 2.0 to 3.0%	\$ 8,630,000	\$ -	\$ (555,000)	\$ 8,075,000	\$ 555,000
2006 Street Improvement, installments of \$225,000 to \$800,000 through May 1, 2030, interest at 4.0 to 5.0%	9,355,000	-	(425,000)	8,930,000	435,000
2010 Municipal Complex, installments of \$50,000 to \$925,000 through May 1, 2036, interest at 2.5 to 7.0%	<u>12,675,000</u>	<u>-</u>	<u>(350,000)</u>	<u>12,325,000</u>	<u>375,000</u>
Total governmental activities bonds	30,660,000	-	(1,330,000)	29,330,000	1,365,000
Unamortized premium	140,507	-	(10,036)	130,471	-
Capital lease	2,360,000	-	(70,000)	2,290,000	70,000
Compensated absences	<u>1,596,580</u>	<u>544,557</u>	<u>(592,348)</u>	<u>1,548,789</u>	<u>592,000</u>
Total governmental activities	<u>\$ 34,757,087</u>	<u>\$ 544,557</u>	<u>\$ (2,002,384)</u>	<u>\$ 33,299,260</u>	<u>\$ 2,027,000</u>

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

	Beginning Balance	Additions	Deductions	Ending Balance	Due Within One Year
Business-type activities					
Limited tax general obligation bonds George W. Kuhn Drain installments of \$65,707 to \$1,061,080 through April 1, 2029, interest at 1.625% to 5.25%	\$ 9,892,544	\$ -	\$ (883,699)	\$ 9,008,845	\$ 900,323
Compensated absences	184,366	155,824	(81,933)	258,257	75,000
Total business-type activities	\$ 10,076,910	\$ 155,824	\$ (965,632)	\$ 9,267,102	\$ 975,323

Annual debt service requirements to maturity for long-term debt are as follows:

Year Ended June 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2016	\$ 1,435,000	\$ 1,109,156	\$ 900,323	\$ 243,777
2017	1,480,000	1,069,561	934,274	219,055
2018	1,520,000	1,027,610	957,866	193,602
2019	1,570,000	983,535	980,806	167,465
2020	1,610,000	937,591	1,006,430	140,726
2021-2025	8,875,000	3,881,147	3,921,946	294,862
2026-2030	9,280,000	2,217,515	307,200	17,600
2031-2035	4,625,000	791,624	-	-
2036-2037	1,225,000	49,336	-	-
	\$ 31,620,000	\$ 12,067,075	\$ 9,008,845	\$ 1,277,087

All general obligation bonded debt is supported by the City's full faith and credit. Interest is payable on all obligations semi-annually. Principal is paid on an annual basis.

The City is a participating community in the George W. Kuhn drain project. The project is administered by the Oakland County Drain Commission and financed through the sale of drain bonds, a State of Michigan revolving loan fund, federal and state grants, and contributions from Oakland County. The City along with 13 other local communities are obligated for payment of principal and interest of the outstanding debt. It is currently anticipated that the City's total obligation at the end of construction will be approximately \$15.6 million with an interest rate ranging from 1.625% to 5.25%. As of June 30, 2015, the City's outstanding obligation is \$9.01 million and incurred interest expense of \$267,753 for the year then ended. Due to the current construction of the project, the sale of drain bonds and draws from the revolving fund are being incurred on an as needed basis and thus an accurate schedule of principal and interest payments cannot be determined at this time.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

11. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases insurance coverage through public entity risk pools or commercial carriers. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

12. PROPERTY TAXES

Property taxes are levied based on taxable values of property located in the City. Taxable values are established annually. The taxable property values for the 2014 tax levy are as follows:

Real property	\$ 399,840,290
Personal property	<u>34,403,540</u>
Total	<u>\$ 434,243,830</u>

For the current fiscal year, the City levied 20.0000 mills for general governmental services, 1.4914 mills for library services, 6.4729 mills for public safety pension (Public Act 345), 2.9531 mills for solid waste, and 6.2017 mills for long-term debt retirement.

13. DEFINED BENEFIT PENSION PLANS

Plans administration. The City of Oak Park has two defined benefit pension plans, the Employees' Retirement System ("ERS", which covers general employees) and the Public Safety Employees' Retirement System ("PS", which covers police and fire employees). Originally, the City had a single pension plan that covered both employee groups, but effective with the June 30, 2013 actuarial valuation the original plan was split into these two plans.

The original plan was established by Chapter 15 of the City Charter as a single-employer defined benefit pension plan covering all employees of the City hired before August 1, 2004. General employees hired after August 1, 2004 and employees belonging to the AFSCME union hired after July 1, 2006 are part of the defined contribution pension plan described below. The separate plans were established by the City Council under the authority of Chapter 15 of the City Charter.

The City is the administrator of both the original defined benefit plan and now the two separate plans. Administrative costs of the plans are financed through investment earnings. The plans are included as pension trust funds in the City's financial statements; stand-alone financial reports of the plans have not been issued.

The financial statements of the plans are prepared using the accrual basis of accounting. Member contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the plans.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Plan investments are stated at fair value which is determined as follows: (a) short-term investments are reported at cost, which approximates fair value; (b) securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates; (c) investments for which market quotations are not readily available are valued at their fair values as determined by the custodian under the direction of the System's governing body, with the assistance of a valuation service; and (d) cash deposits are reported at carrying amounts which reasonably approximates fair value.

Management of the ERS is vested in the City of Oak Park Employees' Retirement System Board of Trustees, which consists of five members, three are elected to three-year terms, one is appointed by the City Council and one is the City Manager of the City of Oak Park.

Management of the PS is vested in the City of Oak Park Public Safety Retirement System Board of Trustees, which consists of five members, three are elected to four-year terms, one is appointed by the City Council and one is the City Manager of the City of Oak Park.

Plans membership. Membership of the plans consisted of the following at June 30, 2014, the date of the latest actuarial valuation for each plan:

	General	Public Safety
Retirees and beneficiaries currently receiving benefits	151	98
Inactive employees entitled to benefits	19	9
Active employees	35	46
	<hr/>	<hr/>
Total	<u>205</u>	<u>153</u>

Benefits provided. Employees retiring with ten or more years of service are entitled to annual pension benefits. ERS employees may retire at age 55, with retirement mandatory at age 70 without the employer's consent to continue. ERS non-union employees may retire after 25 years of service, regardless of age. PS employees may retire at age 50, with retirement mandatory at age 60 without the employer's consent to continue. PS employees may retire after 25 years of service, regardless of age.

Vested employees receive a retirement benefit based on a formula established by a negotiated union contract or City Ordinance. The benefit of ERS employees is generally based on a multiplier of 2.5 times the five-year final average compensation. The benefit of PS employees is generally based on a multiplier 2.8 times the three-year final average compensation. Employees can also receive a benefit based on a disability that occurred on the job (duty disability), a disability that occurred outside employment (non-duty disability), or death (paid to surviving spouse or dependent). Benefits can be amended by City Ordinance (voted on by a majority of City Council) or a negotiated contract with union groups.

Employee contributions. Eligible ERS employees are required to contribute 3.0% of compensation to the plan. Eligible PS employees hired before July 1, 2006 are required to contribute 5.55% and employees hired after July 1, 2006 are required to contribute 7.50% of their annual compensation to the plan.

Employer contributions. The City is required to contribute at annual actuarially determined rate to provide assets sufficient to pay benefits to plan members. The rate paid in fiscal year 2014 by the City is 46.04% of annual covered payroll for ERS members and 45.15% of annual covered payroll for PS members.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Employer and employee contributions are established, and may be amended, by City Charter and Council approved union contracts.

Net pension liability. The City's net pension liability was measured as of June 30, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2014 (rolled forward to June 30, 2015).

Actuarial assumptions. The total pension liability was determined by respective actuarial valuations as of June 30, 2013 (and rolled forward to June 30, 2014), using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	varied
Investment rate of return	8.0 percent, net of pension plan investment expense, including inflation
Mortality rate	RP-2000 Combined Table

The actuarial assumptions used in the June 30, 2014 valuations were based on the results of an actuarial experience study for the period April 2013 through March 2014.

The long-term expected rate of return on pension plan investments (for both ERS and PS) was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2014 (see the discussion below of the investment allocation policy) are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
ERS		
Equities	56%	
Fixed income	44%	
	100%	8.1%
PS		
Equities	60%	
Fixed income	40%	
	100%	8.2%

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Investment allocation policy. The plans' policy in regard to the allocation of invested assets is established and may be amended by the respective Board of Trustees. The policy pursues an investment strategy that protects the financial health of the plans and reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. Plan assets will be invested in the broad investment categories and asset classes to achieve the allocation targets below. Recognizing that asset returns may vary, causing fluctuations in the relative dollar value levels of assets within classes, the plans may not maintain strict adherence to the targets in the short-term, but may allow the values to fluctuate within these ranges. Over the long-term, the plans will strive to adhere to the given targets as financially practicable and move toward target allocations in a prudent manner consistent with its fiduciary duty.

Discount rate. A single discount rate of 7.38% for ERS and 7.83% for PS was used to measure the respective total pension liabilities. The respective single discount rates were based on an expected rate of return on pension plan investments of 8.0% and a municipal bond rate of 3.8%. The projection of cash flows used to determine the respective single discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the ERS and PS's fiduciary net position and future contributions were sufficient to finance the benefit payments through the year 2048 and 2062, respectively. As a result, the long-term expected rate of return on system investments was applied to projected benefit payments through the year 2048 or 2062, as applicable, and the municipal bond rate was applied to all benefit payments after that date.

Changes in the net pension liability. The components of the change in the net pension liability are summarized as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
<i>Employees' Retirement System</i>			
Balances at June 30, 2014	\$ 46,856,117	\$ 22,617,146	\$ 24,238,971
Changes for the year:			
Service cost	485,484	-	485,484
Interest	2,437,673	-	2,437,673
Differences between expected and actual experience	810,181	-	810,181
Changes in assumptions	(8,131,545)	-	(8,131,545)
Employer contributions	-	1,094,310	(1,094,310)
Employee contributions	-	53,379	(53,379)
Net investment income	-	654,042	(654,042)
Benefit payments, including refunds of employee contributions	(3,428,042)	(3,428,042)	-
Net changes	(7,826,249)	(1,626,311)	(6,199,938)
Balances at June 30, 2015	\$ 39,029,868	\$ 20,990,835	\$ 18,039,033

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
<i>Public Safety Employees' Retirement System</i>			
Balances at June 30, 2014	\$ 83,267,351	\$ 41,585,659	\$ 41,681,692
Changes for the year:			
Service cost	1,391,903	-	1,391,903
Interest	4,346,878	-	4,346,878
Changes in benefits terms	-	-	-
Differences between expected and actual experience	136,404	-	136,404
Changes in assumptions	(19,693,917)	-	(19,693,917)
Employer contributions	-	2,317,797	(2,317,797)
Employee contributions	-	203,190	(203,190)
Net investment income	-	726,175	(726,175)
Benefit payments, including refunds of employee contributions	(6,428,694)	(6,428,694)	-
Administrative expense	-	-	-
Net changes	(20,247,426)	(3,181,532)	(17,065,894)
Balances at June 30, 2015	\$ 63,019,925	\$ 38,404,127	\$ 24,615,798

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 8.0 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (7.0 percent) or 1-percentagepoint higher (9.0 percent) than the current rate:

	1% Decrease	Current Discount	1% Increase
Interest rates			
ERS	6.38%	7.38%	8.38%
PS	6.83%	7.83%	8.83%
City's net pension liability			
ERS	\$ 21,831,021	\$ 18,039,033	\$ 14,796,869
PS	31,832,748	24,615,798	18,522,039
Totals	\$ 53,663,769	\$ 42,654,831	\$ 33,318,908

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Pension expense and deferred outflows of resources related to pensions. For the year ended June 30, 2015, the City recognized pension expense of \$(4,537,113) and \$(4,063,374), respectively, for the ERS and PS systems. At June 30, 2015, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<i>Employees' Retirement System</i>		
Difference between expected and actual experience	\$ 129,357	\$ -
Changes in assumptions	-	1,298,314
Net difference between projected and actual earnings on pension plan investments	744,766	-
	<u>874,123</u>	<u>1,298,314</u>
<i>Public Safety Employees' Retirement System</i>		
Difference between expected and actual experience	84,931	-
Changes in assumptions	-	12,262,250
Net difference between projected and actual earnings on pension plan investments	1,901,597	-
	<u>1,986,528</u>	<u>12,262,250</u>
 Total	 <u>\$ 2,860,651</u>	 <u>\$ 13,560,564</u>

Amounts reported as deferred outflows and inflows of resources related to pension will be recognized in pension expense through annual amortization as follows:

Year Ended June 30,	Outflows Amortization	Inflows Amortization
2016	\$ 842,421	\$ 8,729,981
2017	695,049	4,830,583
2018	661,591	-
2019	661,590	-
	<u>\$ 2,860,651</u>	<u>\$ 13,560,564</u>

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

14. 45th DISTRICT COURT PENSION PLANS

The 45th District Court's defined contribution plan, 457 plan and health savings plan are held in trust and covers 22 employees of the District Court. Members of the defined contribution plan are required to contribute 7.5% of compensation (full-time and part-time employees), the 457 plan is voluntary with employees making up to 3% contribution and the employer matching up to 3% (full-time employees only), and the health savings plan is for full-time employees hired after July 2009, where the employer contributes 3% of compensation. The third party administrator for this plan is MERS. The plans cost to the 45th District Court for the fiscal year ended June 30, 2015 was \$98,063. The defined contribution pension cost to the employees was \$21,484. Contributions to the plan are recognized when due and payable. Plan provisions and contribution rates are established and may be amended by resolution of the City Council. Unvested benefits forfeited by employees who leave employment early are redistributed to active participants.

15. DEFINED CONTRIBUTION PENSION PLAN

The City of Oak Park defined contribution pension plan provides retirement benefits to general employees hired after August 1, 2004 and employees belonging to the AFSCME union hired after July 1, 2006. At June 30, 2015 there were 29 plan members. The City contributes 7.5% of covered payroll and will match an employee's voluntary contribution up to 3% of covered payroll. Plan provisions and contribution requirements are established by City Council. Total contributions for the year ended June 30, 2015 were \$44,404 by employees and \$176,919 by the City.

16. POSTEMPLOYMENT HEALTH BENEFITS

The City provides a postemployment group hospitalization plan for its general employees and group hospitalization, dental and optical plans for its public safety employees hired before August 1, 2004. Group hospitalization, dental and optical plans are provided for district court employees. The City contributes 3% of covered payroll to a health savings plan for general employees hired after August 1, 2004 and employees belonging to the AFSCME union hired after July 1, 2006. These plans were established through the employees' union contracts; employees not covered by union contracts receive the same benefits that general employees receive.

The general employees' postemployment benefits and the public safety employees' coverage pass to the surviving spouse upon death of the retiree.

Currently 213 general, 142 public safety and 20 district court retirees and surviving spouses are receiving benefits. The City pays 100% of the benefits for all public safety, court and general current retirees. Co-pays, at the percentage indicated below, are required for retirees who were hired after January 18, 1993 for public safety officers and July 1, 1992 for public safety command officers.

Years of Service	Employer Pays	Employee Pays
0-9	0%	100%
10-14	55%	45%
15-19	75%	25%
20-24	85%	15%
25 and up	100%	0%

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

Expenditures for the premiums are paid and recognized as they become due. There is the added stipulation in the union contracts that once retirees and dependents reach age 65, they shall be converted to Medicare coverage.

The City has created a retiree's health care fund, an other employee benefit trust, in anticipation of pre-funding retiree's health care for general and public safety employees. The funds set aside are held in a fund authorized by Public Act 149 of the State of Michigan.

The funding status of the plan as of June 30, 2014, the date of most recent actuarial valuation, was as follows:

	General Employees	Public Safety Employees
Actuarial accrued liability (AAL)	\$ 32,687,907	\$ 36,269,968
Actuarial value of assets	<u>239,217</u>	<u>395,156</u>
Unfunded actuarial accrued liability (UAAL)	<u>\$ 32,448,690</u>	<u>\$ 35,874,812</u>
Funded ratio	<u>0.7%</u>	<u>1.1%</u>
Covered payroll	<u>\$ 1,849,100</u>	<u>\$ 3,779,151</u>
UAAL as a percentage of covered payroll	<u>1754.8%</u>	<u>949.3%</u>

The City has created a retiree's health care internal service fund in anticipation of pre-funding retiree's health care for district court employees. The court levies a \$10 charge on all tickets to finance this fund. The funds are not established as a trust and therefore are reported as an internal service fund.

The funding status of the court plan as of June 30, 2014, the date of the most recent actuarial valuation, was as follows:

Actuarial accrued liability (AAL)	\$ 5,797,901
Actuarial value of assets	<u>-</u>
Unfunded actuarial accrued liability (UAAL)	<u>\$ 5,797,901</u>
Funded ratio	<u>0.0%</u>
Covered payroll	<u>\$ 445,571</u>
UAAL as a percentage of covered payroll	<u>1301.2%</u>

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

In the June 30, 2014, actuarial valuation, the individual entry age actuarial cost method was used. The actuarial assumptions include a 4.5% investment rate of return and an annual healthcare cost trend of 7.0% initially, reduced by decrements to an ultimate rate of 4.0% after six years. Both rates include a 4.5% inflation assumption. The actuarial value of assets was determined using fair value. The unfunded actuarial accrued liability is being amortized as a level dollar amount for non-union members and a level percentage of payroll on a closed basis for all others. The remaining amortization period at June 30, 2014 was 29 years for general and public safety employees and 30 years for district court employees. The annual required contribution for fiscal 2015 is \$4,192,425 for the general and public safety plan and \$365,552 for the district court plan.

The health savings plan for general employees hired after August 1, 2004 and employees belonging to the AFSCME union hired after July 1, 2006, had 35 plan members at June 30, 2015. The City contributes 3% of covered payroll. Plan provisions and contribution requirements are established by City Council. Total contributions for the year ended June 30, 2015 were \$56,629.

The contribution requirements for general and public safety plan members are established and may be amended by the Oak Park City Council. The City Council has determined to pay costs on a pay-as-you-go financing method with no contributions to prefund benefits. During the year ended June 30, 2015, expenditures for general and public safety retirees of \$2,538,378 were recognized for retiree health insurance premiums. Retiree dental insurance premium payments of \$97,870 were recognized for general and public safety employees.

The contribution requirements for district court plan members are established and may be amended by the Oak Park City Council. Retiree health and dental insurance premiums of \$249,862 were recognized for employees of the district court. The court contributed \$104,356 to this fund. Funding in the amount of \$145,506 was provided by the \$10 charge on tickets.

The City's annual other postemployment benefit (OPEB) cost is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of Governmental Accounting Standards Board (GASB) Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the City's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the City's net OPEB obligation:

	General and Public Safety	District Court
Annual required contribution	\$ 4,192,425	\$ 365,552
Interest on net OPEB obligation	917,895	125,136
Adjustment to annual required contribution	(938,918)	(128,003)
Annual OPEB cost	<u>4,171,402</u>	<u>362,685</u>
Contribution made	(2,966,458)	(249,679)
Increase in net OPEB obligation	1,204,944	113,006
Net OPEB obligation, beginning of year	<u>20,397,652</u>	<u>2,780,808</u>
Net OPEB obligation, end of year	<u>\$ 21,602,596</u>	<u>\$ 2,893,814</u>

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

The City's annual OPEB cost, the percentage of annual cost contributed to the plan, and the net OPEB obligation for the last three fiscal years for general and public safety employees is as follows:

Three-Year Trend Information			
Years Ended June 30,	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2013	\$ 6,267,191	42.06%	\$ 16,165,909
2014	6,374,475	33.61%	20,397,652
2015	4,171,402	71.11%	21,602,596

The City's annual OPEB cost, the percentage of annual cost contributed to the plan, and the net OPEB obligation for the last three fiscal years for district court employees is as follows:

Three-Year Trend Information			
Years Ended June 30,	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2013	\$ 687,366	38.74%	\$ 2,324,731
2014	620,527	26.50%	2,780,808
2015	362,685	68.84%	2,893,814

17. FINANCIAL STATEMENTS FOR INDIVIDUAL PENSION AND OTHER POSTEMPLOYMENT BENEFIT FUNDS

	Plan Net Position			
	Employees' Retirement System	Public Safety Employees' Retirement System	Retiree Health Care - General and Public Safety	Total
Assets				
Cash and cash equivalents	\$ -	\$ 1,929,967	\$ 1,054,969	\$ 2,984,936
Due from other governments	250,064	108,473	-	358,537
Investments, at fair value:				
Short-term investments	-	-	609,433	609,433
Mutual funds	20,990,835	38,404,127	-	59,394,962
Total assets	21,240,899	40,442,567	1,664,402	63,347,868
Liabilities - accounts payable	271,314	388,681	-	659,995
Net position				
Restricted for pension and other postemployment benefits	\$ 20,969,585	\$ 40,053,886	\$ 1,664,402	\$ 62,687,873

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

	Changes in Plan Net Position			
	Employees' Retirement System	Public Safety Employees' Retirement System	Retiree Health Care - General and Public Safety	Total
Additions				
Contributions:				
Employer	\$ 1,272,539	\$ 3,608,712	\$ 999,999	\$ 5,881,250
Plan members	54,389	317,315	-	371,704
Total contributions	<u>1,326,928</u>	<u>3,926,027</u>	<u>999,999</u>	<u>6,252,954</u>
Investment earnings:				
Net appreciation (depreciation) in fair value of investments	(44,544)	(736,276)	41,932	(738,888)
Interest	123,174	226,873	99	350,146
Dividends	292,425	665,659	-	958,084
Total investment earnings	<u>371,055</u>	<u>156,256</u>	<u>42,031</u>	<u>569,342</u>
Less: investment expense	(174,354)	(163,977)	-	(338,331)
Net investment earnings (loss)	<u>196,701</u>	<u>(7,721)</u>	<u>42,031</u>	<u>231,011</u>
Total additions	<u>1,523,629</u>	<u>3,918,306</u>	<u>1,042,030</u>	<u>6,483,965</u>
Deductions				
Benefits	3,165,651	5,450,052	-	8,615,703
Refunds and administration	27	27	12,000	12,054
Total deductions	<u>3,165,678</u>	<u>5,450,079</u>	<u>12,000</u>	<u>8,627,757</u>
Change in net position	(1,642,049)	(1,531,773)	1,030,030	(2,143,792)
Net position, beginning of year	<u>22,611,634</u>	<u>41,585,659</u>	<u>634,372</u>	<u>64,831,665</u>
Net position, end of year	<u>\$ 20,969,585</u>	<u>\$ 40,053,886</u>	<u>\$ 1,664,402</u>	<u>\$ 62,687,873</u>

18. JOINT VENTURES

The City is a member of the Southeastern Oakland County Resource Recovery Authority (the "Authority") which consists of 12 municipalities in Oakland County and provides refuse disposal services for the benefit of member municipalities. The City appoints one member of the joint venture's governing board and controls six of 69 votes. The governing board approves the annual budget. The participating communities provide funding for its operations. During the year ended June 30, 2015, the last available audited financial statements, the Authority reported a decrease in net position in the amount of \$478,639 resulting in ending net position in the amount of \$3,555,535. During the year ended June 30, 2015, the City expended \$1,945,377 of payments made to the Authority. The City is unaware of any situation that would cause any additional financial benefit or burden related to the Authority. Complete financial statements for the Southeastern Oakland County Resource Recovery Authority can be obtained from its administrative offices at 3910 Webster Road, Royal Oak, Michigan, 48073.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

19. LEASES

The City of Oak Park has an agreement with HoneyBaked Hockey Club for the operation of the City ice rink. HoneyBaked will pay rent of \$2,500 each month, which is to be paid in advance by the tenth of the month. The City may terminate the contract only if HoneyBaked fails to perform the terms and conditions of the contract. The City received \$30,000 from HoneyBaked for the fiscal year ended June 30, 2015.

20. FUND BALANCES

A detailed listing of nonspendable, restricted, assigned and unassigned fund balances of governmental funds is as follows:

	General Fund	Solid Waste	Nonmajor Governmental Funds	Total
Nonspendable -				
Prepays	\$ 597,521	\$ -	\$ 246	\$ 597,767
Restricted for:				
Road surface repairs	-	-	2,642,144	2,642,144
Sidewalks	-	-	210,518	210,518
City Hall construction	-	861,976	-	861,976
Debt service	-	-	337,729	337,729
Other	-	-	264,826	264,826
Total restricted	-	861,976	3,455,217	4,317,193
Assigned for:				
Municipal buildings	-	-	1,721,142	1,721,142
Other	-	-	281,533	281,533
Total assigned	-	-	2,002,675	2,002,675
Unassigned	2,833,231	-	(23,840)	2,809,391
Total fund balances	\$ 3,430,752	\$ 861,976	\$ 5,434,298	\$ 9,727,026

21. SUMMARY OF SIGNIFICANT CONTINGENCIES

Pursuant to the general property tax laws of the State of Michigan, the City receives revenues from property taxes levied against real and personal property located in the City. A number of entities owning property within the City have appealed their assessments to the Michigan Tax Tribunal (MTT). Although a reduction by the MTT of any such assessments would result in a liability for the City to refund certain taxes that have been collected, management believes a contingent liability for such refunds would not be significant to the financial statements.

There are several pending lawsuits in which the City is involved. The City Attorney estimates that potential claims against the City being defended by attorneys appointed by liability insurance carriers would not materially affect the operations or financial condition of the City. The City Attorney estimates, that while possible, it is not probable that the City will receive unfavorable rulings in any other lawsuits.

CITY OF OAK PARK, MICHIGAN

Notes to Financial Statements

22. NET INVESTMENT IN CAPITAL ASSETS

The composition of the net investment in capital assets as of June 30, 2015, was as follows:

	Governmental Activities	Business-type Activities
Capital assets:		
Capital assets not being depreciated	\$ 2,301,729	\$ 1,306,915
Capital assets being depreciated, net	42,587,360	25,520,714
	<u>44,889,089</u>	<u>26,827,629</u>
Related debt:		
General obligation bonds	29,330,000	9,008,845
Unamortized bond premium	130,471	-
Capital lease	2,290,000	-
Less: unexpended bond proceeds	(861,976)	-
	<u>30,888,495</u>	<u>9,008,845</u>
Net investment in capital assets	<u>\$ 14,000,594</u>	<u>\$ 17,818,784</u>

23. RESTATEMENTS

The City adopted the provisions of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, in the current year. As a result of this change, beginning net position of the governmental activities and water and sewer enterprise fund (and business-type activities) decreased by \$58,370,414, and \$7,877,666, respectively.

In addition, amounts previously reported for the library special revenue fund were reported as an activity of the general fund. For fiscal 2015, since it now meets the requirements to be reported as special revenue fund, the library is reported as such and its beginning fund balance of \$125,965 is deducted from the general fund and added to the library special revenue fund.

In addition, the beginning fund balance of the general fund was reduced by a total of \$453,383; \$125,965 to reflect the library special revenue fund being reported as a separate fund rather than an activity of the general fund and \$327,418 to recognize a liability to a third party for property tax captures on a tax increment financing arrangement.

24. SUBSEQUENT EVENT

In November 2015, the City issued \$9.5 million of limited tax general obligations refunding bonds to refund outstanding 2006 street improvement bonds in order to recognize savings of approximately \$1.2 million over the remaining life of the bond.



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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information
General and Public Safety Employees Plan

Schedule of Funding Progress
Other Postemployment Benefits Plan
(amounts in thousands)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a / b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a) / c)
General Employees						
6/30/2012	\$ 167,730	\$ 46,955,328	\$ 46,787,598	0.4%	\$ 2,289,031	2044%
6/30/2014	239,217	32,687,907	32,448,690	0.7%	1,849,100	1755%
Public Safety Employees						
6/30/2012	\$ 210,277	\$ 48,963,635	\$ 48,753,358	0.4%	\$ 3,845,539	1268%
6/30/2014	395,156	36,269,968	35,874,812	1.1%	3,779,151	949%

Schedule of Employer Contributions
Other Postemployment Benefits Plan

Year Ended June 30,	Annual Required Contributions	Percentage Contributed
2010	\$ 4,875,562	45%
2011	4,875,562	44%
2012	6,280,112	38%
2013	6,458,177	33%
2014	6,458,177	33%
2015	4,192,425	71%

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information
District Court Employees Plan

Schedule of Funding Progress
Other Postemployment Benefits Plan
(amounts in thousands)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a / b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a) / c)
6/30/2012	\$ -	\$ 8,360,951	\$ 8,360,951	0.0%	\$ 896,257	933%
6/30/2014	-	5,797,901	5,797,901	0.0%	445,571	1301%

Schedule of Employer Contributions
Other Postemployment Benefits Plan

Year Ended June 30,	Annual Required Contributions	Percentage Contributed
2010	\$ 475,066	39%
2011	475,066	42%
2012	679,622	29%
2013	614,827	27%
2014	614,827	27%
2015	365,552	68%

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information

Schedule of Investment Returns

Last Two Fiscal Years (ultimately 10 years of data will be presented)

Fiscal Year Ended	Annual Money-Weighted Rate of Return, Net of Investment Expense
Employees' Retirement System	
6/30/2014	13.89%
6/30/2015	0.91%
Public Safety Employees' Retirement System	
6/30/2014	17.37%
6/30/2015	-0.02%

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information

Employees' Retirement System

Schedule of Changes in the City's Net Pension Liability and Related Ratios

Last Two Fiscal Years (ultimately 10 years of data will be presented)

	2014	2015
Change in total pension liability		
Service cost	\$ 471,343	\$ 485,484
Interest	2,471,316	2,437,673
Differences between expected and actual experience	-	810,181
Changes of assumptions	-	(8,131,545)
Benefit payments, including refunds of member contributions	(3,231,968)	(3,428,042)
Net change in total pension liability	<u>(289,309)</u>	<u>(7,826,249)</u>
Total pension liability, beginning	<u>47,145,426</u>	<u>46,856,117</u>
Total pension liability, ending (a)	<u>46,856,117</u>	<u>39,029,868</u>
Change in plan fiduciary net position		
Contributions - employer	1,367,086	1,094,310
Contributions - member	61,130	53,379
Net investment income	(3,162,566)	654,042
Benefit payments, including refunds of member contributions	(3,231,968)	(3,428,042)
Other - transfer to Public Safety Employees' Retirement System	(31,376,710)	-
Net change in plan fiduciary net position	<u>(36,343,028)</u>	<u>(1,626,311)</u>
Plan fiduciary net position, beginning	<u>58,960,174</u>	<u>22,617,146</u>
Plan fiduciary net position, ending (b)	<u>22,617,146</u>	<u>20,990,835</u>
City's net pension liability, ending (a)-(b)	<u><u>\$24,238,971</u></u>	<u><u>\$18,039,033</u></u>
Plan fiduciary net position as a percentage of the total pension liability	48.27%	53.78%
Covered-employee payroll	\$ 1,998,057	\$ 1,885,123
City's net pension liability as a percentage of covered payroll	1213.13%	956.92%

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information

Public Safety Employees' Retirement System

Schedule of Changes in the City's Net Pension Liability and Related Ratios

Last Two Fiscal Years (ultimately 10 years of data will be presented)

	2014	2015
Change in total pension liability		
Service cost	\$ 1,351,362	\$ 1,391,903
Interest	4,381,526	4,346,878
Differences between expected and actual experience	-	136,404
Changes of assumptions	-	(19,693,917)
Benefit payments, including refunds of member contributions	(4,961,899)	(6,428,694)
Net change in total pension liability	<u>770,989</u>	<u>(20,247,426)</u>
Total pension liability, beginning	<u>82,496,362</u>	<u>83,267,351</u>
Total pension liability, ending (a)	<u>83,267,351</u>	<u>63,019,925</u>
Change in plan fiduciary net position		
Contributions - employer	2,869,461	2,317,797
Contributions - member	325,361	203,190
Net investment income	11,976,064	726,175
Benefit payments, including refunds of member contributions	(4,961,937)	(6,428,694)
Other - transfer from Employees' Retirement System	31,376,710	-
Net change in plan fiduciary net position	<u>41,585,659</u>	<u>(3,181,532)</u>
Plan fiduciary net position, beginning	<u>-</u>	<u>41,585,659</u>
Plan fiduciary net position, ending (b)	<u>41,585,659</u>	<u>38,404,127</u>
City's net pension liability, ending (a)-(b)	<u>\$41,681,692</u>	<u>\$24,615,798</u>
Plan fiduciary net position as a percentage of the total pension liability	49.94%	60.94%
Covered-employee payroll	\$ 3,727,181	\$ 3,954,232
City's net pension liability as a percentage of covered payroll	1118.32%	622.52%

CITY OF OAK PARK, MICHIGAN

Required Supplementary Information (GASB Statement No. 67)

Schedule of City Contributions

Last Fiscal Year

Fiscal Year Ended	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
Employees' Retirement System					
6/30/2014	\$ 1,211,912	\$ 1,367,086	\$ (155,174)	\$ 1,998,057	68.4%
6/30/2015	1,272,539	1,094,310	178,229	1,885,123	58.0%
Public Safety Employees' Retirement System					
6/30/2014	\$ 2,105,664	\$ 2,869,461	\$ (763,797)	\$ 3,727,181	77.0%
6/30/2015	2,159,875	2,317,797	(157,922)	3,954,232	58.6%

Notes to Schedule of Contributions

Valuation date	June 30, 2014
Notes	Actuarially determined contribution rates are calculated as of June 30 that is 12 months prior to the beginning of the fiscal year for which the contributions are reported.
Other information	There were no benefit changes during the year.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	29 years
Asset valuation method	5-year smoothed market
Inflation	3.0%
Salary increases	Varied
Investment rate of return	8.0% net of pension plan investment expense, including inflation
Mortality rates	RP-2000 Combined Table

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**COMBINING AND INDIVIDUAL FUND
STATEMENTS AND SCHEDULES**

CITY OF OAK PARK, MICHIGAN

Combining Balance Sheet Nonmajor Governmental Funds June 30, 2015

	Special Revenue	Debt Service	Capital Project	Total Nonmajor Governmental
Assets				
Cash and investments	\$ 2,940,501	\$ 513,541	\$ 2,363,262	\$ 5,817,304
Receivables:				
Taxes	2,843	24,135	-	26,978
Special assessments	-	-	155,323	155,323
Accounts	23,840	-	36,333	60,173
Due from other governments	534,055	-	-	534,055
Prepaid items	246	-	-	246
Total assets	\$ 3,501,485	\$ 537,676	\$ 2,554,918	\$ 6,594,079
Liabilities				
Accounts payable	\$ 334,564	\$ -	\$ 193,102	\$ 527,666
Accrued liabilities	139,169	45,078	14,964	199,211
Due to other funds	221,883	130,734	-	352,617
Total liabilities	695,616	175,812	208,066	1,079,494
Deferred inflows of resources				
Unavailable revenue - property taxes	2,843	24,135	-	26,978
Unavailable revenue - special assessments	-	-	29,469	29,469
Unavailable revenue - grants	23,840	-	-	23,840
Total deferred inflows of resources	26,683	24,135	29,469	80,287
Fund balances				
Nonspendable	246	-	-	246
Restricted	2,674,692	337,729	442,796	3,455,217
Assigned	128,088	-	1,874,587	2,002,675
Unassigned deficit	(23,840)	-	-	(23,840)
Total fund balances	2,779,186	337,729	2,317,383	5,434,298
Total liabilities, deferred inflows of resources and fund balances	\$ 3,501,485	\$ 537,676	\$ 2,554,918	\$ 6,594,079

CITY OF OAK PARK, MICHIGAN

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds
For the Year Ended June 30, 2015

	Special Revenue	Debt Service	Capital Project	Total Nonmajor Governmental
Revenues				
Property taxes	\$ 636,192	\$ 2,618,560	\$ -	\$ 3,254,752
Special assessments	68,555	-	456,937	525,492
Intergovernmental:				
Federal grants	371,704	-	-	371,704
State grants	1,989,767	-	-	1,989,767
Charges for services	195,670	-	-	195,670
Fines and forfeitures	55,293	-	226,831	282,124
Interest income	5,059	1,051	32,247	38,357
Other revenue	62,639	-	-	62,639
Total revenues	3,384,879	2,619,611	716,015	6,720,505
Expenditures				
Current:				
Judicial	1,950,499	-	-	1,950,499
Public safety	16,468	-	-	16,468
Road maintenance and repair	1,756,810	-	-	1,756,810
Public works	-	-	16,943	16,943
Library	738,863	-	-	738,863
Community development	430,141	-	38	430,179
Debt service:				
Principal	-	1,400,000	-	1,400,000
Interest and fiscal charges	-	1,175,121	-	1,175,121
Prior year tax refunds	16,434	30,073	-	46,507
Capital outlay	-	-	1,161,178	1,161,178
Total expenditures	4,909,215	2,605,194	1,178,159	8,692,568
Revenues over (under) expenditures	(1,524,336)	14,417	(462,144)	(1,972,063)
Other financing sources (uses)				
Transfers in	2,003,034	128,870	-	2,131,904
Transfers out	(320,000)	(21,680)	-	(341,680)
Total other financing sources (uses)	1,683,034	107,190	-	1,790,224
Net change in fund balances	158,698	121,607	(462,144)	(181,839)
Fund balances, beginning of year, as restated	2,620,488	216,122	2,779,527	5,616,137
Fund balances, end of year	\$ 2,779,186	\$ 337,729	\$ 2,317,383	\$ 5,434,298

CITY OF OAK PARK, MICHIGAN

Combining Balance Sheet Nonmajor Governmental Funds Special Revenue Funds June 30, 2015

	Major Streets	Local Streets	Narcotics Forfeiture	Criminal Justice Training
Assets				
Cash and investments	\$ 1,206,567	\$ 1,086,529	\$ 66,695	\$ 13,678
Receivables:				
Taxes	-	-	-	-
Accounts	-	-	-	-
Due from other governments	229,628	75,220	-	-
Prepaid items	28	-	-	-
Total assets	\$ 1,436,223	\$ 1,161,749	\$ 66,695	\$ 13,678
Liabilities				
Accounts payable	\$ 54,864	\$ 103,006	\$ -	\$ 325
Accrued liabilities	11,512	18,696	-	-
Due to other funds	-	-	-	-
Total liabilities	66,376	121,702	-	325
Deferred inflows of resources				
Unavailable revenue - property taxes	-	-	-	-
Unavailable revenue - grants	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund balances				
Nonspendable	28	-	-	-
Restricted	1,369,819	1,040,047	66,695	13,353
Assigned	-	-	-	-
Unassigned deficit	-	-	-	-
Total fund balances (deficits)	1,369,847	1,040,047	66,695	13,353
Total liabilities, deferred inflows of resources and fund balances	\$ 1,436,223	\$ 1,161,749	\$ 66,695	\$ 13,678



Disaster Contingency	Community Development Block Grant	C.O.P.S. Program	Caseflow Assistance	Neighborhood Stabilization Program
\$ 3,598	\$ -	\$ -	\$ 184,778	\$ -
-	-	-	-	-
-	-	-	-	-
-	31,120	35,045	-	163,042
-	-	-	-	-
<u>\$ 3,598</u>	<u>\$ 31,120</u>	<u>\$ 35,045</u>	<u>\$ 184,778</u>	<u>\$ 163,042</u>
\$ -	\$ 7,418	\$ -	\$ -	\$ 10
-	2,209	18,628	-	222
-	21,493	16,417	-	162,810
-	31,120	35,045	-	163,042
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	184,778	-
3,598	-	-	-	-
-	-	-	-	-
<u>3,598</u>	<u>-</u>	<u>-</u>	<u>184,778</u>	<u>-</u>
<u>\$ 3,598</u>	<u>\$ 31,120</u>	<u>\$ 35,045</u>	<u>\$ 184,778</u>	<u>\$ 163,042</u>

continued...

CITY OF OAK PARK, MICHIGAN

Combining Balance Sheet Nonmajor Governmental Funds Special Revenue Funds June 30, 2015

	PUSH Grant	45th District Court	Library	Total
Assets				
Cash and investments	\$ -	\$ 220,734	\$ 157,922	\$ 2,940,501
Receivables:				
Taxes	-	-	2,843	2,843
Accounts	23,840	-	-	23,840
Due from other governments	-	-	-	534,055
Prepaid items	-	-	218	246
Total assets	\$ 23,840	\$ 220,734	\$ 160,983	\$ 3,501,485
Liabilities				
Accounts payable	\$ 2,677	\$ 161,570	\$ 4,694	\$ 334,564
Accrued liabilities	-	59,164	28,738	139,169
Due to other funds	21,163	-	-	221,883
Total liabilities	23,840	220,734	33,432	695,616
Deferred inflows of resources				
Unavailable revenue - property taxes	-	-	2,843	2,843
Unavailable revenue - grants	23,840	-	-	23,840
	23,840	-	2,843	26,683
Fund balances				
Nonspendable	-	-	218	246
Restricted	-	-	-	2,674,692
Assigned	-	-	124,490	128,088
Unassigned deficit	(23,840)	-	-	(23,840)
Total fund balances (deficits)	(23,840)	-	124,708	2,779,186
Total liabilities, deferred inflows of resources and fund balances	\$ 23,840	\$ 220,734	\$ 160,983	\$ 3,501,485

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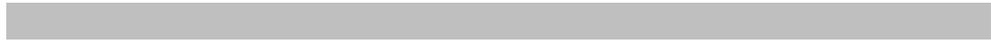
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CITY OF OAK PARK, MICHIGAN

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances

Nonmajor Governmental Funds
 Special Revenue Funds
 For the Year Ended June 30, 2015

	Major Streets	Local Streets	Narcotics Forfeiture	Criminal Justice Training
Revenues				
Property taxes	\$ -	\$ -	\$ -	\$ -
Special assessments	68,555	-	-	-
Intergovernmental:				
Federal grants	-	-	-	-
State grants	1,309,431	510,355	-	8,783
Charges for services	-	-	-	-
Fines and forfeitures	-	-	500	-
Interest income	2,218	2,001	133	26
Other revenue	62,639	-	-	-
Total revenues	1,442,843	512,356	633	8,809
Expenditures				
Current:				
Judicial	-	-	-	-
Public safety	-	-	11,455	5,013
Road maintenance and repair	1,011,247	745,563	-	-
Community development	-	-	-	-
Library	-	-	-	-
Prior year tax refund	-	-	-	-
Total expenditures	1,011,247	745,563	11,455	5,013
Revenues over (under) expenditures	431,596	(233,207)	(10,822)	3,796
Other financing sources (uses)				
Transfers in	-	270,000	-	-
Transfers out	(270,000)	-	-	-
Total other financing sources (uses)	(270,000)	270,000	-	-
Net change in fund balances	161,596	36,793	(10,822)	3,796
Fund balances, beginning of year, as restated	1,208,251	1,003,254	77,517	9,557
Fund balances (deficit), end of year	\$ 1,369,847	\$ 1,040,047	\$ 66,695	\$ 13,353



Disaster Contingency	Community Development Block Grant	C.O.P.S. Program	Caseflow Assistance	Neighborhood Stabilization Program
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	110,792	143,315	-	117,597
-	-	-	21,962	-
-	-	-	-	-
-	-	-	-	-
6	-	-	385	-
-	-	-	-	-
<u>6</u>	<u>110,792</u>	<u>143,315</u>	<u>22,347</u>	<u>117,597</u>
-	-	-	5,650	-
-	-	-	-	-
-	-	-	-	-
-	110,792	201,752	-	117,597
-	-	-	-	-
-	-	-	-	-
<u>-</u>	<u>110,792</u>	<u>201,752</u>	<u>5,650</u>	<u>117,597</u>
<u>6</u>	<u>-</u>	<u>(58,437)</u>	<u>16,697</u>	<u>-</u>
-	-	58,437	-	-
-	-	-	-	-
<u>-</u>	<u>-</u>	<u>58,437</u>	<u>-</u>	<u>-</u>
<u>6</u>	<u>-</u>	<u>-</u>	<u>16,697</u>	<u>-</u>
<u>3,592</u>	<u>-</u>	<u>-</u>	<u>168,081</u>	<u>-</u>
<u>\$ 3,598</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 184,778</u>	<u>\$ -</u>

CITY OF OAK PARK, MICHIGAN

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances

Nonmajor Governmental Funds
 Special Revenue Funds
 For the Year Ended June 30, 2015

	PUSH Grant	45th District Court	Library	Total
Revenues				
Property taxes	\$ -	\$ -	\$ 636,192	\$ 636,192
Special assessments	-	-	-	68,555
Intergovernmental:				
Federal grants	-	-	-	371,704
State grants	16,731	91,448	31,057	1,989,767
Charges for services	-	184,028	11,642	195,670
Fines and forfeitures	-	-	54,793	55,293
Interest income	-	22	268	5,059
Other revenue	-	-	-	62,639
Total revenues	16,731	275,498	733,952	3,384,879
Expenditures				
Current:				
Judicial	32,702	1,912,147	-	1,950,499
Public safety	-	-	-	16,468
Road maintenance and repair	-	-	-	1,756,810
Community development	-	-	-	430,141
Library	-	-	738,863	738,863
Prior year tax refund	-	-	16,434	16,434
Total expenditures	32,702	1,912,147	755,297	4,909,215
Revenues over (under) expenditures	(15,971)	(1,636,649)	(21,345)	(1,524,336)
Other financing sources (uses)				
Transfers in	-	1,604,509	70,088	2,003,034
Transfers out	-	-	(50,000)	(320,000)
Total other financing sources (uses)	-	1,604,509	20,088	1,683,034
Net change in fund balances	(15,971)	(32,140)	(1,257)	158,698
Fund balances, beginning of year, as restated	(7,869)	32,140	125,965	2,620,488
Fund balances (deficit), end of year	\$ (23,840)	\$ -	\$ 124,708	\$ 2,779,186

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Major Streets Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Property taxes	\$ 68,555	\$ 68,555	\$ 68,555	\$ -
Intergovernmental -				
State grants	1,165,652	1,295,123	1,309,431	14,308
Interest income	500	464	2,218	1,754
Other revenue	-	-	62,639	62,639
Total revenues	1,234,707	1,364,142	1,442,843	78,701
Expenditures				
Current -				
Road maintenance and repair	1,362,151	1,407,886	1,011,247	(396,639)
Revenues over expenditures	(127,444)	(43,744)	431,596	(475,340)
Other financing uses				
Transfers out	(270,000)	(270,000)	(270,000)	-
Net change in fund balance	(397,444)	(313,744)	161,596	475,340
Fund balance, beginning of year	1,208,251	1,208,251	1,208,251	-
Fund balance, end of year	\$ 810,807	\$ 894,507	\$ 1,369,847	\$ 475,340

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Local Streets Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental -				
State grants	\$ 454,482	\$ 462,068	\$ 510,355	\$ 48,287
Interest income	2,000	247	2,001	1,754
Total revenues	456,482	462,315	512,356	50,041
Expenditures				
Current -				
Road maintenance and repair	1,023,655	858,093	745,563	(112,530)
Revenues over (under) expenditures	(567,173)	(395,778)	(233,207)	162,571
Other financing sources (uses)				
Transfers in	270,000	270,000	270,000	-
Net change in fund balance	(297,173)	(125,778)	36,793	162,571
Fund balance, beginning of year	1,003,254	1,003,254	1,003,254	-
Fund balance, end of year	\$ 706,081	\$ 877,476	\$ 1,040,047	\$ 162,571

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Narcotics Forfeiture Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Fines and forfeitures	\$ 8,500	\$ 505	\$ 500	\$ (5)
Interest income	80	18	133	115
Total revenues	8,580	523	633	110
Expenditures				
Current -				
Public safety	500	11,440	11,455	15
Net change in fund balance	8,080	(10,917)	(10,822)	95
Fund balance, beginning of year	77,517	77,517	77,517	-
Fund balance, end of year	\$ 85,597	\$ 66,600	\$ 66,695	\$ 95

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Criminal Justice Training Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental -				
State grants	\$ -	\$ 8,000	\$ 8,783	\$ 783
Interest income	5	-	26	26
Total revenues	5	8,000	8,809	809
Expenditures				
Current -				
Public safety	-	8,000	5,013	(2,987)
Net change in fund balance	5	-	3,796	3,796
Fund balance, beginning of year	9,557	9,557	9,557	-
Fund balance, end of year	\$ 9,562	\$ 9,557	\$ 13,353	\$ 3,796

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Disaster Contingency Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Interest income	\$ 4	\$ -	\$ 6	\$ 6
Fund balance, beginning of year	<u>3,592</u>	<u>3,592</u>	<u>3,592</u>	<u>-</u>
Fund balance, end of year	<u>\$ 3,596</u>	<u>\$ 3,592</u>	<u>\$ 3,598</u>	<u>\$ 6</u>

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Community Development Block Grant Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Federal grants	\$ 119,441	\$ 116,423	\$ 110,792	\$ (5,631)
Expenditures				
Current -				
Community development	119,441	116,423	110,792	(5,631)
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - C.O.P.S Program Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Federal grants	\$ 202,000	\$ 140,103	\$ 143,315	\$ 3,212
Expenditures				
Current -				
Community development	269,345	186,804	201,752	14,948
Revenues under expenditures	(67,345)	(46,701)	(58,437)	(11,736)
Other financing sources				
Transfers in	67,345	46,701	58,437	11,736
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Caseflow Assistance Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental -				
State grants	\$ 23,000	\$ 23,000	\$ 21,962	\$ (1,038)
Interest income	120	24	385	361
Total revenues	23,120	23,024	22,347	(677)
Expenditures				
Current -				
Judicial	7,538	7,538	5,650	(1,888)
Net change in fund balance	15,582	15,486	16,697	1,211
Fund balance, beginning of year	168,081	168,081	168,081	-
Fund balance, end of year	\$ 183,663	\$ 183,567	\$ 184,778	\$ 1,211

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Neighborhood Stabilization Program Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenue				
Intergovernmental -				
Federal grants	\$ 157,000	\$ 156,621	\$ 117,597	\$ (39,024)
Expenditures				
Current -				
Community development	157,000	156,621	117,597	(39,024)
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - PUSH Grant Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental - State grants	\$ 8,665	\$ 41,767	\$ 16,731	\$ (25,036)
Expenditures				
Current - Judicial	8,665	33,898	32,702	(1,196)
Net change in fund balance	-	7,869	(15,971)	(23,840)
Fund balance (deficit), beginning of year	(7,869)	(7,869)	(7,869)	-
Fund balance (deficit), end of year	<u>\$ (7,869)</u>	<u>\$ -</u>	<u>\$ (23,840)</u>	<u>\$ (23,840)</u>

CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - 45th District Court Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental -				
State grants	\$ 91,448	\$ 91,448	\$ 91,448	\$ -
Charges for services	263,171	166,189	184,028	17,839
Interest income	-	874	22	(852)
	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	354,619	258,511	275,498	16,987
Expenditures				
Current -				
Judicial	1,989,113	1,953,006	1,912,147	(40,859)
	<hr/>	<hr/>	<hr/>	<hr/>
Revenues under expenditures	(1,634,494)	(1,694,495)	(1,636,649)	57,846
Other financing sources				
Transfers in	1,631,659	1,694,495	1,604,509	(89,986)
	<hr/>	<hr/>	<hr/>	<hr/>
Net change in fund balance	(2,835)	-	(32,140)	(32,140)
Fund balance, beginning of year	32,140	32,140	32,140	-
	<hr/>	<hr/>	<hr/>	<hr/>
Fund balance, end of year	<u>\$ 29,305</u>	<u>\$ 32,140</u>	<u>\$ -</u>	<u>\$ (32,140)</u>

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CITY OF OAK PARK, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget and Actual - Library Fund

For the Year Ended June 30, 2015

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
Revenues				
Property taxes	\$ 644,604	\$ 644,604	\$ 636,192	\$ (8,412)
Intergovernmental -				
State grants	14,800	12,100	31,057	18,957
Charges for services	300	9,000	11,642	2,642
Fines and forfeitures	45,000	55,000	54,793	(207)
Interest income	500	197	268	71
Total revenues	705,204	720,901	733,952	13,051
Expenditures				
Current -				
Library	713,404	768,619	738,863	(29,756)
Prior year tax refund	25,000	10,000	16,434	6,434
Total expenditures	738,404	778,619	755,297	(23,322)
Revenues over expenditures	(33,200)	(57,718)	(21,345)	36,373
Other financing sources (uses)				
Transfers in	108,546	108,546	70,088	(38,458)
Transfers out	(50,000)	(50,000)	(50,000)	-
Total other sources (uses)	58,546	58,546	20,088	(38,458)
Net change in fund balance	25,346	828	(1,257)	(2,085)
Fund balance, beginning of year, as restated	125,965	125,965	125,965	-
Fund balance, end of year	\$ 151,311	\$ 126,793	\$ 124,708	\$ (2,085)

CITY OF OAK PARK, MICHIGAN

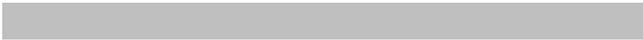
Combining Balance Sheet

Nonmajor Governmental Funds

Debt Service Funds

June 30, 2015

	2012 Street Refunding Bond	2006 Street Improvement Bond	2010 Municipal Complex Bond
Assets			
Cash and investments	\$ 159,975	\$ 168,607	\$ 174,764
Receivables:			
Taxes	9,472	8,678	5,985
Accrued interest	-	-	-
Total assets	<u>\$ 169,447</u>	<u>\$ 177,285</u>	<u>\$ 180,749</u>
Liabilities			
Accrued liabilities	\$ 15,021	\$ 15,028	\$ 15,029
Due to other funds	-	-	130,734
Total liabilities	<u>15,021</u>	<u>15,028</u>	<u>145,763</u>
Deferred inflows of resources			
Unavailable revenue - property taxes	9,472	8,678	5,985
Fund balances			
Restricted	<u>144,954</u>	<u>153,579</u>	<u>29,001</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 169,447</u>	<u>\$ 177,285</u>	<u>\$ 180,749</u>



2011 Library and Recreation Lease	Municipal Building Authority	Total
\$ -	\$ 10,195	\$ 513,541
-	-	24,135
-	-	-
<u>\$ -</u>	<u>\$ 10,195</u>	<u>\$ 537,676</u>
\$ -	\$ -	\$ 45,078
-	-	130,734
-	-	175,812
-	-	24,135
-	10,195	337,729
<u>\$ -</u>	<u>\$ 10,195</u>	<u>\$ 537,676</u>

CITY OF OAK PARK, MICHIGAN

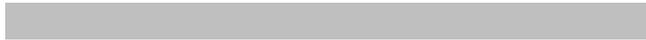
Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

Debt Service Funds

For the Year Ended June 30, 2015

	2012 Street Refunding Bond	2006 Street Improvement Bond	2010 Municipal Complex Bond
Revenues			
Property taxes	\$ 820,107	\$ 921,122	\$ 877,331
Interest income	331	281	95
Total revenues	<u>820,438</u>	<u>921,403</u>	<u>877,426</u>
Expenditures			
Debt service:			
Principal	555,000	425,000	350,000
Interest and fiscal charges	195,461	421,493	476,745
Prior year tax refund	6,873	23,200	-
Total expenditures	<u>757,334</u>	<u>869,693</u>	<u>826,745</u>
Revenues (under) over expenditures	<u>63,104</u>	<u>51,710</u>	<u>50,681</u>
Other financing sources (uses)			
Transfers in	-	-	-
Transfers out	-	-	(21,680)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(21,680)</u>
Net change in fund balances	63,104	51,710	29,001
Fund balances, beginning of year	<u>81,850</u>	<u>101,869</u>	<u>-</u>
Fund balances, end of year	<u>\$ 144,954</u>	<u>\$ 153,579</u>	<u>\$ 29,001</u>

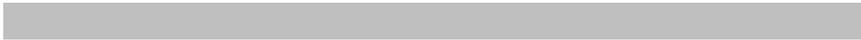


2011 Library and Recreation Lease	Municipal Building Authority	Total
\$ -	\$ -	\$ 2,618,560
348	(4)	1,051
<hr/>	<hr/>	<hr/>
348	(4)	2,619,611
<hr/>	<hr/>	<hr/>
70,000	-	1,400,000
81,422	-	1,175,121
-	-	30,073
<hr/>	<hr/>	<hr/>
151,422	-	2,605,194
<hr/>	<hr/>	<hr/>
(151,074)	(4)	14,417
<hr/>	<hr/>	<hr/>
128,870	-	128,870
-	-	(21,680)
<hr/>	<hr/>	<hr/>
128,870	-	107,190
<hr/>	<hr/>	<hr/>
(22,204)	(4)	121,607
<hr/>	<hr/>	<hr/>
22,204	10,199	216,122
<hr/>	<hr/>	<hr/>
\$ -	\$ 10,195	\$ 337,729
<hr/>	<hr/>	<hr/>

CITY OF OAK PARK, MICHIGAN

Combining Balance Sheet Nonmajor Governmental Funds Capital Projects Funds June 30, 2015

	Public Improvement	City-Owned Property	Sidewalk Program
Assets			
Cash and investments	\$ 54,298	\$ 99,147	\$ 61,795
Receivables:			
Special assessments	-	-	155,323
Accounts	-	-	36,333
Total assets	<u>\$ 54,298</u>	<u>\$ 99,147</u>	<u>\$ 253,451</u>
Liabilities			
Accounts payable	\$ -	\$ -	\$ 5,000
Accrued liabilities	-	-	8,464
Total liabilities	<u>-</u>	<u>-</u>	<u>13,464</u>
Deferred inflows of resources			
Unavailable revenue - special assessments	-	-	29,469
Fund balances			
Restricted	-	-	210,518
Assigned	54,298	99,147	-
Total fund balance	<u>54,298</u>	<u>99,147</u>	<u>210,518</u>
Total liabilities and fund balances	<u>\$ 54,298</u>	<u>\$ 99,147</u>	<u>\$ 253,451</u>



Road Construction	Municipal Building Construction	Municipal Complex Construction	Total
\$ 347,458	\$ 1,462,335	\$ 338,229	\$ 2,363,262
-	-	-	155,323
-	-	-	36,333
<u>\$ 347,458</u>	<u>\$ 1,462,335</u>	<u>\$ 338,229</u>	<u>\$ 2,554,918</u>
\$ 115,180	\$ -	\$ 72,922	\$ 193,102
-	-	6,500	14,964
<u>115,180</u>	<u>-</u>	<u>79,422</u>	<u>208,066</u>
-	-	-	29,469
232,278	-	-	442,796
-	1,462,335	258,807	1,874,587
<u>232,278</u>	<u>1,462,335</u>	<u>258,807</u>	<u>2,317,383</u>
<u>\$ 347,458</u>	<u>\$ 1,462,335</u>	<u>\$ 338,229</u>	<u>\$ 2,554,918</u>

CITY OF OAK PARK, MICHIGAN

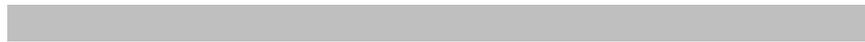
Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

Capital Project Funds

For the Year Ended June 30, 2015

	Public Improvement	City-Owned Property	Sidewalk Program
Revenues			
Special assessments	\$ -	\$ -	\$ 456,937
Fines and forfeitures	-	-	-
Interest income	103	2,675	25,181
Total revenues	<u>103</u>	<u>2,675</u>	<u>482,118</u>
Expenditures			
Public works	-	-	16,943
Community development	12	26	-
Capital outlay	-	5	505,543
Total expenditures	<u>12</u>	<u>31</u>	<u>522,486</u>
Revenues over (under) expenditures	<u>91</u>	<u>2,644</u>	<u>(40,368)</u>
Net change in fund balances	91	2,644	(40,368)
Fund balances, beginning of year	<u>54,207</u>	<u>96,503</u>	<u>250,886</u>
Fund balances, end of year	<u>\$ 54,298</u>	<u>\$ 99,147</u>	<u>\$ 210,518</u>



Road Construction	Municipal Building Construction	Municipal Complex Construction	Total
\$ -	\$ -	\$ -	\$ 456,937
-	226,831	-	226,831
707	2,669	912	32,247
707	229,500	912	716,015
-	-	-	16,943
-	-	-	38
199,303	322	456,005	1,161,178
199,303	322	456,005	1,178,159
(198,596)	229,178	(455,093)	(462,144)
(198,596)	229,178	(455,093)	(462,144)
430,874	1,233,157	713,900	2,779,527
\$ 232,278	\$ 1,462,335	\$ 258,807	\$ 2,317,383

CITY OF OAK PARK, MICHIGAN

Combining Statement of Net Position

Internal Service Funds

June 30, 2015

	Risk Management	Motor Pool	Retirees Health Care Court	Total
Assets				
Current assets:				
Cash and investments	\$ 320,606	\$ 32,667	\$ -	\$ 353,273
Prepaid items	37,334	-	328	37,662
Total current assets	357,940	32,667	328	390,935
Noncurrent assets -				
Capital assets, net	-	1,043,771	-	1,043,771
Total assets	357,940	1,076,438	328	1,434,706
Liabilities				
Current liabilities:				
Accounts payable	-	22,372	-	22,372
Accrued liabilities	-	2,330	-	2,330
Total current liabilities	-	24,702	-	24,702
Noncurrent liabilities -				
Accrued compensated absences	-	2,054	-	2,054
Total liabilities	-	26,756	-	26,756
Net position				
Investment in capital assets	-	1,043,771	-	1,043,771
Unrestricted	357,940	5,911	328	364,179
Total net position	\$ 357,940	\$ 1,049,682	\$ 328	\$ 1,407,950

CITY OF OAK PARK, MICHIGAN

Combining Statement of Revenues, Expenditures and Changes in Fund Net Position

Internal Service Funds

For the Year Ended June 30, 2015

	Risk Management	Motor Pool	Retirees Health Care Court	Total
Operating revenues				
Charges for services	\$ 184,792	\$ 593,038	\$ -	\$ 777,830
Miscellaneous	83,284	3,990	145,505	232,779
Total operating revenues	268,076	597,028	145,505	1,010,609
Operating expenses				
Gasoline	-	165,771	-	165,771
Professional services	71	86,174	-	86,245
Supplies	-	173,581	-	173,581
Depreciation	-	225,975	-	225,975
Wages and benefits	-	63,337	-	63,337
Insurance	141,576	-	145,502	287,078
Total operating expenses	141,647	714,838	145,502	1,001,987
Operating income (loss)	126,429	(117,810)	3	8,622
Nonoperating revenues				
Interest income	646	40	-	686
Change in net position	127,075	(117,770)	3	9,308
Net position, beginning of year	230,865	1,167,452	325	1,398,642
Net position, end of year	\$ 357,940	\$ 1,049,682	\$ 328	\$ 1,407,950

CITY OF OAK PARK, MICHIGAN

Combining Statement of Cash Flows
 Internal Service Funds
 For the Year Ended June 30, 2015

	Risk Management	Motor Pool	Retirees Health Care Court	Total
Cash flows from operating activities				
Receipts from interfund services	\$ 184,792	\$ 593,038	\$ -	\$ 777,830
Miscellaneous receipts	83,284	3,990	145,505	232,779
Payments to suppliers	(111,117)	(434,193)	(2)	(545,312)
Payments to employees	(252,658)	(62,302)	(145,503)	(460,463)
Net cash provided (used) by operating activities	(95,699)	100,533	-	4,834
Cash flows from capital and related financing activities				
Purchases of capital assets	-	(106,939)	-	(106,939)
Cash flows from investing activities				
Interest and dividends	680	40	-	720
Net change in cash and investments	(95,019)	(6,366)	-	(101,385)
Cash and investments, beginning of year	415,625	39,033	-	454,658
Cash and investments, end of year	<u>\$ 320,606</u>	<u>\$ 32,667</u>	<u>\$ -</u>	<u>\$ 353,273</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:				
Operating income (loss)	\$ 126,429	\$ (117,810)	\$ 3	\$ 8,622
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation expense	-	225,975	-	225,975
Change in assets and liabilities:				
Prepaid items	(24,394)	16	(3)	(24,381)
Accounts payable	-	(8,683)	-	(8,683)
Accrued liabilities	(197,734)	314	-	(197,420)
Accrued compensated absences	-	721	-	721
Net cash provided (used) by operating activities	\$ (95,699)	\$ 100,533	\$ -	\$ 4,834

CITY OF OAK PARK, MICHIGAN

Combining Statement of Assets and Liabilities

Agency Funds
June 30, 2015

	Payroll Fund	Escrow Fund	Agency Fund	Tax Fund	Total Agency Funds
Assets					
Cash and investments	\$ 36,479	\$ 249,438	\$ 196,908	\$ -	\$ 482,825
Accrued interest receivable	-	-	3,499	-	3,499
Due from other governments	-	2,663	-	-	2,663
Total assets	\$ 36,479	\$ 252,101	\$ 200,407	\$ -	\$ 488,987
Liabilities					
Due to other governments	\$ -	\$ -	\$ 200,407	\$ -	\$ 200,407
Undistributed receipts	36,479	252,101	-	-	288,580
Total liabilities	\$ 36,479	\$ 252,101	\$ 200,407	\$ -	\$ 488,987

CITY OF OAK PARK, MICHIGAN

Combining Statement of Changes in Assets and Liabilities

Agency Funds

For the Year Ended June 30, 2015

	Balance June 30, 2014	Additions	Deductions	Balance June 30, 2015
<i>Payroll Fund</i>				
Assets				
Cash and investments	\$ 40,199	\$ 35,201,194	\$ (35,204,914)	\$ 36,479
Liabilities				
Undistributed receipts	\$ 40,199	\$ 3,113,309	\$ (3,117,029)	\$ 36,479
<i>Escrow Fund</i>				
Assets				
Cash and investments	\$ 146,934	\$ 1,080,006	\$ (977,502)	\$ 249,438
Due from other governments	171	12,468	(9,976)	2,663
Total assets	\$ 147,105	\$ 1,092,474	\$ (987,478)	\$ 252,101
Liabilities				
Undistributed receipts	\$ 147,105	\$ 354,149	\$ (249,153)	\$ 252,101
<i>Tax Fund</i>				
Assets				
Cash and investments	\$ 158	\$ -	\$ (158)	\$ -
Liabilities				
Undistributed receipts	\$ 158	\$ -	\$ (158)	\$ -
<i>Agency Fund</i>				
Assets				
Cash and investments	\$ -	\$ 196,908	\$ -	\$ 196,908
Accrued interest receivable	-	3,499	-	3,499
Total assets	\$ -	\$ 200,407	\$ -	\$ 200,407
Liabilities				
Due to other governments	\$ -	\$ 200,407	\$ -	\$ 200,407

continued...

CITY OF OAK PARK, MICHIGAN

Combining Statement of Changes in Assets and Liabilities

Agency Funds

For the Year Ended June 30, 2015

	Balance June 30, OK	Additions	Deductions	Balance June 30, OK
<i>Total All Agency Funds</i>				
Assets				
Cash and investments	\$ 187,291	\$ 36,478,108	\$ (36,182,574)	\$ 482,825
Accrued interest receivable	-	3,499	-	3,499
Due from other governments	171	12,468	(9,976)	2,663
Total assets	<u>\$ 187,462</u>	<u>\$ 36,494,075</u>	<u>\$ (36,192,550)</u>	<u>\$ 488,987</u>
Liabilities				
Due to other governments	\$ -	\$ 200,407	\$ -	\$ 200,407
Undistributed receipts	187,462	3,467,458	(3,366,340)	288,580
Total liabilities	<u>\$ 187,462</u>	<u>\$ 3,667,865</u>	<u>\$ (3,366,340)</u>	<u>\$ 488,987</u>

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STATISTICAL SECTION

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CITY OF OAK PARK, MICHIGAN

Statistical Section Table of Contents

This part of the City of Oak Park's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

		<u>Page</u>
Financial Trends	These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	128
Revenue Capacity	These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	138
Debt Capacity	These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	144
Demographic and Economic Information	These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	149
Operating Information	These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	151

Sources: Unless otherwise noted, the information in these schedules are derived from the annual financial reports for the applicable year.

CITY OF OAK PARK, MICHIGAN

Net Position by Component

Last Ten Fiscal Years

(accrual basis of accounting)

	2006	2007	2008	2009
Governmental activities				
Net investment in capital assets	\$ 5,900,897	\$ 6,375,013	\$ 11,739,781	\$ 14,884,759
Restricted	7,544,580	9,519,782	5,140,968	3,201,454
Unrestricted (deficit)	5,129,771	3,724,361	2,463,887	(1,865,169)
Total governmental activities	<u>\$ 18,575,248</u>	<u>\$ 19,619,156</u>	<u>\$ 19,344,636</u>	<u>\$ 16,221,044</u>
Business-type activities				
Net investment in capital assets	\$ 9,338,966	\$ 11,041,086	\$ 12,723,979	\$ 14,053,708
Unrestricted	3,752,044	3,467,097	2,883,239	2,734,483
Total business-type activities	<u>\$ 13,091,010</u>	<u>\$ 14,508,183</u>	<u>\$ 15,607,218</u>	<u>\$ 16,788,191</u>
Primary government				
Net investment in capital assets	\$ 15,239,863	\$ 17,416,099	\$ 24,463,760	\$ 28,938,467
Restricted	7,544,580	9,519,782	5,140,968	3,201,454
Unrestricted (deficit)	8,881,815	7,191,458	5,347,126	869,314
Total primary government	<u>\$ 31,666,258</u>	<u>\$ 34,127,339</u>	<u>\$ 34,951,854</u>	<u>\$ 33,009,235</u>

2010	2011	2012	2013	2014	2015
\$ 15,406,195	\$ 2,076,411	\$ 1,805,028	\$ 13,132,212	\$ 14,247,686	\$ 14,000,594
4,088,332	16,892,886	16,169,292	6,911,104	4,887,899	4,317,193
(4,176,964)	(7,479,222)	(12,720,940)	(18,447,947)	(20,223,425)	(68,221,764)
<u>\$ 15,317,563</u>	<u>\$ 11,490,075</u>	<u>\$ 5,253,380</u>	<u>\$ 1,595,369</u>	<u>\$ (1,087,840)</u>	<u>\$ (49,903,977)</u>
\$ 16,780,263	\$ 17,689,440	\$ 15,566,968	\$ 16,175,706	\$ 16,773,566	\$ 17,818,784
503,073	1,623,541	4,345,077	4,653,218	6,175,448	733,114
<u>\$ 17,283,336</u>	<u>\$ 19,312,981</u>	<u>\$ 19,912,045</u>	<u>\$ 20,828,924</u>	<u>\$ 22,949,014</u>	<u>\$ 18,551,898</u>
\$ 32,186,458	\$ 19,765,851	\$ 17,371,996	\$ 29,307,918	\$ 31,021,252	\$ 31,819,378
4,088,332	16,892,886	16,169,292	6,911,104	4,887,899	4,317,193
(3,673,891)	(5,855,681)	(8,375,863)	(13,794,729)	(14,047,977)	(67,488,650)
<u>\$ 32,600,899</u>	<u>\$ 30,803,056</u>	<u>\$ 25,165,425</u>	<u>\$ 22,424,293</u>	<u>\$ 21,861,174</u>	<u>\$ (31,352,079)</u>

CITY OF OAK PARK, MICHIGAN

Changes in Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

	2006	2007	2008	2009	2010
Expenses					
Governmental activities:					
General government	\$ 5,154,667	\$ 5,067,647	\$ 5,415,064	\$ 5,664,693	\$ 5,455,233
Judicial	2,270,554	2,268,921	2,457,418	3,110,586	2,480,818
Public safety	10,720,861	11,089,786	10,772,176	12,207,633	11,980,655
Road maintenance and repair	3,318,828	2,708,853	3,117,566	3,264,468	3,132,845
Public works	1,365,837	1,096,676	1,591,527	1,790,791	1,748,297
Health and sanitation	2,124,102	2,186,048	1,993,747	2,165,616	2,074,094
Culture and recreation	1,356,385	1,268,706	1,329,227	1,529,508	1,346,217
Library	885,081	836,669	858,674	1,040,661	1,028,408
Community development	260,461	299,539	334,654	584,284	1,499,055
Interest on long-term debt	707,092	1,148,474	1,116,640	1,076,660	1,038,320
Total governmental activities	28,163,868	27,971,319	28,986,693	32,434,900	31,783,942
Business-type activities:					
Water and sewer	8,039,854	7,835,161	8,061,610	8,019,513	8,796,597
Total primary government expenses	36,203,722	35,806,480	37,048,303	40,454,413	40,580,539
Program revenues					
Governmental activities:					
Charges for services:					
General government	891,142	599,632	582,978	471,650	470,968
Judicial	656,836	656,578	704,560	650,713	609,349
Public safety	1,832,233	1,856,111	1,395,297	1,445,393	1,422,872
Road maintenance and repair	(12,982)	21,919	-	-	72,648
Public works	131,299	214,874	144,345	405,399	153,071
Health and sanitation	500,888	577,620	565,490	611,694	644,564
Culture and recreation	431,907	469,373	464,371	435,876	471,547
Library	26,410	21,521	14,175	13,475	20,593
Community development	(5,165)	(2,335)	-	8,960	3,136
Operating grants and contributions	2,086,065	2,080,915	1,817,794	2,054,958	4,457,172
Capital grants and contributions	-	-	-	35,158	50,000
Total governmental activities	6,538,633	6,496,208	5,689,010	6,133,276	8,375,920
Business-type activities:					
Charges for services:					
Water and sewer	10,547,749	9,034,465	8,972,129	9,050,017	9,148,095
Capital grants and contributions	-	-	-	-	-
Total business-type activities	10,547,749	9,034,465	8,972,129	9,050,017	9,148,095
Total primary government program revenues	17,086,382	15,530,673	14,661,139	15,183,293	17,524,015
Net (expense)/revenue					
Government activities	(21,625,235)	(21,475,111)	(23,297,683)	(26,301,624)	(23,408,022)
Business-type activities	2,507,895	1,199,304	910,519	1,030,504	351,498
Total primary government net expense	(19,117,340)	(20,275,807)	(22,387,164)	(25,271,120)	(23,056,524)

Schedule 2
Unaudited

	2011	2012	2013	2014	2015
\$	5,175,795	\$ 7,507,151	\$ 7,899,791	\$ 6,824,175	\$ 3,064,969
	2,438,608	2,536,686	2,128,180	1,976,211	1,944,235
	11,807,208	10,268,074	2,653,492	9,525,007	3,497,663
	3,773,388	3,557,279	3,209,098	4,098,970	4,702,539
	1,468,111	960,745	2,402,385	1,744,556	1,141,585
	1,938,016	2,079,476	1,983,105	2,268,966	3,023,012
	1,257,593	966,087	1,470,915	827,531	572,947
	904,488	945,653	762,658	696,640	702,648
	1,889,763	981,099	5,242,607	1,161,136	384,815
	1,211,375	1,563,087	1,501,533	1,170,026	1,192,125
	<u>31,864,345</u>	<u>31,365,337</u>	<u>29,253,764</u>	<u>30,293,218</u>	<u>20,226,538</u>
	<u>8,721,512</u>	<u>9,517,443</u>	<u>10,147,814</u>	<u>9,447,898</u>	<u>8,242,405</u>
	<u>40,585,857</u>	<u>40,882,780</u>	<u>39,401,578</u>	<u>39,741,116</u>	<u>28,468,943</u>
	491,946	2,969,159	3,623,194	2,930,627	4,171,972
	620,549	185,301	-	148,221	184,028
	1,436,686	46,635	50,257	41,518	40,237
	-	148,312	125,599	251,972	131,194
	399,625	294,580	459,765	288,447	733,485
	835,541	1,101,773	1,141,929	1,149,094	1,245,819
	433,396	-	-	-	-
	18,475	11,436	17,684	144,126	22,380
	94,507	365	-	21,680	-
	3,801,612	2,599,832	2,273,132	2,241,178	2,406,046
	-	893	-	1,750	561,703
	<u>8,132,337</u>	<u>7,358,286</u>	<u>7,691,560</u>	<u>7,218,613</u>	<u>9,496,864</u>
	10,676,880	10,726,423	10,985,124	11,550,673	11,706,574
	-	-	-	-	-
	<u>10,676,880</u>	<u>10,726,423</u>	<u>10,985,124</u>	<u>11,550,673</u>	<u>11,706,574</u>
	<u>18,809,217</u>	<u>18,084,709</u>	<u>18,676,684</u>	<u>18,769,286</u>	<u>21,203,438</u>
	(23,732,008)	(24,007,051)	(21,562,204)	(23,074,605)	(10,729,674)
	1,955,368	1,208,980	837,310	2,102,775	3,464,169
	<u>(21,776,640)</u>	<u>(22,798,071)</u>	<u>(20,724,894)</u>	<u>(20,971,830)</u>	<u>(7,265,505)</u>

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CITY OF OAK PARK, MICHIGAN

Changes in Net Position

Last Ten Years

(accrual basis of accounting)

	2006	2007	2008	2009	2010
General revenues					
Governmental activities:					
Property taxes	\$ 20,294,741	\$ 20,977,326	\$ 21,890,823	\$ 22,730,399	\$ 18,138,062
State shared revenues	-	-	-	-	3,622,093
Franchise fees	460,244	518,234	560,384	584,255	669,415
Investment earnings	623,633	1,073,459	621,956	318,845	73,560
Miscellaneous	-	-	19,801	8,561	51,411
Transfers	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total governmental activities	<u>21,328,618</u>	<u>22,519,019</u>	<u>23,042,964</u>	<u>23,592,060</u>	<u>22,504,541</u>
Business-type activities:					
Investment earnings	109,594	167,869	118,715	100,469	93,647
Transfers	50,000	50,000	50,000	50,000	50,000
Total business-type activities	<u>159,594</u>	<u>217,869</u>	<u>168,715</u>	<u>150,469</u>	<u>143,647</u>
Total primary government	<u>21,488,212</u>	<u>22,736,888</u>	<u>23,211,679</u>	<u>23,742,529</u>	<u>22,648,188</u>
Change in net position					
Governmental activities	(296,617)	1,043,908	(254,719)	(2,709,564)	(903,481)
Business-type activities	<u>2,667,489</u>	<u>1,417,173</u>	<u>1,079,234</u>	<u>1,180,973</u>	<u>495,145</u>
Total primary government	<u>\$ 2,370,872</u>	<u>\$ 2,461,081</u>	<u>\$ 824,515</u>	<u>\$ (1,528,591)</u>	<u>\$ (408,336)</u>

Schedule 2
Unaudited

2011	2012	2013	2014	2015
\$ 15,762,619	\$ 15,222,837	\$ 14,067,560	\$ 16,466,311	\$ 16,326,336
3,438,471	2,937,911	3,040,964	3,134,336	3,197,425
701,558	714,074	794,287	757,237	712,120
60,045	60,524	51,382	33,512	48,071
(8,173)	-	-	-	-
(50,000)	(50,000)	(50,000)	-	-
<u>19,904,520</u>	<u>18,885,346</u>	<u>17,904,193</u>	<u>20,391,396</u>	<u>20,283,952</u>
24,277	156	29,569	17,315	16,381
50,000	50,000	50,000	-	-
<u>74,277</u>	<u>50,156</u>	<u>79,569</u>	<u>17,315</u>	<u>16,381</u>
<u>19,978,797</u>	<u>18,935,502</u>	<u>17,983,762</u>	<u>20,408,711</u>	<u>20,300,333</u>
(3,827,488)	(5,121,705)	(3,658,011)	(2,683,209)	9,554,278
2,029,645	1,259,136	916,879	2,120,090	3,480,550
<u>\$ (1,797,843)</u>	<u>\$ (3,862,569)</u>	<u>\$ (2,741,132)</u>	<u>\$ (563,119)</u>	<u>\$ 13,034,828</u>

concluded.

CITY OF OAK PARK, MICHIGAN

Fund Balances - Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

	2006	2007	2008	2009
General fund				
Nonspendable	\$ 141,640	\$ 302,693	\$ 114,609	\$ 90,444
Unassigned	1,869,129	1,735,777	1,784,828	2,029,085
Total general fund	<u>2,010,769</u>	<u>2,038,470</u>	<u>1,899,437</u>	<u>2,119,529</u>
All other governmental funds				
Nonspendable	35,434	64,165	20,859	23,368
Restricted	16,365,862	10,265,178	5,757,552	3,453,091
Assigned	371,772	493,669	643,161	784,216
Unassigned deficit	-	-	-	-
Total all other governmental funds	<u>16,773,068</u>	<u>10,823,012</u>	<u>6,421,572</u>	<u>4,260,675</u>
Total all governmental funds	<u>\$ 18,783,837</u>	<u>\$ 12,861,482</u>	<u>\$ 8,321,009</u>	<u>\$ 6,380,204</u>

Schedule 3
Unaudited

2010	2011	2012	2013	2014	2015
\$ 191,983	\$ 234,242	\$ 245,037	\$ 198,853	\$ 387,059	\$ 597,521
<u>1,970,324</u>	<u>1,514,649</u>	<u>312,162</u>	<u>1,802,454</u>	<u>2,973,036</u>	<u>2,833,231</u>
<u>2,162,307</u>	<u>1,748,891</u>	<u>557,199</u>	<u>2,001,307</u>	<u>3,360,095</u>	<u>3,430,752</u>
33,737	25,396	22,815	16,255	702	246
4,569,839	17,436,759	16,146,559	6,956,543	4,887,899	4,317,193
835,683	1,082,319	1,413,109	1,642,112	1,419,099	2,002,675
-	-	-	-	(7,869)	(23,840)
<u>5,439,259</u>	<u>18,544,474</u>	<u>17,582,483</u>	<u>8,614,910</u>	<u>6,299,831</u>	<u>6,296,274</u>
<u>\$ 7,601,566</u>	<u>\$ 20,293,365</u>	<u>\$ 18,139,682</u>	<u>\$ 10,616,217</u>	<u>\$ 9,659,926</u>	<u>\$ 9,727,026</u>

CITY OF OAK PARK, MICHIGAN

Changes in Fund Balances - Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

	2006	2007	2008	2009
Revenues				
Property taxes	\$ 15,943,238	\$ 16,908,767	\$ 17,767,651	\$ 18,750,272
Special assessments	47,144	138,808	138,295	470,023
Licenses and permits	416,152	397,567	332,852	269,104
Intergovernmental	5,943,230	5,923,017	5,967,334	5,964,854
Charges for services	1,207,837	1,274,814	1,296,719	1,309,149
Fines and forfeitures	2,008,853	2,212,430	1,983,156	1,929,781
Interest income	637,781	1,038,284	691,790	342,713
Other	1,378,951	941,289	848,662	822,522
Total revenues	27,583,186	28,834,976	29,026,459	29,858,418
Expenditures				
Judicial	2,034,224	2,124,990	2,227,873	2,135,060
General government	4,380,187	4,346,347	4,493,384	4,342,750
Public safety	10,051,563	10,432,718	9,536,108	10,087,745
Road maintenance and repair	1,821,591	1,163,340	1,415,162	1,480,601
Public works	3,126,486	2,960,609	2,863,533	2,698,244
Recreation and culture	1,210,523	1,155,419	1,117,615	1,157,626
Library	792,078	775,018	727,765	820,483
Community development	187,818	247,852	200,159	281,927
Nondepartmental	2,020,698	1,649,454	2,970,326	2,745,727
Debt service:				
Principal	1,875,000	1,580,000	1,670,000	1,695,000
Interest	707,092	1,148,248	1,116,640	1,076,660
Bond issuance costs	-	-	-	-
Prior year tax refunds	-	-	-	-
Capital outlay	3,072,493	7,123,336	5,178,367	3,227,400
Total expenditures	31,279,753	34,707,331	33,516,932	31,749,223
Revenues over (under) expenditures	(3,696,567)	(5,872,355)	(4,490,473)	(1,890,805)
Other financing sources (uses)				
Issuance of long-term debt	10,890,965	-	-	-
Premium on issuance of long-term debt	-	-	-	-
Payment to refund bond escrow agent	-	-	-	-
Issuance of capital lease	-	-	-	-
Capital assets	303,425	-	-	-
Transfers in	2,267,989	2,401,870	2,430,771	2,492,312
Transfers out	(2,317,989)	(2,451,870)	(2,480,771)	(2,542,312)
Total other financing sources (uses)	11,144,390	(50,000)	(50,000)	(50,000)
Net changes in fund balances	\$ 7,447,823	\$ (5,922,355)	\$ (4,540,473)	\$ (1,940,805)
Debt services as a percentage of noncapital expenditures	9.15%	9.89%	9.83%	9.72%

Schedule 4
Unaudited

2010	2011	2012	2013	2014	2015
\$ 18,170,382	\$ 15,793,548	\$ 14,806,367	\$ 14,486,295	\$ 16,422,482	\$ 16,292,076
191,247	468,193	213,990	392,523	133,052	525,492
286,918	324,819	410,216	376,502	363,301	546,585
7,974,547	7,061,634	5,498,001	5,274,629	5,336,577	6,121,119
1,395,148	1,571,672	2,084,989	1,922,419	2,188,756	2,857,318
1,862,371	1,864,326	1,939,928	1,786,713	1,803,694	2,056,122
77,613	122,813	59,080	50,674	33,146	47,385
863,996	917,993	909,167	1,815,024	1,284,806	1,299,773
<u>30,822,222</u>	<u>28,124,998</u>	<u>25,921,738</u>	<u>26,104,779</u>	<u>27,565,814</u>	<u>29,745,870</u>
2,135,210	2,060,494	2,068,527	1,670,645	1,946,216	1,950,499
4,261,390	3,862,062	4,020,488	3,708,268	3,284,804	3,613,552
9,699,945	9,444,711	8,463,849	6,829,039	5,557,392	8,447,856
1,357,550	1,510,941	1,175,485	1,282,793	1,753,709	1,756,810
2,517,367	2,056,929	2,153,619	2,253,710	2,970,801	3,616,070
1,045,643	918,526	866,830	600,876	591,912	570,403
850,138	668,867	3,293,302	702,671	727,789	738,863
1,218,937	1,611,291	815,551	549,543	600,913	593,951
2,735,006	2,735,439	2,804,481	2,691,078	5,214,184	3,944,438
1,700,000	1,295,000	1,420,000	1,230,000	1,360,000	1,400,000
1,038,320	1,207,578	1,440,644	1,493,206	1,211,564	1,175,121
-	-	-	64,220	-	-
-	-	11,131	648,227	109,740	382,611
991,354	1,338,008	883,378	9,812,695	3,193,081	1,161,178
<u>29,550,860</u>	<u>28,709,846</u>	<u>29,417,285</u>	<u>33,536,971</u>	<u>28,522,105</u>	<u>29,351,352</u>
<u>1,271,362</u>	<u>(584,848)</u>	<u>(3,495,547)</u>	<u>(7,432,192)</u>	<u>(956,291)</u>	<u>394,518</u>
-	13,326,647	-	9,150,000	-	-
-	-	-	160,579	-	-
-	-	-	(9,160,000)	-	-
-	-	2,500,000	-	-	-
-	-	-	-	-	-
2,476,424	2,476,424	2,919,289	11,704,946	2,695,253	2,153,584
<u>(2,526,424)</u>	<u>(2,526,424)</u>	<u>(2,969,289)</u>	<u>(11,939,946)</u>	<u>(2,695,253)</u>	<u>(2,153,584)</u>
<u>(50,000)</u>	<u>13,276,647</u>	<u>2,450,000</u>	<u>(84,421)</u>	<u>-</u>	<u>-</u>
<u>\$ 1,221,362</u>	<u>\$ 12,691,799</u>	<u>\$ (1,045,547)</u>	<u>\$ (7,516,613)</u>	<u>\$ (956,291)</u>	<u>\$ 394,518</u>
<u>9.59%</u>	<u>9.14%</u>	<u>10.03%</u>	<u>11.61%</u>	<u>10.54%</u>	<u>9.15%</u>

CITY OF OAK PARK, MICHIGAN

Taxable and Estimated Actual Value of Property Last Ten Fiscal Years

Year Ended June 30,	Real Property			Personal Property	Total Taxable Value
	Residential Property	Commercial Property	Industrial Property		
2015	\$ 283,412,310	\$ 99,570,910	\$ 17,124,830	\$ 32,106,170	\$ 432,214,220
2014	280,856,040	101,354,490	17,629,760	34,403,540	434,243,830
2013	312,688,580	107,596,610	18,982,270	35,705,130	474,972,590
2012	358,677,900	115,935,490	23,383,320	33,460,080	531,456,790
2011	427,200,170	99,543,660	60,865,560	36,210,100	623,819,490
2010	496,759,030	110,469,460	69,924,120	37,535,040	714,687,650
2009	511,737,180	109,204,400	70,406,640	37,226,110	728,574,330
2008	506,292,480	108,633,050	63,444,620	43,942,580	722,312,730
2007	480,667,540	105,533,730	59,565,190	44,318,580	690,085,040
2006	454,457,020	106,703,397	57,524,360	46,571,380	665,256,157

Source: City of Oak Park Assessing Department

Note: Tax rates are per \$1,000 of taxable value.

Schedule 5
Unaudited

Total Direct Tax Rate	Estimated Actual Value	Taxable Value as a Percentage of Actual Value
37.1191	\$ 871,556,740	49.59%
36.8734	866,136,280	50.14%
29.8398	948,753,780	50.06%
27.2386	1,257,602,340	42.26%
24.5191	1,288,399,640	48.42%
24.6863	1,629,550,940	43.86%
24.6704	1,816,037,880	40.12%
23.7288	1,904,504,560	37.93%
23.8150	1,862,110,440	37.06%
23.7201	1,835,567,900	36.24%

CITY OF OAK PARK, MICHIGAN

Direct and Overlapping Property Tax Rates

Last Ten Fiscal Years

(rate per \$1,000 of taxable value)

Fiscal Year	Operating Millage	Library	Debt Service	Solid Waste	PA 345	Total Direct
2015: Homestead (1)	20.0000	1.4914	6.2017	2.9531	6.4729	37.1191
2015: Non-homestead						37.1191
2014: Homestead (1)	20.0000	1.4914	5.9560	2.9531	6.4729	36.8734
2014: Non-homestead						36.8734
2013: Homestead (1)	20.0000	1.4914	5.3953	2.9531	-	29.8398
2013: Non-homestead						29.8398
2012: Homestead (1)	18.8563	1.4914	4.4378	2.4531	-	27.2386
2012: Non-homestead						27.2386
2011: Homestead (1)	17.3563	0.9914	3.7183	2.4531	-	24.5191
2011: Non-homestead						24.5191
2010: Homestead (1)	17.3563	0.9914	3.8855	2.4531	-	24.6863
2010: Non-homestead						24.6863
2009: Homestead (1)	17.3563	0.9914	3.8696	2.4531	-	24.6704
2009: Non-homestead						24.6704
2008: Homestead (1)	16.3563	0.9914	3.9280	2.4531	-	23.7288
2008: Non-homestead						23.7288
2007: Homestead (1)	16.3613	0.9917	4.0081	2.4539	-	23.8150
2007: Non-homestead						23.8150
2006: Homestead (1)	16.3777	0.9927	3.8933	2.4564	-	23.7201
2006: Non-homestead						23.7201

(1) The State of Michigan passed a Property Tax Reform measure in 1994 which reduced property taxes for property owners who reside at the property (homestead). This reform created a two tiered tax system which accounts for the presentation above.

School Districts					Total Rates for Residents Residing In		
Oak Park	Ferndale	Berkley	Community College	County	Oak Park School District	Ferndale School District	Berkley School District
17.8912	15.3662	13.0788	1.5844	7.5590	64.1537	61.6287	59.3413
36.0712	33.5462	31.2588	1.5844	7.5590	82.3337	79.8087	77.5213
17.1251	13.5901	11.3042	1.5844	7.5590	63.1419	59.6069	57.3210
35.3051	31.7701	29.4842	1.5844	7.5590	81.3219	77.7869	75.5010
17.0682	13.5332	11.2270	1.5844	8.9051	57.3975	53.8625	51.5563
35.2482	31.7132	29.4070	1.5844	8.9051	75.5775	72.0425	69.7363
15.5252	13.5052	11.1788	1.5844	8.9051	53.2533	51.2333	48.9069
33.7052	31.6852	29.3588	1.5844	8.9051	71.4333	69.4133	67.0869
14.6800	13.4780	10.6668	1.5844	8.7051	49.4886	48.2866	45.4754
31.8600	31.6580	28.8468	1.5844	8.7051	66.6686	66.4666	63.6554
13.4494	13.4796	10.6685	1.5844	8.7051	48.4252	48.4554	45.6443
31.6294	31.6596	28.8485	1.5844	8.7051	66.6052	66.6354	63.8243
13.4492	13.4795	10.6684	1.5844	8.4905	48.1945	48.2248	45.4137
31.6292	31.6595	28.8484	1.5844	8.4905	66.3745	66.4048	63.5937
13.4388	13.4691	10.7892	1.5844	8.6051	47.3571	47.3874	44.7075
31.6188	31.6491	28.9692	1.5844	8.6051	65.5371	65.5674	62.8875
13.3585	13.4699	10.9416	1.5844	8.6051	47.3630	47.4744	44.9461
31.5385	31.6499	29.1216	1.5844	8.6051	65.5430	65.6544	63.1261
13.4688	13.4691	10.9509	1.5844	8.6101	47.3834	47.3837	44.8655
31.6488	31.6491	29.1309	1.5844	8.6101	65.5634	65.5637	63.0455

Principal Property Tax Payers
Current Year and Nine Years Ago

Taxpayer	2006			2015		
	Taxable Value	Rank	Percentage of Total	Taxable Value	Rank	Percentage of Total
Jewish Federation Apts.	\$10,664,460	1	1.71%	\$ 8,482,300	1	1.77%
Eaton Steel/Goodman/Oak Park Bldg. Co.	-	-	-	5,448,920	2	1.13%
Lincoln Towers Apts, LLP	6,645,450	3	-	5,227,320	3	1.09%
DTE Energy Company	5,066,440	7	0.81%	4,979,800	4	1.04%
Village Green Management Co.	5,671,240	6	0.91%	4,561,770	5	0.95%
Woodstone Providence Green LLC	-	-	-	3,801,000	6	0.79%
Symtec Mfg. Technologies/Paramount Boring	-	-	-	3,745,240	7	0.78%
Oak Park Manor MI, LLC	-	-	-	3,542,960	8	0.74%
Apollo Heat Treating & Processing	-	-	-	3,111,260	9	0.65%
Consumers Energy Company	-	-	-	2,935,970	10	0.61%
MHT Housing III, Inc.	10,593,440	2	1.70%	-	-	-
GTN Industries, Inc.	6,309,330	4	1.01%	-	-	-
Crown Pointe Office	5,837,590	5	0.94%	-	-	-
Parkwoods Shopping Plaza, LLC	4,470,400	8	0.72%	-	-	-
Home Properties of New York	4,329,200	9	0.69%	-	-	-
Oakmont Properties	3,932,610	10	0.63%	-	-	-
	<u>\$63,520,160</u>		<u>9.12%</u>	<u>\$45,836,540</u>		<u>9.55%</u>

Property Tax Levies and Collections
Last Ten Fiscal Years

Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Subsequent Years Collections	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2015	\$ 16,104,874	\$ 15,031,406	93.33%	\$ 94,188	\$ 15,125,594	93.92%
2014	16,260,957	14,955,242	91.97%	109,923	15,065,165	92.65%
2013	15,138,509	13,946,023	92.12%	101,563	14,047,586	92.79%
2012	14,899,108	13,746,273	92.26%	81,518	13,827,791	92.81%
2011	15,658,581	14,363,567	91.73%	95,810	14,459,377	92.34%
2010	18,708,879	16,964,827	90.68%	81,685	17,046,512	91.11%
2009	19,029,345	17,269,947	90.75%	113,244	17,383,191	91.35%
2008	18,170,268	16,349,901	89.98%	136,390	16,486,291	90.73%
2007	17,357,852	15,654,630	90.19%	129,735	15,784,365	90.94%
2006	16,627,835	15,269,916	91.83%	142,811	15,412,727	92.69%

Ratios of Outstanding Debt by Type
 Last Ten Fiscal Years

Fiscal Year Ending June 30,	Governmental Activities			Business-type Activities	Total Primary Government	% of Personal Income	Per Capita
	General Obligation Bonds	Unamortized Premium	Capital Lease	Water Revenue Bonds			
2015	\$ 29,330,000	\$ 130,471	\$ 2,290,000	\$ 9,008,845	\$ 40,759,316	84.08%	\$ 1,390.20
2014	30,660,000	140,507	2,360,000	9,892,544	43,053,051	80.52%	1,463.64
2013	31,950,000	150,543	2,430,000	10,754,639	45,285,182	93.11%	1,544.57
2012	33,120,000	-	2,500,000	12,510,082	48,130,082	99.29%	1,641.60
2011	34,540,000	-	-	13,697,003	48,237,003	99.06%	1,645.25
2010	22,410,000	-	-	14,315,803	36,725,803	75.42%	1,252.63
2009	24,110,000	-	-	15,066,183	39,176,183	80.45%	1,209.18
2008	25,805,000	-	-	15,219,483	41,024,483	84.24%	1,266.23
2007	27,475,000	-	-	16,091,554	43,566,554	89.46%	1,344.69
2006	29,055,000	-	-	16,921,387	45,976,387	94.41%	1,419.07

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year Ending June 30,	General Obligation Bonds	Unamortized Premium	Less: Amounts Available in Debt Service Funds	Total	% of Estimated Actual Taxable Value of Property	Per Capita
2015	\$29,330,000	\$ 130,471	\$ 327,532	\$29,132,939	6.71%	\$ 989
2014	30,660,000	140,507	216,115	30,584,392	7.01%	1,039
2013	31,950,000	150,543	49,286	32,051,257	6.72%	1,090
2012	33,120,000	-	109,780	33,010,220	6.21%	1,126
2011	34,540,000	-	654,398	33,885,602	5.43%	1,156
2010	22,410,000	-	835,683	21,574,317	3.02%	736
2009	24,110,000	-	784,216	23,325,784	3.20%	796
2008	25,805,000	-	643,161	25,161,839	3.48%	777
2007	27,475,000	-	493,669	26,981,331	3.91%	833
2006	29,055,000	-	371,772	28,683,228	4.31%	885

CITY OF OAK PARK, MICHIGAN

Schedule 11
Unaudited

Direct and Overlapping Governmental Activities Debt
As of June 30, 2014

	Net Debt Outstanding	Percentage Applicable to City *	Estimated Share of Overlapping Debt
Direct			
City of Oak Park	\$ 31,750,471	100.00%	<u>\$ 31,750,471</u>
Overlapping			
Berkley School District	68,065,000	11.45%	7,793,443
Ferndale School District	47,682,023	11.94%	5,693,234
Oak Park School District	15,867,485	69.55%	11,035,836
Oakland County (at-large)	421,583,310	0.86%	3,625,616
Oakland Intermediate School District	54,540,000	0.87%	474,498
Oakland Community College	2,355,000	0.87%	20,489
			<u>28,643,115</u>
Total direct and overlapping debt			<u><u>\$ 60,393,586</u></u>

* Amount supplied by Municipal Advisory Council of Michigan.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Oak Park. This process recognized that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

CITY OF OAK PARK, MICHIGAN

Schedule 12
Unaudited

Legal Debt Margin

Last Ten Fiscal Years

Assessed value			\$ 435,778,370
Legal debt limit (10% of SEV)			\$ 43,577,837
Gross indebtedness	\$ 31,620,000		
Amount available in debt service funds	(327,532)		
Net bonded debt			<u>31,292,468</u>
Legal debt margin			<u>\$ 12,285,369</u>
Net bonded debt as a percentage of assessed value			<u>7.18%</u>

Fiscal Year	Debt Limit	Total Net Debt Applicable to Limit	Legal Debt Margin	Total Net Debt Applicable to Limit as a Percentage of Debt Limit
2015	\$ 43,577,837	\$ 31,292,468	\$ 12,285,369	71.81%
2014	43,306,814	31,292,468	12,014,346	72.26%
2013	47,437,689	35,438,601	11,999,088	74.71%
2012	53,202,679	33,885,602	19,317,077	63.69%
2011	64,419,982	21,574,317	42,845,665	33.49%
2010	81,477,547	23,325,784	58,151,763	28.63%
2009	90,844,906	25,161,839	65,683,067	27.70%
2008	95,225,228	26,981,331	68,243,897	28.33%
2007	93,105,522	28,683,228	64,422,294	30.81%
1998	102,037,905	33,370,000	68,667,905	32.70%

Revenue Bond Coverage
 Last Ten Fiscal Years

Fiscal Year Ended June 30,	Gross Revenue	Expenses Net of Depreciation and Interest	Net Revenue Available for Debt Service	Total Debt Service Requirement	Coverage
2015	\$ 11,756,573	\$ 9,221,737	\$ 2,534,836	\$ 1,144,100	2.22
2014	11,550,673	8,527,198	3,023,475	1,147,399	2.64
2013	10,985,124	9,204,993	1,780,131	1,550,517	1.15
2012	10,726,423	8,500,899	2,225,524	1,552,305	1.43
2011	10,676,880	8,091,387	2,585,493	1,523,214	1.70
2010	9,148,095	8,094,665	1,053,430	1,552,893	0.68
2009	9,050,017	7,304,931	1,745,086	1,493,798	1.17
2008	8,972,129	7,302,057	1,670,072	1,490,687	1.12
2007	9,034,465	7,072,472	1,961,993	1,467,851	1.34
2006	10,547,749	7,255,581	3,292,168	1,469,511	2.24

Demographic and Economic Statistics
Last Ten Fiscal Years

Year	Population	Personal Income	Per Capita Personal Income	Median Age	Unemployment Rate
2015	29,319	\$ 48,476	\$ 21,677	37.1	11.20%
2014	29,319	53,297	22,486	38.2	12.10%
2013	29,319	48,476	23,242	38.6	13.60%
2012	29,319	48,697	21,677	34.6	11.20%
2011	29,319	48,697	21,677	34.6	15.20%
2010	29,319	48,697	21,677	34.6	19.10%
2009	32,399	48,697	21,677	34.6	22.50%
2008	32,399	48,697	21,677	34.6	10.80%
2007	32,399	48,697	21,677	34.6	9.69%
2006	32,399	48,697	21,677	34.6	8.70%

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Principal Employers

Current Year and Nine Years Ago

Employer	2006			2015		
	Employees	Rank	% of Total City Employment	Employees	Rank	% of Total City Employment
Berkely School District	-	-	-	601	1	2.05%
Ferndale School District	-	-	-	375	2	1.28%
Oak Park School District	485	1	1.50%	342	3	1.17%
Aarmco	-	-	-	250	4	0.85%
City of Oak Park	235	2	0.73%	144	5	0.49%
Paramount Precision	-	-	-	125	6	0.43%
Bullseye Telecom Inc.	-	-	-	120	7	0.41%
Eaton Steel Bar Company	-	-	-	80	8	0.27%
Laduke Roofing & Sheet Metal	-	-	-	75	9	0.26%
PCI, Inc.	-	-	-	70	10	0.24%
Jewish Federation Apartments	130	3	0.40%	-	-	-
Thyssen Metal	105	4	0.32%	-	-	-
Lincoln Towers Apartments	99	5	0.31%	-	-	-
Detroit Edison	98	6	0.30%	-	-	-
Crown Pointe Office	98	7	0.30%	-	-	-
Huntington Gardens, Village Gr	97	8	0.30%	-	-	-
CBS, Inc.	95	9	0.29%	-	-	-
	<u>1,442</u>		<u>4.45%</u>	<u>2,182</u>		<u>7.44%</u>

CITY OF OAK PARK, MICHIGAN

Full-time Equivalent Employees by Department / Union Group Last Ten Fiscal Years

Department/Union	2006	2007	2008	2009
Full-time				
Council	5.00	5.00	5.00	5.00
City Manager	4.00	4.00	4.00	4.00
Information Technology	1.00	1.00	1.00	1.00
City Attorney	-	-	-	-
Community & Economic Development	-	-	-	-
City Clerk	4.00	4.00	4.00	4.00
Finance & Administrative Services	17.00	16.00	17.00	17.00
Technical & Planning Services	17.00	17.00	16.00	13.00
Public Information	4.00	4.00	3.00	3.00
Public Safety	79.00	79.00	78.00	78.00
Public Works	27.00	27.00	27.00	26.00
Recreation	8.00	8.00	7.00	7.00
Library	8.00	6.00	6.00	6.00
Community Services	-	-	-	-
District Court 45-B / Probation	26.00	28.00	27.00	25.00
	<u>200.00</u>	<u>199.00</u>	<u>195.00</u>	<u>189.00</u>
Part-time				
Council	-	-	-	-
City Manager	-	-	-	-
Information Technology	-	-	-	-
City Attorney	-	-	-	-
Prosecuting Attorney	1.00	1.00	1.00	1.00
Elections	-	-	-	-
City Clerk	-	-	-	-
Finance & Administrative Services	-	-	-	-
Technical & Planning Services	0.50	0.50	0.50	0.50
Public Information	-	-	-	-
Public Safety	5.25	5.25	5.25	5.25
Public Works	2.42	3.17	3.17	3.17
Recreation	20.40	21.20	21.20	21.10
Library	3.65	3.65	3.65	4.50
Community Services	-	-	-	-
District Court 45-B / Probation	1.90	2.40	2.40	2.40
	<u>35.12</u>	<u>37.17</u>	<u>37.17</u>	<u>37.92</u>
Total	<u>235.12</u>	<u>236.17</u>	<u>232.17</u>	<u>226.92</u>

Note: The amounts presented under Part Time workers represent Full Time Equivalents and not actual positions. Full Time Equivalents equalizes part time hours to that of a full time worker in a like position. For example a part time worker who works 30 hours in a office that normally works 40 hours would be recorded at .75 FTE (30 hours / 40 hours = .75 FTE).

Schedule 16
Unaudited

2010	2011	2012	2013	2014	2015
5.00	5.00	5.00	5.00	5.00	5.00
4.00	3.00	3.00	3.00	4.00	4.00
1.00	1.00	1.00	1.00	1.00	2.00
-	-	-	1.00	-	-
-	-	-	-	-	1.00
3.00	2.00	2.00	2.00	3.00	3.00
15.00	13.00	11.00	10.00	10.00	11.00
13.00	12.00	10.00	9.00	11.00	12.50
3.00	3.00	3.00	2.00	2.00	1.00
74.00	73.00	68.00	57.00	59.00	59.00
26.00	24.00	24.00	21.00	22.00	22.00
7.00	7.00	7.00	2.00	3.00	3.00
6.00	6.00	4.00	4.00	4.00	4.00
-	-	-	-	-	-
27.00	27.00	23.00	22.00	23.00	23.00
<u>184.00</u>	<u>176.00</u>	<u>161.00</u>	<u>139.00</u>	<u>147.00</u>	<u>150.50</u>
-	-	-	-	-	-
-	0.12	0.12	-	0.63	-
-	-	-	-	-	-
-	-	-	-	-	0.56
1.00	1.00	1.00	-	-	-
-	-	-	-	-	-
0.50	0.50	0.50	-	-	-
-	-	-	-	-	-
0.50	0.50	0.50	0.50	2.97	2.38
-	-	-	-	-	-
5.25	5.25	5.25	5.25	5.25	5.25
3.17	3.17	3.17	1.67	2.37	2.27
21.10	20.35	20.35	20.35	20.87	20.35
4.50	3.75	3.75	2.50	5.24	6.56
-	-	-	-	-	-
0.70	0.70	1.70	2.70	4.45	4.00
<u>36.72</u>	<u>35.34</u>	<u>36.34</u>	<u>32.97</u>	<u>41.78</u>	<u>41.37</u>
<u>220.72</u>	<u>211.34</u>	<u>197.34</u>	<u>171.97</u>	<u>188.78</u>	<u>191.87</u>

continued...

CITY OF OAK PARK, MICHIGAN

Full-time Equivalent Employees by Department / Union Group Last Ten Fiscal Years

Department/Union	2006	2007	2008	2009
Full-time Personnel by Salary Classification				
Legislative	5	5	5	5
Exempt	11	11	11	11
Supervisory	15	15	15	13
Administrative	5	5	5	5
AFSCME	66	63	61	59
POAM	52	52	51	51
COAM	14	14	14	14
Dispatch	6	6	6	6
District Court 45-B	26	28	27	25
	<u>200</u>	<u>199</u>	<u>195</u>	<u>189</u>

Schedule 16
Unaudited

2010	2011	2012	2013	2014	2015
5	5	5	5	5	5
11	11	10	11	10	10
13	13	13	10	11	11
5	5	4	6	5	5
56	56	43	33	38	41.50
47	47	45	34	38	37
14	14	13	13	12	12
6	6	5	5	5	5
27	27	23	22	23	24
<u>184</u>	<u>184</u>	<u>161</u>	<u>139</u>	<u>147</u>	<u>150.50</u>

concluded.

CITY OF OAK PARK, MICHIGAN

Operating Indicators by Function/Department Last Ten Fiscal Years

Function/Program	2006	2007	2008
Public Safety			
Hazardous violations	6,178	5,423	5,077
Total violations	15,716	14,837	13,955
EMS requests	2,491	2,441	2,210
Traffic crashes	908	923	815
Technical & Planning Services			
Number of building permits	716	624	545
Value of building permits	\$ 9,075,580	\$ 8,515,609	\$ 5,868,495
Library			
Residents with library cards	19,127	16,076	17,102
Items available	105,302	104,954	114,338
Health and Sanitation			
Tons of solid waste recycled	863.00	771.00	802.00
Water System			
Water Rate Per Unit	\$ 2.53	\$ 2.46	\$ 2.63



2009	2010	2011	2012	2013	2014	2015
4,060	3,428	3,624	3,624	2,409	2,057	2,376
11,171	10,122	9,473	9,473	9,473	6,941	7,449
2,305	2,533	2,423	2,423	2,389	2,408	2,561
730	659	655	655	593	648	688
582	526	526	526	649	468	755
\$ 6,143,751	\$ 4,560,779	\$ 4,560,779	\$ 4,560,779	\$ 13,015,549	\$ 8,184,966	\$ 14,450,358
17,400	18,268	18,916	18,916	19,062	19,800	20,122
105,750	105,720	94,939	94,939	103,021	104,924	104,648
826.00	818.00	793.00	793.00	762.00	817.00	786.00
\$ 2.76	\$ 3.02	\$ 3.12	\$ 3.27	\$ 3.27	\$ 3.41	\$ 3.54

CITY OF OAK PARK, MICHIGAN

Capital Asset Statistics by Function/Department Last Ten Fiscal Years

Function/Program	2006	2007	2008	2009
City Manager				
Vehicles assigned	3	2	2	-
Public Safety				
Vehicles assigned	35	40	39	29
Public Works				
Vehicles assigned	40	48	46	38
Number of buildings	5	4	4	4
Road Maintenance and Repair				
Miles of major streets	20.72	20.72	20.72	20.72
Miles of local streets	65.33	65.33	65.33	65.33
Water & Sewer System				
Miles of water mains	115	115	115	115
Miles of sewers	80.64	80.64	80.64	80.64
Recreation				
Swimming pool	1	1	1	1
City parks	10	10	10	10
Park acreage	109.8	109.8	109.8	109.8

Schedule 18
Unaudited



2010	2011	2012	2013	2014	2015
-	-	-	-	-	-
34	38	33	37	36	27
42	42	42	41	42	45
4	4	4	5	5	5
20.72	21	21	21	21	18.35
65.33	65.33	65.33	65.33	65.33	65.94
115	115	115	115	115	115
80.64	80.64	80.64	80.64	80.64	80.64
1	1	1	1	1	1
10	10	10	10	10	10
109.8	109.8	109.8	109.8	109.8	109.8

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BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016

AGENDA #

SUBJECT: Public Hearing on a Resolution to approve the Development Plan and Tax Increment Financing Plan for the Oak Park Corridor Improvement Authority

SUMMARY: The city of Oak Park finds that it is in the best interest of the public to redevelop its commercial corridors and to promote economic growth. It is recommended that the city council of Oak Park pass the resolution to approve the Development Plan and Tax Increment Financing Plan for the Oak Park Corridor Improvement Authority (CIA).

Representatives of Oakland County government having submitted comments on the City's proposed Development and Tax Increment Financing Plans which recommendations were incorporated in said plans, prior to the City Council taking action on the proposed plans, the Administration would like an opportunity to present the revised plans to the Corridor Improvement Board for its review and approval. Therefore, the Administration requests that the City Council open the public hearing to receive comments from those in attendance at the January 19, 2016 meeting and then continue the public hearing to the February 1, 2016 meeting at which time anyone wishing to address the Council on the proposed plans will be permitted to do so prior to closing the public hearing. In addition, it is requested that City Council defer any action on the Resolution to approve the plans until after the public hearing is closed at the February 1, 2016 meeting

RECOMMENDED ACTION: City Council open the public hearing to receive comments from those in attendance at the January 19, 2016 meeting and then continue the public hearing to the February 1, 2016 meeting at which time anyone wishing to address the Council on the proposed plans will be permitted to do so prior to closing the public hearing. In addition, it is requested that City Council defer any action on the Resolution to approve the plans until after the public hearing is closed at the February 1, 2016 meeting

APPROVALS:

City Manager:

Director:

EXHIBITS: Resolution to approve Development and TIF Plan for the Oak Park Corridor Improvement Authority, TIF Plan, & Development Plan

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

RESOLUTION NO.

**A RESOLUTION OF THE OAK PARK CITY COUNCIL TO APPROVE THE
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE OAK
PARK CORRIDOR IMPROVEMENT AUTHORITY.**

At a meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at the city hall at 14000 Oak Park Boulevard, Oak Park, Michigan 48237, on _____, 2016, at 7:00 P.M., with those present and absent being,

PRESENT:

ABSENT:

The following preamble and resolution were offered by Councilperson _____ and supported by Councilperson _____.

WHEREAS, the Oak Park Corridor Improvement Authority was established, per Public Act 280 of 2005, as amended, under city council resolution CM-09-356-15; and

WHEREAS, the CIA Board approved the City of Oak Park Corridor Improvement Authority Development and Tax Increment Financing Plans on December 17, 2015, which Plan sets forth a series of action items to facilitate and support the revitalization of the Oak Park Corridor; and

WHEREAS, the CIA Board has identified Tax Increment Financing (TIF) as an important part of the redevelopment strategy and has prepared, considered and approved the requisite Development and TIF Plans, having forwarded said Plans to City Council for consideration, and

WHEREAS, pursuant to Section 22 of Public Act 280 of 2005, as amended, City Council held a duly noticed public hearing on the Development and TIF Plans for the Oak Park Corridor Improvement Authority on January 19, 2016, at which time an opportunity was provided for the expression of the views of all interested parties;

NOW THEREFORE BE IT RESOLVED:

1. In accordance with Section 23 of Public Act 280 of 2005, as amended, the City Council hereby finds and determines that the Development Plan and TIF Plans (the "Plans") constitute and seek to accomplish the public purposes of providing for and promoting critical revitalization and redevelopment of the Oak Park Corridor Improvement Authority within the development area designated in the Plans, as well as the other public purposes identified in the Plans.
2. The City Council of the City of Oak Park, in accordance with Section 23 of Public Act 280 of 2005, as amended, hereby finds and determines the following:
 - a. The Plans meet the requirements of Section 20(2) of Public Act 280 of 2005, as amended.
 - b. The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
 - c. The development is reasonable and necessary to carry out the purposes of Public Act 280 of 2005, as amended.
 - d. Any land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of Public Act 280 of 2005, as amended, in an efficient and economically satisfactory manner.

- e. The Development Plan is in reasonable accord with the Strategic Economic Development Plan for Future Land Use of the City of Oak Park Corridor Improvement Authority Development and TIF Plan.
- f. Public services, such as Public Safety and utilities are, or will be adequate to service the project area.
- g. Changes in zoning, streets, street levels, intersections, and utilities are reasonable necessary for the project and for the City.

That based upon the foregoing findings and determinations, and upon further finding that pursuit and execution of the Development and TIF Plans appear to be in the best interest of the City, the City of Oak Park City Council approves the Development Plan and TIF Plans for the Oak Park Corridor Improvement Authority, copies of which are attached to this resolution.

City of Oak Park
Corridor Improvement Authority
Development Plan and Tax Increment Financing Plan



Prepared By:
Ms. Kimberly Marrone
Manager of Community and Economic Development

Supported By:

BONNER *Advisory Group*

November 17th, 2015

City of Oak Park Officials

City Council

Mayor Marian McClellan
Mayor Pro Tem Carolyn Burns
Councilwoman Kiesha Speech
Councilman Solomon Radner
Councilman Ken Rich

City Manager Erik Tungate

Corridor Improvement Authority Board Members

Jack Blumenkopf
Patrick Peteet
Daveda J. Colbert, Ph.D
Michael Berger
Zeana Attisha
Ray Moulden
Marian McClellan

Community and Economic Development Manager
Kimberly Marrone

City of Oak Park, Michigan – 14000 Oak Park Boulevard
Oak Park, Michigan 48237 – 248-691-7410

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1.0 Executive Summary

The City of Oak Park has been actively pursuing ways to create vibrant corridors. For years the disinvestment in the commercial corridors in Oak Park has created a need for revitalization. The purpose of this plan is to maintain and upgrade the economic viability of the designated corridors for a period of twenty years. This plan will not be renewed.

The City Council, determining that it is necessary in the best interest of the public to halt property value deterioration and increase property tax valuation where possible in its business districts, to eliminate the causes of deterioration and to promote economic growth, hereby declares its intention to and hereby does create and provide for the operation of the City of Oak Park Corridor Improvement Authority, pursuant to Act No.280, 2005, MCL 125.2871 et seq. as amended, of the State of Michigan.

In the city adopted Resolution No. CM-09-356-15 approving the creation of the Corridor Improvement Authority (“CIA”), the board was established and the TIF and Development Plans were created. The plans set forth guidelines for which the city will be able to undergo extensive streetscape projects consisting of a road diet, pocket parks, and bike lanes along the Nine Mile Corridor, Façade Grant Funding, Parking Lot creation/Improvements, Marketing, Events, Landscaping, and more. The cost of these projects will be financed through tax increment financing and grant funding and therefore requires a descriptive plan of attack.

The plan states that the duration of the development and tax increment financing plan shall be from 2016-2036. The Corridor Improvement Authority will make any existing final debt service payments during the 2034-2035 fiscal year. Therefore the development and tax increment financing plans will expire on July 1, 2036. The plan will serve as a catalyst for a number of improvements within the commercial districts and corridors.

The authority is under the supervision and control of a board consisting of a chief executive officer of the municipality and no less than five or no more than nine members as determined by the governing body of the municipality. The function of the authority is to propose, finance and implement public improvements in the Corridor Improvement Authority District that it is in the best interests of the public to redevelop its commercial corridors and to promote economic growth.

The Oak Park Corridor Improvement Authority is ultimately responsible for the revitalization of the Corridor Improvement Authority district as it is defined by Oak Park ordinance. The need to revitalize commercial districts is clear. A healthy, viable corridor is crucial to the heritage, economic health and civic pride of the entire community for several reasons. A healthy commercial corridor retains and creates jobs, creates a stronger tax base; long-term revitalization establishes capable businesses that use public services and provide tax revenues for the community. It increases the community's options for goods and services, whether for basic staples like food, clothing and professional services or for less traditional functions such as housing or entertainment.

Finally, vibrant commercial corridors are symbols of community caring and a high quality of life, factors that influence corporate decisions to locate to a community.

In order to assist in improving the corridors in Oak Park, the Oak Park Corridor Improvement Authority has identified the following priorities in establishing vibrant commercial corridors:

The Oak Park CIA is responsible for enhancing the visual quality of the business district. This means attention to all physical elements: buildings, storefronts, signs, public improvements, landscaping, merchandising displays, and promotional materials. The quality of the designed environment more than any other aspect demonstrates to the public the other qualities of the district.

The CIA is also responsible for creating a positive image of the business district to attract customers and investors and rekindle community pride. Promotion includes the development of sophisticated, joint retail sales events, festivals and the creation of a consistent image through graphic and media presentation. Promotion also includes target marketing of the district to investors, developers and new businesses.

Finally, Oak Park CIA is responsible for assisting in all aspects of economic restructuring, including strengthening the existing economic base of the business district while diversifying its economic base. Activities include retaining and expanding existing business, recruiting new businesses to provide a balanced mix, converting underutilized buildings and space into productive property and sharpening the competitiveness of the districts' businesses.

In the fall of 2013, the City of Oak Park began planning for the community's future by hiring a consulting firm to create a Strategic Economic Development Plan. The plan identifies a need to create a more walkable community and the need for creating a Tax Increment Financing Authority. The plan specifically outlines the tasks and the department that is responsible for each task. The creation of a Tax Increment Financing Authority will assist in funding the identified programming and improvements to the Corridor Improvement Authority district.

On behalf of the Community & Economic Development Department, it is with great pleasure that I submit the Oak Park CIA Development and Tax Increment Financing Plan for 2016--2036.

The following information is provided as required by Act 280 of 2005 MCL 125.2871 et seq. as amended, of the State of Michigan

Kimberly Marrone
Community & Economic Development Manager

2.0 Introduction

As part of the larger Metro Detroit region, Oak Park is closely linked to trends occurring in Oakland, Wayne, and Macomb counties. Regional and local trends identified during the Master Plan program include money spent on new construction. Money spent on new construction in Oakland County during 1992 was 36% of the total construction dollars spent in the entire Southeast Michigan Council of Governments (SEMCOG) region, which includes Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne counties. Rapid growth in Oakland County was the main impetus for major transportation improvements, such as completion of 1-696 and widening of 1-75 north of Square Lake Road.

Regional transportation improvements benefit Oak Park by providing improved access to job opportunities and giving Oak Park businesses better access to suppliers, customers, and employees. The new east-west regional connection provided by 1-696 provides contact between communities as far apart as Farmington Hills and the Grosse Pointes that was nearly nonexistent for the past 25 years. There are two exits that identify Oak Park to freeway drivers. The opening of the final segment of I-696 provides convenient, new contact with other suburbs. It also serves as a good advertiser for Oak Park. Improvements in travel times bring people of the region closer together economically and socially.

The most difficult task of any planning program is identifying ways to capitalize on opportunities that reverse negative development patterns and trends. The secret always seems to be related to identifying the positive aspects of the trends associated with local and regional change. Change must be viewed as a natural, evolutionary process. The fact that circumstances in the community change does not automatically mean that all change is bad. There are a number of opportunities available to Oak Park that result from ongoing change locally and regionally.

Rising home prices in the northern and western suburbs makes Oak Park attractive to young families and first time home buyers. The City's neighborhoods are still basically sound and easily marketed to this segment of buyers. Oak Park's well-designed apartments could be converted to condos as the need for senior citizen housing becomes even more pressing. Other options for new condo construction may exist on a few vacant sites or as a redevelopment option on strategically important properties.

Providing uniform, attractive barriers between residential neighborhoods and business/industrial areas will provide improved identity and pride for both sides of the fence. Oak Park businesses can develop merchandising techniques similar to those used in malls to improve the shopping climate of the City. Techniques include pooling advertising dollars, keeping the same store hours, and updating store fronts. Some type of formal organization, such as a downtown business association, merchants association, and/or chamber of commerce, may be needed to lead such a renaissance. Strict developmental controls on office-retail conversions can ensure quality developments.

The diversity in Oak Park's population makes it a very interesting place to live and visit. The strong Jewish, African-American, Chaldean, and Arab populations provide an eclectic mix of race, culture, and religion in a relatively small land area. This diversity is exciting and provides a strong marketing base.

In the City's recent Vision Program, citizens outlined a future vision for Oak Park. The Planning Commission now has a valuable tool in directing the future of the City. As was noted repeatedly during the Vision Program, a strong and well-coordinated program of code enforcement will benefit the City's neighborhoods, shopping districts, office corridors, and industrial districts. The City needs an identifiable "center", especially related to shopping and personal service needs of its resident population. The Nine Mile and Coolidge area provides the base for redevelopment of a town center that could borrow from the successes of more traditional small city downtowns.

The Corridor Improvement Act, Public Act 280 of 2005, (PA 280) empowers a governing body to create a Corridor Improvement Authority ("CIA"). At the September 7, 2015 regular meeting, City Council adopted an ordinance creating a CIA for a development area defined as the District. With demonstrated focus on economic development in Oak Park, City Council recently established a Corridor Improvement Authority in the areas of Coolidge and 9 Mile Rd, and Coolidge and 11 Mile Rd. The new entity makes it possible to fund improvement projects by utilizing Tax Increment Financing or TIF, which is a funding method that allows the Authority to capture a portion of regular tax revenue from other existing tax authorities, such as the county, for planning and public improvements in Oak Park. Projects, which the Authority may consider, include: streetscape and infrastructure improvements, public parking, non-motorized pathways and new parks. A Façade Improvement Program provides Oak Park businesses with grants for the purpose of improving building exteriors to attract more customers.

To meet the requirements of PA 280, it is necessary to prepare a Development Plan and TIF Plan for the CIA to adhere to when implementing and financing the District improvements. The organization of the Development Plan and TIF Plan are in accordance with the requirements and follow the format presented in PA 280. The Development Plan must include a legal description and map of the district, a description of the proposed construction activities, an implementation schedule, estimated construction costs and other pertinent information regarding the District.

The TIF Plan provides a summary of the methods proposed to generate the revenue needed to fund the proposed projects. As outlined in the TIF Plan, funding for projects will be generated through tax increment financing, grants, local cooperation and funding eligible under Section 14 of the PA 280.

3.0 Development Plan

The presentation of the Development Plan follows the statutory requirements of PA 280, specifically MCL 125.2891, Section 21(2)(a) through (r).

PA 280 requires that a development plan contain all of the following:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, education, and other uses, and including a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner

of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 231.332.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. (MCL 125.2891(2)(a)).

At the September 8, 2015 regular meeting, the City Council adopted an ordinance creating the CIA and establishing the boundaries of the development area now identified as the District. Attached as Exhibit A is a map which delineates the boundaries of the District in relation to the adjacent highways, streets and streams.

The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, education, and other uses, and including a legal description of the development area. (MCL 125.2891(2)(b)).

Existing Land Uses

The location and extent of existing streets within the District are set forth at Exhibit A. The existing public and private land uses within the District are shown on the land use plan adopted from the City's Master Plan. The District is comprised of predominantly commercial and office uses, including, local convenience retail, restaurants, business and service oriented uses along with residential properties. There are publicly owned properties in the District. Development within the District began during the 1950s and will continue to occur in the future through development of the inventory of vacant parcels, in addition to the redevelopment of improved parcels.

Legal Description

A detailed legal description of the District is attached in Exhibit B.

Public Land Use: The existing public land uses are streets, right of ways, parks, the City government offices, court building, and the Oak Park High School. The addresses of the public land uses are as follows:

Oak Park City Hall
14000 Oak Park Blvd.

Oak Park Community Center and Library
14300 Oak Park Blvd.

Court Building
13600 Oak

Oak Park High
School
13701 Oak
Park Blvd.

Private Land Use: The district contains commercial, industrial and residential land uses. See Exhibit C for Existing Zoning District Map

- **Commercial/Office Use:**

The uses are extremely varied. Most buildings are older and are in need of façade renovations, ADA compliancy, and energy efficiency upgrades. Many of the commercial areas have a severe lack of public parking which limits the usefulness and ability to locate a business in these areas. The areas were built without any consideration for pedestrian

or bicycle traffic.

- **Industrial Use:**

The location of these uses along the corridor make them prime opportunities for redevelopment into more commercial uses. Many of these buildings are very old and have become functionally obsolete for industrial uses. These areas now allow for some commercial uses while still being zoned light industrial.

- **Residential Use:**

Many two family residential uses exist throughout the development area with concentrations along the Coolidge Corridor. There exists some multi-family units and single family residential parcels as well. The plan does not call for displacement of any residents. If a residential unit becomes available for sale, it may be considered for purchase to redevelop or renovate to reduce blight.

- **Existing Streets:**

The existing streets are illustrated in Exhibit A:

- Coolidge
- Nine Mile Road
- and Eleven Mile Road

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. (MCL 125.2891(2)(c)).

To accomplish the goals established for the District, the CIA has identified a variety of projects which are described in detail under MCL 125.2891(2)(c). Of the projects identified by this Development Plan, the proposed commercial façade improvement program has the most potential to affect meaningful alteration of existing improvements within the District. For details on this program, please reference the following section of the Development Plan.

The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion. (MCL 125.2891(2)(d)).

Proposed improvements will be effectuated through the planning and implementation of projects designed to accomplish the stated goals for the District. A narrative summary of each proposed project and the location, extent, character and estimated cost of project improvements is presented below.

Streetscape Plan

Design a streetscape plan for the corridors including concepts developed by Center for New Urbanism plan. Include “green” infrastructure, pedestrian lighting, art, non-motorized facilities, bus shelters, bike racks, banners, improved pedestrian crossings, wayfinding, traffic calming, parking improvements, storm water management, community signage, utility improvements, landscaping, and public gathering spaces, plazas, and parks. Beautification and on-going maintenance of the corridor Nine Mile.

Redesign: Implement streetscape design plan for Nine Mile Corridor Coolidge Corridor: Implement Coolidge Corridor Design Plan

Zoning

Amendments to zoning ordinance to re-zone corridor to include multi-use. Reduce lot line and setback requirements. Analyze and adjust parking requirements. Review all business related ordinances and make adjustments as necessary.

Economic Development

Façade Grant & Sign Grant Program: Matching grant program to facilitate the rehabilitation and redevelopment of aging storefronts. Assist business owners with startup costs by creating sign grant incentive.

One Stop Ready Program: Marketing and continuous improvement training of staff to offer the best available services focusing on the three principles of: “*Reliable, Responsible, Resourceful.*”

Business Roundtable: Continue offering educational and networking events to educate and encourage business to business transactions within the Oak Park/Oakland County communities.

Facilitate Loan Programs: Work with and promote local lenders, SBA, and Oakland County business loan programs available to businesses owners. Educate business owners of other non-conventional funding sources (crowd-funding, etc.).

Create Business Incubator: Focus on emerging sector markets identified by Oakland County to encourage business growth in these sectors. Work with local schools on programs to encourage these career paths.

Market Study: Continuously analyze the market to determine areas of focus for economic development activities and recruiting efforts.

Site Selection: Promote available properties within Oak Park and assist business owners with selecting the right property for the business model. Explore subscription to CoStar.

Business retention/recruitment: Keep database (Salesforce) of current businesses and business leads in Oak Park. Visit with current businesses and determine their current and future needs and match them with the available resources. Promote the city of Oak Park in marketing materials and attend trade shows, conference, etc. to promote the city.

Catalyst Projects: Create an incentive program to offer to new businesses that will become a catalyst for other businesses to locate in Oak Park. Coordinate building improvements, new builds with Fire Marshall and Building department and ensure One Stop Ready customer service. Purchase of properties for redevelopment and market properties to developers.

Public Relations and Marketing

Branding: Create a brand for the corridor to highlight its potential development and change the common perceptions of today.

Marketing Plan: Develop a marketing plan that will help promote the brand and encourage investment into the corridor.

Special events: Create special events to help promote current businesses and attract new business development to the corridor by showcasing the brand.

Co/Operative advertising with business owners: To reduce costs and promote our brand, develop an advertising strategy to work with business owners and cooperatively advertise the corridor.

C and G: Work with C and G Newspapers to encourage distribution into the community.

Administration and Professional Services

Administration of the CIA will be needed. Additional staff may be needed over time as well. Professional services will need to be utilized on an as-needed basis and can include items, but limited to the following: legal, consulting, planning, engineering, marketing, and more.

Table 1: Project Summary Table

Activity	Cost Estimate	Implementation and Priority
STREETSCAPE PLAN Design a streetscape plan for the corridors including concepts developed by Center for New Urbanism plan. Include "green" infrastructure, pedestrian lighting, art, non-motorized facilities, bus shelters, bike racks, banners, improved pedestrian crossings, wayfinding, traffic calming, parking improvements, stormwater management, community signage, utility improvements, landscaping, and public gathering spaces, plazas, and parks.	\$50,000-\$100,000	High Priority 1-5 years
Beautification and on-going maintenance of the corridor	\$600,000-\$800,000	High
Nine Mile Redesign: Implement streetscape design plan for Nine Mile Corridor	\$3,000,000-\$5,000,000	High
Coolidge Corridor: Implement Coolidge Corridor Design Plan	\$1,000,000-\$2,000,000	High
STREETSCAPE PLAN TOTAL	\$4,650,000-\$7,900,000	
ZONING		
Amendments to zoning ordinance to re-zone corridor to include multi-use,	\$1,000	High
Reduce lot line and setback requirements	\$1,000	High
Analyze and adjust parking requirements	\$1,000- \$2,000	High
Review all business related ordinances and make adjustments as necessary	\$3,000-\$5,000	High
ZONING TOTAL	\$6,000-\$9,000	

Activity	Cost Estimate	Implementation and Priority
ECONOMIC DEVELOPMENT		
Façade grant & Sign Grant Program: matching grant program to facilitate the rehabilitation and redevelopment of aging storefronts. Assist business owners with startup costs by creating sign grant incentive.	\$500,000-\$750,000	Medium Priority – 5-10 years
One Stop Ready Program: marketing and continuous improvement and training of staff to offer the best available services focusing on the three principles of: Reliable, Responsible, Resourceful	\$10,000-\$30,000	High Priority
Business Roundtable: continue offering educational and networking events to educate and encourage business to business transactions within the Oak Park/Oakland County communities	\$15,000-\$30,000	High Priority 1-5 years
Facilitate Loan Programs: Work with and promote local lenders, SBA, and Oakland County business loan programs available to businesses owners. Educate business owners of other non-conventional funding sources (crowd-funding, etc)	No cost	High Priority
Create Business Incubator: Focus on emerging sector markets identified by Oakland County to encourage business growth in these sectors. Work with local schools on programs to encourage these career paths.	\$250,000 - \$500,000	Low Priority 10-15 years
Market Study: Continuously analyze the market to determine areas of focus for economic development activities and recruiting efforts.	\$15,000-\$35,000	High Priority
Site Selection: Promote available properties within Oak Park and assist business owners with selecting the right property for the business model. CoStar membership	\$10,000-\$20,000	High Priority
Business retention/recruitment: Keep database (Salesforce) of current businesses and business leads in oak Park. Visit with current businesses and determine their current and future needs and match them with the available resources. Promote the city of Oak Park in marketing materials and attend trade shows, conference, etc. to promote the city.	\$200,000-\$300,000	Medium Priority
Catalyst Projects: Create an incentive program to offer to new businesses that will become a catalyst for other businesses to locate in Oak Park.	\$100,000-\$500,000	Medium Priority
Coordinate building improvements, new builds with Fire Marshall and Building department and ensure One Stop Ready customer service	No cost	High Priority
Purchase of properties for redevelopment and market properties to developers	\$1,000,000-\$3,000,000	Low Priority
TOTAL ECONOMIC DEVELOPMENT COSTS	\$2,100,000-\$5,165,000	

Activity	Cost Estimate	Implementation and Priority
PUBLIC RELATIONS/MARKETING		
Branding: Create a brand for the corridor to highlight its potential development and change the common perceptions of today	\$10,000-\$30,000	Medium Priority
Marketing Plan: Develop a marketing plan that will help promote the brand and encourage investment into the corridor	\$30,000-\$50,000	Medium Priority
Special events: Create special events to help promote current businesses and attract new business development to the corridor by showcasing the brand	\$50,000-\$100,000	Medium Priority
Co/Operative advertising with business owners: To reduce costs and promote our brand, develop an advertising strategy to work with business owners and cooperatively advertise the corridor	\$40,000-\$60,000	High Priority
C and G: Work with C and G Newspapers to encourage distribution into the community	No cost	High Priority
PUBLIC RELATIONS/MARKETING TOTAL	\$130,000 - \$240,000	
ADMINISTRATION AND PROFESSIONAL SERVICES		
Administration of the CIA will be needed. Additional staff may be needed over time as well. Professional services will need to be utilized on an as-needed basis and can include items, but limited to the following: legal, consulting, planning, engineering, marketing, and more.	\$400,000-\$1,000,000	Medium Priority
ADMINISTRATION AND PROFESSIONAL SERVICES TOTAL	\$400,000-\$1,000,000	
TOTAL CIA PLAN COSTS	\$7,286,000 - \$14,314,000	

A statement of the construction or stages of construction planned, and the estimated time of completion of each stage. (MCL 125.2891(2)(e)).

A statement of construction stages planned for implementation of the District projects is presented in the preceding section of the Development Plan

The estimated costs and time of completion were done without detailed engineering design or knowledge of field conditions which may affect project costs. Therefore timeframes and project estimates are subject to change. The amount of TIF funding, grants received, financing, and bonds; will also affect timelines and cost estimates.

Development through Public-Private Cooperation:

In addition to a number of public improvements proposed to be financed with public funds under the discretion of the Corridor Improvement Authority, the overall development plan includes as a goal the accomplishment of certain private development through private investment in cooperation with the CIA and the City. These improvements include but are not limited to the following:

- Restoration and revitalization of development area storefronts to provide an appearance that is aesthetically pleasing and complementary to the existing business. This includes establishing a design improvement program which may include the implementation and allocation of public funds to be utilized through a matching grant program administered by the CIA for façade related improvements. The proposed improvement program would manage visual change constructively, building on existing physical assets and encouraging innovation that supports them. This may include imitating or restoring historical architecture or making necessary changes that are compatible with the commercial area's established characteristics, especially building height, setback from the road, use of materials and the rhythm of door and window openings. Suggestions for building appearance will be provided by the CIA as requested.
- Redevelopment and expansion of privately owned commercial and industrial sites in cooperation with the present or future owners. The CIA will offer a number of assistance programs available to assist in the accomplishment of these projects including but not limited to the following: The Oak Park Façade Grant Program, The Oak Park Sign Grant Program, Promotional Activity, Brownfield Redevelopment, assistance in finding property buyers, developers and tenants, and tax incentives through the City of Oak Park.

- The Corridor Improvement Authority will undergo a road diet and Streetscape Enhancement Project within the development area, which will include necessary infrastructure improvements along Nine Mile Road from Ferndale to Southfield (see Appendix for Schematic Plan). The estimated time for completion is 2 years from project start, which is anticipated for spring of 2017. The proposed project is estimated to cost between \$3,000,000-\$5,000,000. The project will be funded through TIF funds, TAP Grant Funding, Storm Runoff Funding, DEQ Grant Funding and possible Federal Funding. This is the first priority of the Corridor Improvement Authority. The project is expected to be completed by 2019.
- The Corridor Improvement Authority will identify and provide for the creation of recreational areas within the development district. This may include but is not limited to the creation of pocket parks within the downtown district area as well as bike paths and linear parks. Improvements may include but are not limited to: landscaping, seating, decorative fencing, play structure, bike racks, bike lanes, and lighting. The proposed project will cost between \$500,000 - \$1,000,000. Many of the improvements will be part of the Nine Mile Road Street Diet and will be funded by TIF funds, TAP Grant Funding, DEQ Grant Funding and possible Federal Funding. The project is slated for completion by 2023.
- The Corridor Improvement Authority will provide the redevelopment and upgrade of public parking facilities within the district including but not limited to parking areas along the Coolidge and Nine Mile Corridors. The project will include the creation of pedestrian refuges to create a more walkable community and to tie streets and parking lots together as well as the landscaping and beautification of the lots. The estimated cost of the project is \$1,000,000 - \$2,000,000. These costs are included in the estimates for the Coolidge and Nine Mile Road Redesign estimates. The project is slated for completion by 2035.
- The Corridor Improvement Authority will acquire undeveloped and inappropriately developed and blighted property within the development district. Upon acquisition the Authority will redevelop the property to be resold or utilized as a commercial incubator structure. The commercial incubator will serve an incubator for the emerging sector markets including: advanced electronics and controls, advanced materials and chemicals, aerospace, automotive, alternative energy and power generation, communications and information technology, film and digital media, robotics and automation, defense and homeland security, and Oakland County Medical Main Street. No property will be acquired without the expressed approval of the Oak Park City Council. The project is estimated to cost \$1,000,000-\$3,000,000. The project is slated for completion by 2036.

A description of any parts of the development area to be left as open space and the use contemplated for the space. (MCL 125.2891(2)(f)).

Public open space will play a large role in the redevelopment of these corridors. The Corridor Improvement Authority proposes the creation of pocket and linear parks along the Nine Mile and Coolidge Corridors. Inclusion of park amenities, bike lanes, and pop up recreation activities in these parks. The CIA will consult with the Parks & Recreation board to determine timelines and ideas. TIF and grant funding will determine timelines and costs. Project costs are estimated at \$250,000 - \$500,000.

A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms. (MCL 125.2891(2)(g)).

The Corridor Improvement Authority may consider purchasing, selling or donating any property to or from the City of Oak Park during the duration of this development plan.

A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities. (MCL 125.2891(2)(h)).

The City exercises zoning authority pursuant to Michigan Zoning Enabling Act, Public Act 110 of 2006, and the City's Zoning Ordinance and Map establish and define those zoning districts where specified uses may occur.

Zoning consists of dividing the community into districts or zones and regulating within such districts land use, and heights and area of buildings for the purpose of conserving and promoting the health, safety, and general welfare of the people of the community. Zoning also controls numerous aspects of development within each district, such as intensity and bulk of development, and requirements for parking, landscaping and signage. The zoning ordinance and its administration are the legislative and administrative acts or processes for carrying out the goals and objectives of the Master Land Use Plan. The CIA streetscape and landscape plan will be added to the overall City Master Streetscape Plan to ensure uniformity within the District.

The changes desired in regards to zoning, streets, street levels, intersections and utilities include the following:

- As a result of the proposed infrastructure and pedestrian enhancement project, the Corridor Improvement Authority will reduce the number of lanes on the Nine Mile Corridor.
- The Corridor Improvement Authority is proposing the inclusion of multi-use zoning in the Corridor Improvement Authority District. Other necessary improvements will occur as is required at the discretion of the Oak Park Planning Commission and City Council.

A major component of the City's recent update of the Master Land Use Plan was redevelopment. In order to promote continued development and redevelopment of properties for mixed uses (residential, office, and commercial), City Council adopted a Planned Unit Development (PUD) option to the Zoning Ordinance.

A Planned Unit Development is one tool that allows greater flexibility than could otherwise be achieved by traditional zoning. A developer wishing to develop under the PUD option proposes an overall conceptual plan for the entire parcel, which can include mixed uses consistent with standards set forth in the PUD ordinance. The PUD option permits the developer and the City to have greater regulatory flexibility in the development of a complete and coordinated planned project rather than proceeding on a piecemeal basis which would possibly require one or more zoning changes or variances.

It is anticipated that the PUD option may be utilized in the development or redevelopment of parcels within the District. A primary motivating factor in this assessment is the maturity of the existing commercial and office uses within the District. It is not the intent of the CIA to recommend the initiation of any rezoning.

The proposed changes in streets, street levels, intersections, traffic flow modifications, or utilities are detailed in the preceding sections of this Development Plan. (MCL 125.2891(2)(d)).

An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing. (MCL 125.2891(2)(i)).

The total cost for the implementation of the projects as outlined in Table 1 above is approximately \$14,314,000.

The implementation of the projects within the District shall be financed through one or more of the following sources of funding:

- Tax Incremental Financing (TIF)
- Private cooperation throughout the District
- Funding received through grant programs
- Municipal participation
- Bonding for improvements

Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority. (MCL 125.2891(2)(j)).

Not Applicable.

The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons. (MCL 125.2891(2)(k)).

All properties held by the Corridor Improvement Authority will be leased, sold or conveyed at a value determined by the Corridor Improvement Authority Board and the Oak Park City Council. The Corridor Improvement Authority will adhere to appropriate bidding procedures as is applicable by Oak Park City Charter. Any properties purchased will focus on foreclosed, vacant, or severely blighted.

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCL 125.2891(2)(I)).

Based upon the information collected by the Oak Park Corridor Improvement Authority, the approximate number of residents is 1,240 in the development district. This total includes the following:

- Residents in owner-occupied residential units
- Residents in tenant occupied residential units

There will be no displacement of the residents living within the development district. No occupied residential properties are currently designated for acquisition or clearance by the Authority. Acquisition of these properties will be reviewed on a case by case basis and only vacant, foreclosed, marketed, or listed properties will be considered.

A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. (MCL 125.2891(2)(m)).

Not Applicable.

Provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894. (MCL 125.2891(2)(n)).

Not Applicable.

A plan for compliance with 1972 PA 227, MCL 213.321 to 231.332. (MCL 125.2891(2)(o)).

Not Applicable.

The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection. (MCL 125.2891(2)(p)).

Any amendments to the Development and/or TIF Plan will require approval by the Authority and City Council. The Authority will follow the guidelines established in Act 280 including public notification and hearing.

A schedule to periodically evaluate the effectiveness of the development plan. (MCL 125.2891(2)(q)).

An annual review of the Plans will be conducted by the Authority. The Development and TIF Plans will be reviewed and updated every five years and at request approval of any revisions, and at such intervals require approval of any provisions. Any amendments will comply with Act 280, section 22.

Other material that the authority, local public agency, or governing body considers pertinent. (MCL 125.2891(2)(r)).

Not applicable.

4.0 Tax Increment Financing Plan

The projects detailed within the Development Plan are designed to stimulate private sector investment within the District to achieve a true revitalization of a critical commercial corridor within the City. Proposed project expenditures are intended to directly stimulate potential commercial development and mixed use development construction projects. A number of potential funding sources are available to the CIA. The following narrative describes how programming expenditures will be funded.

It is the intention of this Plan to capture the incremental tax revenues generated within the District, and utilized ancillary funding sources such as grant programs, private cooperation, municipal participation, or other funding sources to which the CIA may be eligible for under Section 14 of PA 280 (MCL 125.2884).

Detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions. (MCL 125.2888).

Tax increment financing (TIF) is a governmental financing mechanism which contributes to economic growth and development by dedicating a portion of the tax base resulting from economic growth and development to certain public facilities and structures or improvements of the type designed and dedicated to public use and thereby facilitates certain projects which create economic growth and development.

The CIA adopts by reference and incorporates the contents of the Development Plan contained herein to be adopted simultaneously with the TIF Plan.

Recognizing the declining value of the tax base in the Oak Park Corridor Improvement Authority District, the CIA proposes that all of the taxes levied by taxing units on the captured assessed value of real property within the District be used by the authority to the extent needed from year to year to accomplish the above-stated purpose.

The tax increment financing plan projects a significant long-range benefit for the taxing units involved in the tax base of the Oak Park Corridor Improvement Authority, in exchange for short-range deferral of some tax revenues which would be re-invested in the District to stimulate private investment and business expansion resulting in a healthier commercial tax base.

The taxing units would technically forgo the taxes realized from the future growth in the Corridor Improvement Authority District's tax base, to the extent needed to pay off any bonds issued or loan payoffs for the Corridor Improvement Authorities projects described earlier in the Development Plan. However, the Corridor Improvement Authority feels very strongly that in reality the taxing units will not realize these tax increases, and they may continue to lose tax base in the Corridor Improvement Authority District if the development plan is not undertaken.

The base tax year is being established as of December 31, 2015. In each subsequent year the city treasurer is required to pay the Authority the Tax Increment revenues as collected, and to pay other taxing jurisdictions based upon any agreements made between the City of Oak Park and the other taxing jurisdictions.

The Corridor Improvement Authority Act 280 authorizes several potential sources of funds for the Corridor Improvement Authority may finance its development activities utilizing one or more of these funding options:

- (a) Donations to the authority for the performance of its functions.
- (b) Money borrowed and to be repaid as authorized by sections 16 and 17 of Act 280.
- (c) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(d) Proceeds of a tax increment financing plan established under sections 18 to 20 of Act 280.

(e) Proceeds from a special assessment district created as provided by law.

(f) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

The following comments on the sources of funds will put into perspective the need for considering the tax increment financing plan.

- *Donations:* These funds could be from either individuals or corporations including philanthropic foundations. However, no sources of donations are known to be available to the CIA, particularly in terms of the estimated costs outlined in the development plan.
- *Bond Proceeds:* Although these are provided in the statute as a “source of financing,” they are only a vehicle for borrowing, not an actual source of capital. Whether revenue bonds or tax increment bond are used, their sale requires the availability of another source of funds to repay them as they mature.

A bond sale may be used for the financing of elements within the development plan. Use of bonding will be determined by the needs of a proposed development inside the boundaries of the development area.

The Corridor Improvement Authority shall not sell any bonds pursuant to this plan without the approval of the Oak Park City Council prior to the issuance of any such bonds.

- *Revenue from Properties:* The Oak Park Corridor Improvement Authority does not currently own any property within the development district. All income from properties acquired during implementation of the development plan will be applied to costs of that implementation. Excess funds will be used to assist in the financing of other elements within this plan.
- *Other Sources:* These might include general revenues of the city of Oak Park approved by the City Council for use by the CIA. The City of Oak Park will continue to actively pursue any and all state and federal grant opportunities that may assist in the financing of the development plan.

1. 100% of the tax increment dollars that accrue each year will be used to finance the development plan and to generate projects on a “pay as you go” basis and pay back any debt from the issuance of bonds or loans.

Tax Increment Procedure

The tax increment financing procedure is contained with the Corridor Improvement Authority statute. The procedure may be proposed by a Corridor Improvement Authority as a method of financing a Corridor Improvement development plan. It then may be adopted by the city council, following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment procedure is as follows:

- The public makes an investment in public improvements, and also potentially in facilities to be leased or sold to private owners, for the purpose of stimulating private investment in a specific corridor (the Corridor Improvement Authority Development District). The investment may be made in response to a declining business climate and commercial tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.
- A bond issue may be sold to finance the improvements.
- "Initial value" means the taxable value, of all the property within the boundaries of the district area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality at the time the ordinance is adopted. "Captured value," means the amount in any one year by which the current taxable value of the district, exceeds the initial value. Property for which a commercial facilities exemption certificate an industrial facilities exemption certificate, or a commercial housing facilities exemption certificate, is in effect shall not be considered to be property that is exempt from taxation and they will be included in the overall initial value of the district. Tax dollars accrued from any incremental increase in taxable value, as a result of new development or annual inflationary increases, above the initial value (base year total) will then be captured and used by the CIA for projects in the district.
- Taxes generated from the subsequent growth in the tax base of the Corridor Improvement Authority Development District are then used to retire the bonded debt. This tax base growth is called the “captured Taxable Value”(CTV). Specifically, it is the difference between the State Equalized Value (SEV) of the Corridor Improvement Authority Development District at any point in time, and the SEV of the District in existence at the time of the adoption of corridor improvement authority development plan. Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following: construction of new developments occurring after the date establishing the “initial assessed value”.
- Construction through rehabilitation, remodeling, alterations, or additions occurring after the date establishing the “initial assessed value.

- Increases in property values which occur for any other reasons, including inflationary growth.
- The taxes which are potentially available for retiring the bonded debt of the Corridor Improvement Authority Development Plan include all the taxes normally levied by all the taxing units on the captured assessed value of the Corridor Improvement Authority Development District.
- The Corridor Improvement Authority may enter into agreements with each of the taxing units to share a portion of the captured taxable value of the District. Any taxes generated by the captured taxable value, beyond the amount needed to meet the cost of the specific development project, are returned proportionately to the taxing units (a requirement of the statute).
- When the specific development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.
- Since only the growth in tax base (the captured assessed value) in the Corridor Improvement Authority Development District is used to finance the development plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the adoption of the development plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the “captured assessed value” which is created, following implementation of a Corridor Improvement Authority development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and therefore, the short-term investment made by the taxing units in the foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger commercial and industrial tax base.

2. Incorporation of the Development Plan

The Development Plan will outline the projects that the TIF will be applied toward. The Development Plan will be incorporated and made a part of the Tax Increment Financing Plan.

3. Maximum Amount of Bond Indebtedness

The CIA, in any one year, will not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from the development area for that given year. The total aggregate amount of borrowing shall not exceed an amount which is 80% of the estimated tax increment revenue that will service the annual principal and interest requirements. The total amount of bonded indebtedness will not exceed \$13,314,000. It is expected that there will be one or more bond issues to finance all or part of the proposed Development Plan. If not all funds are received from the bond issue, some of the project may be financed from annual revenues on a “pay as you go” basis.

4. Duration of the Tax Increment Financing Plan

Initial Assessed Value: The initial assessed value, (the base year Taxable Value from which the “captured assessed value” is calculated), is the 2014 State Equalization Valuation (for property assessed as of December 31, 2015) of the Oak Park Corridor Improvement Authority District, as finally determined by the State Tax Commission.

The duration of the Tax Increment Financing Plan shall be 20 years commencing December 31, 2015. The duration of the overall plan is for a duration of 20 years, ending in 2035. The city will NOT ask for a renewal of this Tax Increment Financing Authority upon its expiration date.

5. Estimated impact of the Tax Increment Financing Plan on the assessed values of all taxing jurisdictions in which the development area is located

As indicated in the tax increment revenue projections included in Table 2, it was anticipated that assessed values in the Development Area would increase from its current level with moderate increases expected at a rate of 1.025%. In the long term, improvements proposed for the Development Area will provide stability and growth in the Corridor Improvement Authority District and the City as a whole. This will greatly benefit all taxing jurisdictions. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time the tax increment financing plan is completed; and increases in property valuations throughout the entire community, which, to a significant degree, are dependent upon the well-being of the Corridor Improvement Authority District for stability and growth.

The estimates of tax increment revenue are based upon the following:

- An initial assessed valuation of \$ 31,451,540. In accordance with the requirements of Act 280, this is the assessed value established on December 31, 2015.
- A projected State Equalizing Value (S.E.V.), upon completion, of \$ \$50,784,319.
- A projected development plan period extending over twenty (20) years commencing December 31, 2015 and ending in December 31, of 2035.
- An annual appreciation in value is 1.025%.

The actual tax increment revenues available to the CIA will undoubtedly vary from the estimates herein provided.

6. The use of captured taxable value

The purpose of this tax increment financing plan is to produce revenues sufficient to pay for projects outlined in the development plan. Any unused funds will revert proportionately back to the taxing jurisdictions. Estimates of tax increment revenues can be found in Table 2. All revenue projections are estimates only. If any changes to the projections occur, the Authority will reevaluate, reprioritize and/or reallocate revenues based upon that actual captured value. These changes will prioritize based upon those projects that will have the most positive impact on the Corridor Improvement Authority District.

Table 3 presents the captured assessed values and tax increment revenue estimated to be available to the CIA over a 20-year period commencing with the date of the plan adoption. The CIA intends to apply the maximum tax rate available, including any debt service levies, to the captured assessed value in order to generate maximum tax increment revenues. The generation of such revenues will allow the CIA to finance any public improvements it undertakes over the shortest duration possible, thereby generating surplus revenues at the earliest possible date.

Tax increment revenues derived from the Development Area will be utilized to finance all or a portion of the public improvements within the development district as proposed in the plan. The manner in which tax increment revenues will be utilized to finance these public improvements is herein set forth.

- **General Obligation Bonds**

Tax increment revenues may be pledged as debt service on one or more series of general obligation bonds issued by the City of Oak Park pursuant to Section 125.2890 of Public Act 280.

- **Tax Increment Bonds**

Tax increment revenues may be pledged as debt service on one of more series of tax increment bonds issued by the CIA pursuant to Section 125.2890 of Public Act 280.

- **Debt Service Reserve**

For each series of bonds issued, a debt service reserve account may be established pursuant to the requirements of applicable statutes.

- **Pay-As-You-Go**

To the extent not financed from the proceeds of a bond issue, and as deemed necessary by the CIA, tax increment revenues may be used to finance all or part of any public improvement the CIA may undertake on a pay-as-you-go basis.

- **Reimbursement**

Tax increment revenues may be used by the CIA to reimburse the City of Oak Park for any funds advanced to the CIA for use in financing those public improvements, or any portion thereof, indicated in the Development Plan. To the extent the City of Oak Park may be called upon to meet any debt service insufficiencies, as a result of a full or limited faith and credit pledge behind a bond issue, tax increment revenues will be used to reimburse the City of Oak Park in the amount of any such advance it has made.

- **Administrative and Operating Costs**

Tax increment revenues may be used by the CIA to pay administrative and operating costs such as, but not limited to, the employment and compensation of a director, treasurer, secretary, legal counsel and other personnel considered necessary to the CIA; the reimbursement to CIA members of actual and necessary expenses; the administrative costs related to the acquisition and disposal of real property, demolition of structures, site preparation, and relocation of businesses; costs assessed to the CIA by the City of Oak Park for handling and auditing the CIA's funds; and other costs incurred by the CIA in connection with performance of its authorized functions, including, but not limited to, architects, engineers, legal, appraisal, testing and accounting fees.

- **Surplus Funds**

Funds not required for any of the preceding purposes will be considered surplus and shall be distributed proportionately to all taxing jurisdictions.

- **Land Contract Financing**

- **Installment Contract Financing**

7. Captured taxable value growth in property value resulting from inflation

The Authority plans to capture the increment on the taxable value growth even if the growth results from inflation.

8. Tax Increment Financing Plan notification to taxing jurisdictions

All taxing jurisdictions will be notified according to PA 280. Should any taxing jurisdiction request to meet prior to the public hearing the Authority will accommodate their request.

9. Reimbursement of excess tax capture to taxing jurisdictions

It is the intent of the CIA to use all of the captured assessed value generated from within the Corridor Improvement Authority District, including inflationary growth, so long as the capture of that assessed value is necessary to the financing of any public improvements provided for in the Development Plan and undertaken by the CIA. Any revenues not so required in any year will be considered surplus and will be distributed proportionately to all taxing jurisdictions.

10. Tax Increment Financing reporting

On an annual basis the Authority will submit a report to the following governmental agencies: City of Oak Park, City Council, Oakland County Treasurer, Oakland County Economic Development and Community Affairs Department, Oakland County Equalization Department, and the State Tax Commission.

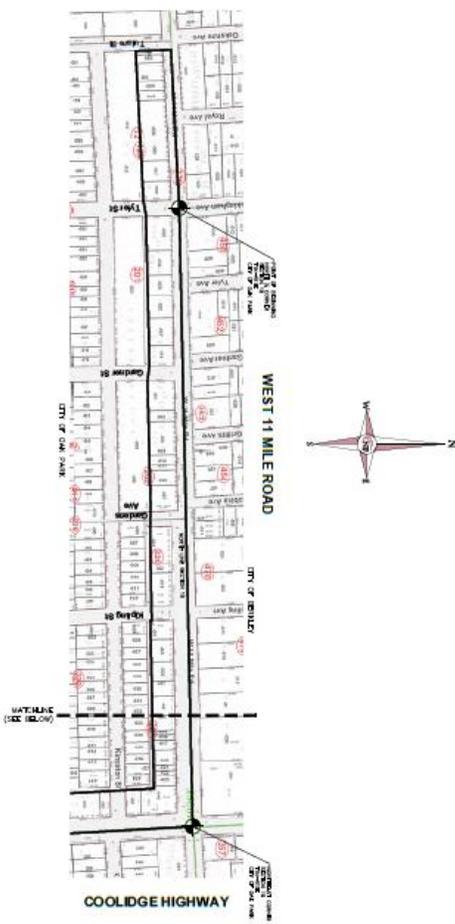
The report shall include all of the following:

- The amount of taxes captured by the Authority.
- The amount spent on each project in the TIF Plan.
- The amount of private sector investment received.
- The number of buildings rehabilitated the square footage per building rehabilitated and the amount spent per building.
- The amount of new construction including the dollar amount spent and the square footage added.
- The number of new businesses locating in the District.
- The amount of new jobs created, and
- The increase/decrease in the taxable value.
- Any financial information that the County is required to report in its financial statements or to the Michigan Department of Treasury.

11. Termination of the Tax Increment Financing Plan

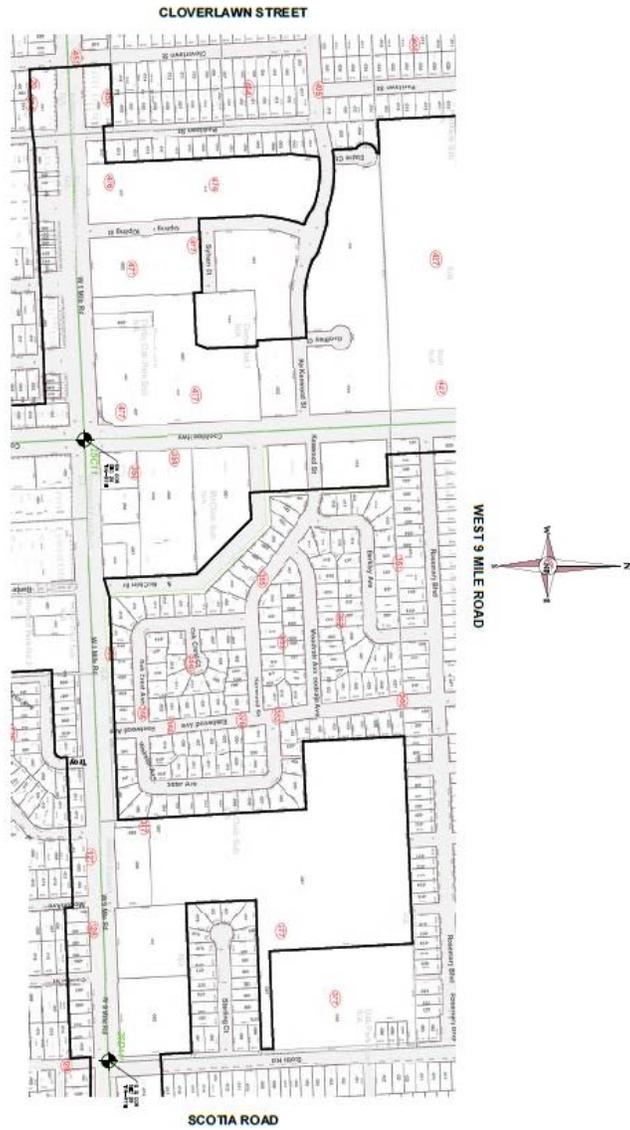
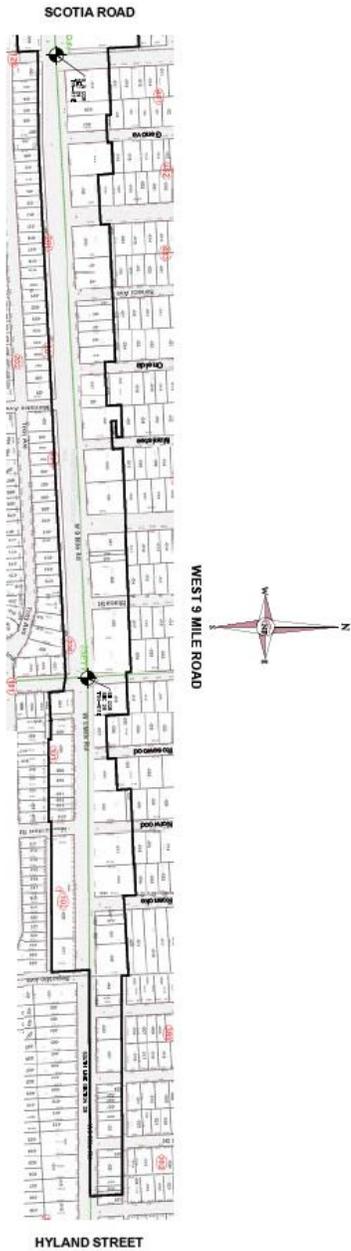
The City of Oak Park City Council may abolish the Tax Increment Financing Plan in the manner provided by law, if it finds that the purposes of which it was created were accomplished. The Tax Increment Financing Plan cannot be abolished before all principal and interest has been paid on any outstanding bond issues or loans.

EXHIBIT A MAP









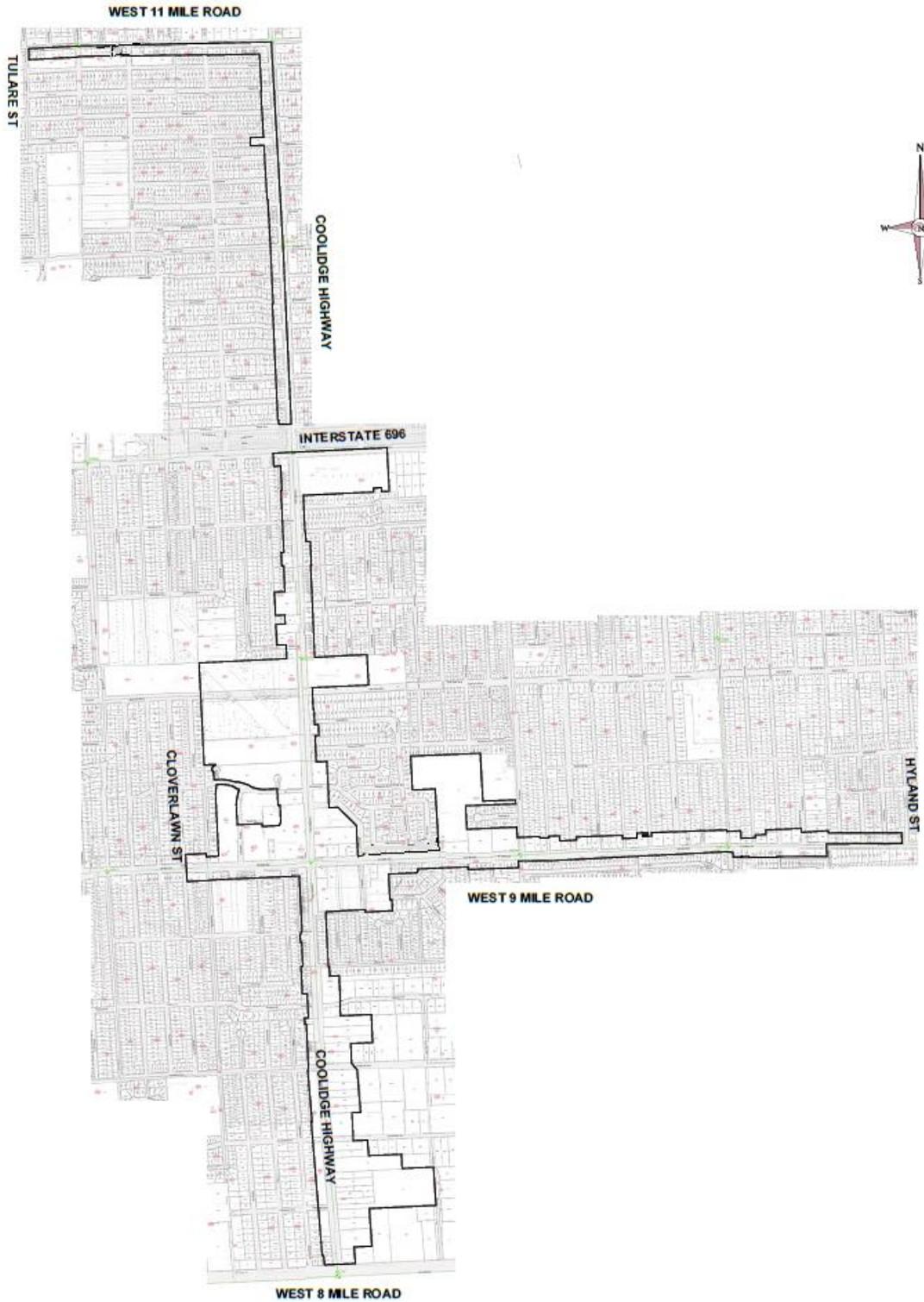


EXHIBIT B

Legal Description Corridor Improvement Authority City of Oak Park

Parcels of land located in the City of Oak Park, Oakland County, Michigan and being more particularly described as;

BEGINNING at the North 1/4 Corner of Section 19, T1N-R11E, City of Oak Park, Michigan; thence approximately 2,483 feet easterly along the North line of Section 19 and centerline of West Eleven Mile Road (width varies) to the Northeast Corner of said Section 19 and intersection of said West Eleven Mile Road and Coolidge Highway (width varies); thence approximately 2,637 feet southerly along the East line of said Section 19 and centerline of said Coolidge Highway to the East 1/4 Corner of said Section 19 and intersection of said Coolidge Highway and Lincoln Street (width varies); thence continuing southerly along said East line of said Section 19 approximately 2,276 feet to the intersection of said Coolidge Highway and the north right-of-way line of Interstate 696 (MDOT Jurisdiction); thence westerly along said north right-of-way line approximately 160 feet to the southeast corner of Lot 848 and east line of 20 foot wide alley of "Kenwood Park Subdivision No.3" of the East 1/2 of the Southeast 1/4 of Section 19, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 37 of Plats, Page 30, Oakland County Records; thence northerly 55 feet along said east line of alley to a point 10 feet south of the northwest corner of Lot 846 of said "Kenwood Park Subdivision No.3"; thence westerly 10 feet to a point on the centerline of said alley; thence northerly approximately 1,495 feet to the intersection of 20 foot wide alley centerline and the south right-of-way line of Sherwood Avenue (60 feet wide); thence easterly 10 feet along said south right-of-way line to the northwest corner of Lot 784 of said "Kenwood Park Subdivision No.3"; thence northerly approximately 1,275 feet to a point on the south right-of-way line of Elgin Street (80 feet wide) and the northeast corner of Lot 121 of "Courtness Park Subdivision" of the Southeast 1/4 of the Northeast 1/4 of Section 19, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 37 of Plats, Page 17, Oakland County Records; thence northerly 80 feet to the north right-of-way line of said Elgin Street (80 feet wide) and centerline of vacated 20 foot wide alley; thence northerly along centerline of said alley approximately 691 feet and westerly along said alley approximately 174 feet; thence northerly approximately 10 feet to the southwest corner of Lot 266 of "Northaven Subdivision" of the Northeast 1/4 of the Northeast 1/4 of Section 19, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 35 of Plats, Page 26, Oakland County Records; thence northerly along the west line of said Lot 266 approximately 104 feet to the northwest corner of said Lot 266 and the south right-of-way line of Talbot Street (60 feet wide); thence easterly along said south right-of-way line approximately 170 feet to the centerline of a 20 foot wide vacated alley; thence northerly along centerline of said alley approximately 594 feet to the south right-of-way line of Labelle Street (60 feet wide); thence northerly approximately 60 feet to the north right-of-way line of said Labelle Street

and the southwest corner of Lot 28 of said "Northaven Subdivision"; thence northerly approximately 376 feet along the east line of a 20 foot wide alley to a point approximately 6 feet south of the south line of Lot 46 and north line of said 20 foot wide alley of said "Northaven Subdivision"; thence westerly approximately 670 feet to a point on the east right-of-way line of Kipling Street (60 feet wide) and approximately 6 feet south of Lot 79 of said "Northaven Subdivision"; thence westerly approximately 60 feet to the west right-of-way line of said Kipling Street (60 feet wide) and the southeast corner of Lot 80 of said "Northaven Subdivision"; thence westerly approximately 378 feet to the west right-of-way line of Gardens Avenue (60 feet wide) and centerline of a vacated 16 wide alley; thence westerly along centerline of said vacated alley approximately 498 feet to the east right-of-way line of Gardner Street (60 feet wide) and the southwest corner of Lot 61 of "The Manhattan Subdivision" of the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 19, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 14 of Plats, Page 15, Oakland County Records; thence westerly approximately 60 feet to the west right-of-way line of said Gardner Street (60 feet wide) and the southeast corner of Lot 60 of said "The Manhattan Subdivision"; thence westerly along the south line of Lots 60-31 approximately 600 feet to the east right-of-way line of Tyler Street (60 feet wide) and the southwest corner of Lot 31 of said "The Manhattan Subdivision"; thence westerly approximately 60 feet to the west right-of-way line of said Tyler Street (60 feet wide) and centerline of a 16 foot wide alley; thence westerly along centerline of said alley approximately 600 feet to the east right-of-way line of Tulare Street (60 feet wide); thence northerly along said east right-of-way line approximately 108 feet to the northeast corner of Lot 1 of said "The Manhattan Subdivision" and south right-of-way line of said West Eleven Mile Road (66 feet wide); thence northerly 33 feet to a point on the North line of Section 19 and the centerline of West Eleven mile Road (66 feet wide); thence easterly along the said North line of Section 19 and centerline of West Eleven Mile Road approximately 630 feet to the POINT OF BEGINNING.

DESCRIPTION OF THE COOLIDGE CORRIDOR (SOUTH OF INTERSTATE 696)
CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN

BEGINNING at the Northwest Corner of Section 29, T1N-R11E, City of Oak Park, Michigan; thence approximately 1,212 feet easterly along the North line of Section 29; thence southerly 60 feet to the south right-of-way line of West Ten Mile Road (120 feet wide) and the northeast corner of Lot 9 of "Coolidge-Ten Subdivision" of part of the North 1/2 of Northwest 1/4 of Section 29, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 58 of Plats, Page 40, Oakland County Records; thence southerly approximately 498 feet to a point on the south line of said "Coolidge-Ten Subdivision" and the southeast corner of said Lot 9; thence westerly 100 feet along the south line of said "Coolidge-Ten Subdivision" to the southeast corner of Lot 8 of said "Coolidge-Ten Subdivision"; thence the following three courses: 1) northerly 50 feet along the east line of said Lot 8; 2) westerly 100 feet to a point on the east line of Lot 7 of said "Coolidge-Ten Subdivision"; 3) southerly 50 feet to the south line of said "Coolidge-Ten Subdivision" and the southeast corner of said lot 7; thence westerly along south line of said "Coolidge-Ten Subdivision" approximately 902 feet to the northeast corner of Lot 1 of "Huntington Farms Subdivision" of part of the Northwest 1/4 of Section 29, T1N-R11E, City

of Oak Park, Oakland County, Michigan as recorded in Liber 62 of Plats, Page 5, Oakland County Records; thence southerly approximately 435 feet along the east line of Lots 1, 41 and 42 to the southeast corner of Lot 42 of said "Huntington Farms Subdivision" and the north right-of-way line of Dartmouth Avenue (60 feet wide); thence southerly approximately 60 feet to a point 3 feet east of the northeast corner of Lot 77 of said "Huntington Farms Subdivision" and the south right-of-way line of said Dartmouth Avenue (60 feet wide); thence southerly 100 feet and easterly 55 feet to the northeast corner of Lot 78 of said "Huntington Farms Subdivision"; thence southerly approximately 307 feet along the east line of Lots 78-83 to the southeast corner of Lot 83 of said "Huntington Farms Subdivision" and east line of a 20 foot wide alley within "Northfield Boulevard Subdivision" of part of the Southwest 1/4 of the Northwest 1/4 of Section 29, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 35 of Plats, Page 19, Oakland County Records; thence westerly 10 feet to the centerline of said alley; thence southerly along the centerline of said alley approximately 1,163 feet to the north line of "Vincent Park Subdivision" of part of Northeast 1/4 of Southwest 1/4 of Section 29, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 31 of Plats, Page 49, Oakland County Records; thence the following four courses within said "Vincent Park Subdivision": 1) easterly along the north line of said "Vincent Park Subdivision" approximately 676 feet; 2) southerly approximately 394 feet to the north right-of-way line of Oak Park Boulevard (80 feet wide); 3) westerly along said north right-of-way line approximately 730 feet; 4) southerly 80 feet to the south right-of-way line of said Oak Park Boulevard (80 feet wide) and northeast corner of Lot 1 of "Louis Home Builders Subdivision" of part of Section 29, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 63 of Plats, Page 23, Oakland County Records; thence southerly approximately 199 feet to the southeast corner of said Lot 1 and north line of "Burt Homes Manor Subdivision" being part of Section 29, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 60 of Plats, Page 43, Oakland County Records; thence easterly approximately 9 feet and southerly 199 feet to the south right-of-way line of Irvine Boulevard (60 feet wide); thence easterly along said south right-of-way line 50 feet to the northeast corner of Lot 86 of said "Burt Homes Manor Subdivision"; thence southerly 139 feet along the east line of said Lot 86 to the northeast corner of Lot 85 of said "Burt Homes Manor Subdivision"; thence westerly 50 feet along the north line of said Lot 85; thence southerly approximately 339 feet to a point on the north line of Outlot C of "McClain Subdivision" of part of the Southwest 1/4 of Section 29, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 69 of Plats, Page 22, Oakland County Records; thence easterly 137 feet to the northeast corner of said Outlot C; thence southerly along the east line of Outlot C and Outlot B approximately 599 feet to a point on the south right-of-way line of McClain Drive (60 feet wide); thence easterly along said south right-of-way line approximately 115 feet; thence southeasterly along said south right-of-way line approximately 334 feet; thence southerly along west right-of-way line of said McClain Drive (60 feet wide) approximately 397 feet to the north right-of-way line of West Nine Mile Road (width varies); thence easterly approximately 80 feet to the southwest corner of Lot 26 of said "McClain Subdivision"; thence easterly along the south line of Lots 26-37 approximately 954 feet to the southeast corner of Lot 37 and east line of said "McClain Subdivision"; thence northerly along said east line approximately 808 feet to the northeast corner of Lot 47 and north line of said "McClain Subdivision"; thence westerly along said north line approximately 293 feet to the northwest corner of Lot 49 and east line of said "McClain Subdivision"; thence northerly along said east line

approximately 440 feet to the southwest corner of Lot 50 and south line of "Helenton Park Subdivision" of part of Northeast 1/4 of Southwest 1/4 of Section 29, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 36 of Plats, Page 21, Oakland County Records; thence easterly along said south line approximately 890 feet to the southwest corner of Lot 32 of said "Helenton Park Subdivision"; thence southerly approximately 619 feet and easterly 400 feet to the west right-of-way line of Scotia Road (86 feet wide); thence southerly along said west right-of-way line approximately 50 feet to the northeast corner of Lot 24 and north line of "Saltz-Kay Scotia Subdivision" of part of the Southwest 1/4 of Section 29, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 81 of Plats, Page 15, Oakland County Records; thence westerly along said north line approximately 633 feet to the northwest corner of Lot 14 and west line of said "Saltz-Kay Scotia Subdivision" ; thence southerly along said west line 300 feet to the southwest corner of Lot 11 and south line of said "Saltz-Kay Scotia Subdivision"; thence easterly along said south line approximately 643 feet to the southeast corner of Lot 1 of said "Saltz-Kay Scotia Subdivision" and west right-of-way line of said Scotia Road (86 feet wide); thence southerly along said west right-of-way line approximately 133 feet and easterly 86 feet to the east right-of-way line of said Scotia Road (86 feet wide) and the northwest corner of Lot 579 of "Oak Park Subdivision" of West 1/2 of Southwest 1/4 and Northeast 1/4 of Southwest 1/4 of Section 28, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 11 of Plats, Pages 10 and 11, Oakland County Records; thence easterly approximately 201 feet to a point on the north line of Lot 563 of said "Oak Park Subdivision"; thence southerly 20 feet and easterly approximately 118 feet to the east right-of-way line of Geneva Avenue (50 feet wide); thence northerly along said east right-of-way line 20 feet to the northwest corner of Lot 562 of said "Oak Park Subdivision"; thence easterly 135 feet along the north line of said Lot 562; thence southerly along the east line of said Lot 562 approximately 64 feet and easterly approximately 215 feet to a point on the east right-of-way line of Rensselaer Street (80 feet wide) and west line of Lot 496 of said "Oak Park Subdivision"; thence northerly along said west line approximately 43 feet to a point 20 feet south of the northwest corner of said Lot 496; thence easterly approximately 616 feet to the west right-of-way line of Oneida Avenue (50 feet wide) and a point on the east line of Lot 472 of said "Oak Park Subdivision"; thence Southerly along said east line approximately 46 feet and easterly approximately 188 feet to a point on the east line of Lot 471 of said "Oak Park Subdivision"; thence northerly approximately 63 feet and easterly approximately 138 feet to the northeast corner of Lot 428 and west right-of-way line of Manistee Avenue (50 feet wide) of said "Oak Park Subdivision"; thence the following three courses within said Lot 428: 1) southerly 23 feet; 2) westerly 75 feet; 3) southerly 20 feet; thence easterly approximately 125 feet to the east right-of-way line of said Manistee Avenue (50 feet wide) and a point on the west line of Lot 427 of said "Oak Park Subdivision"; thence northerly along said west line approximately 43 feet to the northwest corner of said Lot 427; thence easterly approximately 962 feet to the northeast corner of Lot 254 and west right-of-way line of Rosewood Street (50 feet wide) of said "Oak Park Subdivision"; thence southerly along said west right-of-way line approximately 20 feet and easterly approximately 185 feet to the northeast corner of Lot 253 of said "Oak Park Subdivision"; thence southerly along the east line of said Lot 253 approximately 95 feet; thence easterly approximately 185 feet to the east right-of-way line of Norwood Street (50 feet wide) and a point on the west line of Lot 235 of said "Oak Park Subdivision"; thence northerly along said west line approximately 35 feet and easterly approximately 135 feet

to a point on the east line of said Lot 235; thence northerly along said east line approximately 60 feet to the northeast corner of said Lot 235; thence easterly along the north line of Lots 218, 217 and 200 of said "Oak Park Subdivision" approximately 457 feet to the northeast corner of said Lot 200 and the west right-of-way line of Roanoke Avenue (60 feet wide); thence southerly along said west right-of-way line approximately 54 feet and easterly approximately 340 feet to a point on the east line of Lot 199 and on the east line of said "Oak Park Subdivision" and on the west line of "Fern-Ridge Subdivision" of Southeast 1/4 of Southwest 1/4 of Section 28, T1N-R11E, Village of Ferndale and Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 30 of Plats, Page 8, Oakland County Records, said point approximately 24 feet south of the northeast corner of said lot 199; thence southerly along said west line approximately 32 feet to the northwest corner of Lot 1 and south line of 18 foot wide alley; thence easterly approximately 940 along said alley south line and north line of Lots 1-3, 48-53, 98-103 and 149-153 of said "Fern-Ridge Subdivision" to the northeast corner of said Lot 153; thence southerly along east line of said Lot 153 approximately 142 feet to the south line of said "Fern-Ridge Subdivision" and a point on the South line of Section 28 within West Nine Mile Road (80 feet wide); thence westerly along said South line approximately 980 feet and southerly approximately 160 feet to the southeast corner of Lot 1 of "Ferndale-Wyoming Subdivision" of part of the Northwest 1/4 of Section 28, T1N-R11E, Royal Oak Township, now the City of Oak park, Oakland County, Michigan as recorded in Liber 36 of Plats, Page 17, Oakland County Records; thence westerly along the south line of Lots 1-29 of said "Ferndale-Wyoming Subdivision" approximately 587 feet to the southwest corner of said Lot 29 and east right-of-way line of Meadowlark Street (60 feet wide); thence westerly approximately 60 feet to the west right-of-way line of said Meadowlark Street (60 feet wide) and centerline of a 20 foot wide alley; thence westerly along said alley centerline approximately 353 feet and northerly 10 feet to the southeast corner of Lot 47 of said "Ferndale-Wyoming Subdivision"; thence westerly along the south line of Lots 47-50 and 55 approximately 204 feet to the east right-of-way line of Rosewood Street (67 feet wide) and the southwest corner of said Lot 55 of said "Ferndale-Wyoming Subdivision"; thence northerly along said east right-of-way line approximately 60 feet and westerly approximately 67 feet to the northeast corner of Lot 1 of "Ridgewood Estates" a subdivision of part of the North 1/2 of Section 32, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 61 of Plats, Pages 18-18C, Oakland County Records; thence along north line of Lots 1, 4-51 of said "Ridgewood Estates" approximately 2,688 feet to the west right-of-way line of Scotia Road (60 feet wide) and the east line of Lot 436 of said "Ridgewood Estates"; thence southerly along said east line approximately 84 feet to the southeast corner of said Lot 436; thence westerly along the south line of Lots 436, 437, 461-465 and 489-491 approximately 647 feet to the east right-of-way line of Morton Avenue (50 feet wide) and the southwest corner of said Lot 491 of said "Ridgewood Estates"; thence northerly along west line of said Lot 491 approximately 34 feet and westerly along the south line of Lots 492 and 514-518 approximately 647 feet to the west right-of-way line of West Troy Avenue (50 feet wide) and east line of Lot 519 of said "Ridgewood Estates"; thence westerly along the west and north right-of-way line of said West Troy Avenue (50 feet wide) approximately 416 feet to the east line of "Oakland County Condominium Plan No. 123 - Laurentian Village" as recorded in Liber 6041, Page 895, Oakland County Records and west right-of-way line of said West Troy Avenue (50 feet wide); thence southerly along said condominium east line approximately 330 feet to the south right-of-way line of Jerome Street (50 feet wide); thence easterly along said south

right-of-way to the northwest corner of Lot 549 and west line of said "Ridgewood Estates" approximately 25 feet; thence southerly along west line of said Lot 549 approximately 143 feet to a point on the north line of Lot 52 and "Practical Subdivision No. 4" being part of the Northwest 1/4 of Section 32, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 70 of Plats, Page 31, Oakland County Records; thence westerly along said north line approximately 360 feet to the east right-of-way line of Dante Street (60 feet wide) and southeast corner of "Kenwood Park Subdivision No. 2" being of Lots 2 and 3 of "Bailey and Walsh Subdivision" in the North 1/2 of the Northwest 1/4 of Section 32, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 36 of Plats, Page 38, Oakland County Records; thence northerly along said east right-of-way line approximately 30 feet and westerly along the north right-of-way line of Granzon Avenue (60 feet wide) approximately 547 feet to the southeast corner of Lot 616 of "Kenwood park Subdivision No. 1" being of Lot 4 of "Bailey and Walsh Subdivision" in the North 1/2 of the Northwest 1/4 of Section 32, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 36 of Plats, Page 37, Oakland County Records; thence southerly along centerline of 18 foot wide alley adjacent to Lots 1-39 of "Joseph J. Treppa's Cadillac Homes Subdivision" of the South 1/2 of the Northwest 1/4 of Section 32, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 19 of Plats, Page 24, Oakland County Records, approximately 710 feet to the south right-of-way line of Albany Street (50 feet wide); thence easterly along said south right-of-way line 10 feet to the northwest corner of Lot 1 of "Capital Sub" being part of the Northwest 1/4 of Section 32, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 88 of Plats, Page 16, Oakland County Records; thence southerly along west line of said Lot 1 approximately 120 feet to the southwest corner of said Lot 1; thence easterly along south line of Lots 1 and 2 approximately 120 feet to the west line of said "Capital Sub"; thence southerly along said west line approximately 519 feet to the southwest corner of Lot 37 and south line of said "Capital Sub"; thence easterly along said south line approximately 395 feet; thence the following three courses: 1) southerly approximately 365 feet; 2) westerly approximately 280 feet; 3) southerly 250 feet to the north right-of-way line of Northend Avenue (86 feet wide); thence southeasterly approximately 100 feet to the south right-of-way line of said Northend Avenue (86 feet wide) and northwest corner of Lot 5 of "Queens Subdivision" a part of the Northwest 1/4 of the Southwest 1/4 of Section 32, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 142 of Plats, Pages 27 and 28, Oakland County Records; thence southerly along west line of said Lot 5 approximately 548 feet; thence westerly approximately 110 feet and southerly approximately 360 feet to the south right-of-way line of Cloverdale Avenue (60 feet wide); thence the following five courses: 1) easterly along said south right-of-way line approximately 181 feet; 2) southerly approximately 200 feet; 3) easterly approximately 421 feet; 4) southerly approximately 182 feet; 5) easterly approximately 403 feet to the centerline of Fern Street (60 feet wide); thence southerly along said centerline approximately 498 feet; thence the following four courses: 1) westerly approximately 858 feet; 2) southerly approximately 485 feet; 3) westerly approximately 226 feet; 4) southerly approximately 233 feet to the north right-of-way line of West Eight Mile Road (M-102) (151 feet wide); thence westerly along said north right-of-way line approximately 401 feet to the southwest corner of Lot 108 and east line of a 20 foot wide alley of "Assessors Eight Mile Superhighway Subdivision No. 1" a resubdivision of lots 1357 to 1375 inclusive, 1452 to 1488 inclusive, 1545 to 1561 inclusive, 1638 to 1653 inclusive, and vacated alleys of

"Kenwood Park subdivision No. 4", in the village of Oak Park, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 49 of Plats, Page 14, Oakland County Records; thence northerly along alley east line and west line of Lots 108-103 of said "Assessors Eight Mile Superhighway Subdivision No. 1" approximately 125 feet and westerly approximately 20 feet to a point on the north line of alley and of said "Assessors Eight Mile Superhighway Subdivision No. 1" and south line of Lot 93 of "Schaefer Highway Estates Subdivision" being part of the East 1/2 of the Southeast 1/4 of Section 31, T1N-R11E, Village of Oak Park, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 28 of Plats, Page 51, Oakland County Records; thence northerly approximately 1,725 feet to the north line of said "Schaefer Highway Estates Subdivision" and the southeast corner of Lot 682 and west line of a 20 foot wide alley of "Division Heights Manor Subdivision No. 2" being part of the Northeast 1/4 of the Southeast 1/4 of Section 31, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 42 of Plats, Page 31, Oakland County Records; thence easterly approximately 10 feet to centerline of said alley and west line of Oakland County Condominium Plan No. 1907 "Park Place of Oak Park" as recorded in Liber 38460, Page 773, Oakland County Records; thence northerly along said centerline and west line approximately 641 feet to the south right-of-way line of Northend Avenue (86 feet wide); thence northerly approximately 86 feet to the southwest corner of Lot 1115 and east line of a 20 foot wide alley of "Division Heights Manor Subdivision No. 4" being part of the Southeast 1/4 of the Northeast 1/4 of Section 31, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 43 of Plats, Page 11, Oakland County Records; thence northerly along alley east line and west line of Lots 1115-1102 approximately 287 feet to the northwest corner of Lot 1102 and north line of said "Division Heights Manor Subdivision No. 4"; thence the following three courses: 1) northerly along east line of alley approximately 240 feet; 2) westerly 20 feet to the west line of said alley; 3) northerly approximately 80 feet to the south line of Lot 70 and "Green Manor Subdivision" part of the Northeast 1/4 of Section 31, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 66 of Plats, Page 25, Oakland County Records; thence easterly along said south line approximately 50 feet to the southwest corner of Lot 69 of said "Green Manor Subdivision"; thence northerly approximately 305 feet to the northwest corner of Lot 62 of said "Green Manor Subdivision"; thence westerly approximately 64 feet to the southwest corner of Lot 63 of said "Green Manor Subdivision"; thence northerly along the west line of Lots 63-68 of said "Green Manor Subdivision" approximately 356 feet to the south line Lot 476 and south line of "Pleasant Ridge Manor No. 1" a subdivision of the Northeast 1/4 of Northeast 1/4 of Section 31, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 37 of Plats, page 24, Oakland County Records; thence easterly along said south line approximately 24 feet to the centerline of a 20 foot wide alley; thence northerly along said alley centerline adjoining Lots 482-461 approximately 308 feet and westerly approximately 16 feet to a point 6 feet west of alley west line of said "Pleasant Ridge Manor No. 1"; thence northerly approximately 90 feet to the south right-of-way line of Granzon Avenue (60 feet wide); thence northeasterly approximately 60 feet to the southwest corner of Lot 456 and east line of 20 foot wide alley of said "Pleasant Ridge Manor No. 1"; thence northerly along said east alley line and west line of Lots 456-422 of said "Pleasant Ridge Manor No. 1" approximately 700 feet and westerly along north line of 20 foot wide alley and south line of Lots 416-386 approximately 1,081 feet to the southwest corner of said Lot 386 and east right-of-way line of Parklawn Street (60 feet wide) of said "Pleasant Ridge Manor No. 1";

thence westerly approximately 80 feet to the west right-of-way line of said Parklawn Street (60 feet wide) and centerline of a 20 foot wide alley of "Kenwood Park" being a subdivision of the West 1/2 of the Northeast 1/4 of Section 31, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 36 of Plats, Page 20, Oakland County Records; thence westerly along said alley centerline and adjoining Lots 1-13, 588 and 469 approximately 262 feet to the east right-of-way line of Cloverlawn Street (60 feet wide) of said "Kenwood Park"; thence northerly along said east right-of-way line approximately 350 feet to the southwest corner of Lot 19 and south line of "Cloverlawn Subdivision" being part of the Southeast 1/4 of Section 30, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 69 of Plats, Page 21, Oakland County Records; thence easterly along said south line approximately 268 feet to the west right-of-way line of said Parklawn Street (60 feet wide); thence southerly along said west right-of-way line approximately 40 feet and easterly approximately 160 feet to the northeast corner of Lot 25 and west line of Lot 3 of "Derby Oak Park Subdivision" of the Southeast 1/4 of Section 30, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 67 of Plats, Page 16, Oakland County Records; thence northerly along west line of Lot 3 and east line of Lots 25-10 approximately 980 feet to the northwest corner of said Lot 3 and south right-of-way line of Kenwood Street (60 feet wide) of said "Derby Oak Park Subdivision"; thence easterly along said south right-of-way line and north line of said Lot 3 approximately 308 feet to the northeast corner of said Lot 3 and west right-of-way line of Kipling Street (60 feet wide); thence southerly along said west right-of-way line and east line of said Lot 3 approximately 406 feet and easterly along the south right-of-way line of Sylvan Court (60 feet wide) approximately 318 feet to the northeast corner of Lot 2 and west line of Lot 1 of said "Derby Oak Park Subdivision"; thence southerly along said west line and east line of said Lot 2 approximately 35 feet; thence within said lot 1 the following four courses : 1) easterly approximately 221 feet; 2) northeasterly approximately 49 feet; 3) northerly approximately 218 feet to the north line of said Lot 1; 4) westerly along said north line approximately 27 feet to the southwest corner of Lot 5 of said "Derby Oak Park Subdivision"; thence northerly along the west line of said Lot 5 approximately 210 feet to the intersection of the north right-of-way line of Kenwood Street (60 feet wide) and the centerline of Geoffrey Court (60 feet wide); thence westerly along said north right-of-way line of Kenwood Street (60 feet wide) and south line of Lot 6 approximately 832 feet to the southeast corner of Lot 9 and west right-of-way line of Elaine Street (60 feet wide) of said "Derby Oak Park Subdivision"; thence northerly along said west right-of-way line and east line of Lots 9-7 approximately 231 feet and westerly along the north line of said Lot 7 approximately 145 feet to the northwest corner of said Lot 7 and the east line of "Parklane Subdivision" being part of the West 1/2 of the Southeast 1/4 of Section 30, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 63 of Plats, Page 21, Oakland County Records and the west line of "Campbell's Sunset Park Subdivision" of part of Southeast 1/4 of Section 30, T1N-R11E, Village of Oak Park, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 47 of Plats, Page 43, Oakland County Records; thence northerly along said west line and said east line and east line of Lots 113-125 and 127 of said "Parklane Subdivision" approximately 1,359 feet to the northwest corner of "Coolidge Highway Subdivision" of part of the Northeast 1/4 of the Southeast 1/4 of Section 30, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 43 of Plats, Page 12, Oakland County Records; thence easterly along the north line of said "Coolidge Highway Subdivision" approximately 1,126 feet to the northwest corner of Lot 16 of "George Sherman Subdivision" of part of

Northeast 1/4 of Section 30, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 68 of Plats, Page 8, Oakland County Records; thence northerly along the west line of said Lot 16 approximately 180 feet to the north right-of-way line of Allan Avenue (60 feet wide); thence westerly along said north right-of-way line approximately 117 feet to the southwest corner of Lot 21 and east right-of-way line of Ridgedale Street (60 feet wide) of said "George Sherman Subdivision"; thence northerly along said east right-of-way line approximately 265 feet to the southwest corner of Lot 23 of said "George Sherman Subdivision"; thence the following three courses: 1) easterly along south line of said Lot 23 approximately 120 feet to the southeast corner of said Lot 23; 2) northerly along east line of Lots 23 and 24 approximately 115 feet to the northeast corner of said Lot 24; 3) westerly along north line of said Lot 24 approximately 120 feet to the northwest corner of said Lot 24 and east right-of-way line of said Ridgedale Street (60 feet wide); thence the following three courses: 1) northerly along east right-of-way line of said Ridgedale Street (60 feet wide) approximately 300 feet; 2) easterly approximately 134 feet; 3) northerly approximately 330 feet to the northeast corner of Lot 185 of "Smokler's Oak Park Sub. No. 2" of part of the Northeast 1/4 of Section 30, T1N-R11E, City of Oak Park, Oakland County, Michigan as recorded in Liber 66 of Plats, Page 20, Oakland County Records; thence the following three courses: 1) westerly along the north line of said Lot 185 approximately 24 feet; 2) northerly approximately 157 feet; 3) easterly approximately 34 feet to the centerline of a vacated 20 foot wide alley of "Pleasant Ridge Manor" a subdivision of part of the Northeast 1/4 of Section 30, T1N-R11E, Royal Oak Township, now the City of Oak Park, Oakland County, Michigan as recorded in Liber 35 of Plats, Page 29, Oakland County Records; thence northerly along said vacated alley centerline and adjoining Lots 98-62 and Lot 102-118 of said "Pleasant Ridge Manor" approximately 800 feet and easterly approximately 10 feet to the east line of a 20 foot wide alley and southwest corner of Lot 60 of said "Pleasant Ridge Manor"; thence northerly along said alley east line and west line of adjacent Lots 60-46 approximately 310 feet and westerly 20 feet to the west line of said alley and centerline of a vacated 20 foot wide alley being 10 feet south of the southeast corner of Lot 40 of "Pleasant Ridge Manor"; thence westerly along said vacated alley centerline approximately 70 feet and northerly along the west line of Lot 38 approximately 170 feet to the North line of said Section 30; thence easterly along said North line approximately 250 feet to the POINT OF BEGINNING

Table 2.

Effect on Taxable Values

Year	Fiscal Year	Base Value	New Taxable Value 2.5% Increase	Captured Taxable Value
1	2016/2017	31,451,540	\$31,766,999	315,459
2	2017/2018	31,451,540	\$32,561,174	1,109,634
3	2018/2019	31,451,540	\$33,375,203	1,923,663
4	2019/2020	31,451,540	\$34,209,583	2,758,043
5	2020/2021	31,451,540	\$35,064,823	3,613,283
6	2021/2022	31,451,540	\$35,941,444	4,489,904
7	2022/2023	31,451,540	\$36,839,980	5,388,440
8	2023/2024	31,451,540	\$37,760,979	6,309,439
9	2024/2025	31,451,540	\$38,705,004	7,253,464
10	2025/2026	31,451,540	\$39,672,629	8,221,089
11	2026/2027	31,451,540	\$40,664,444	9,212,904
12	2027/2028	31,451,540	\$41,681,055	10,229,515
13	2028/2029	31,451,540	\$42,723,082	11,271,542
14	2029/2030	31,451,540	\$43,791,159	12,339,619
15	2030/2031	31,451,540	\$44,885,938	13,434,398
16	2031/2032	31,451,540	\$46,008,086	14,556,546
17	2032/2033	31,451,540	\$47,158,288	15,706,748
18	2033/2034	31,451,540	\$48,337,246	16,885,706
19	2034/2035	31,451,540	\$49,545,677	18,094,137
20	2035/2036	31,451,540	\$50,784,319	19,332,779

*Used 1.025 CPI except for Year 1, Used 1.003 CPI

Percentage of Taxes Captured

City	Millage Rate	Percentage Capture
Operating	16.3563	44.46%
Waste	2.9531	8.03%
Library	1.4914	4.05%
Recreation	0.5000	1.36%
PS345	7.0000	19.03%
Headlee	1.1437	3.11%
Public Safety	2.0000	5.44%
	31.4445	85.47%
County**		
Operating	3.0675	8.34%
Parks & Rec	0.1807	0.49%
HCMA**	0.1609	0.44%
OCC**	1.1864	3.22%
OCPTA**	0.7498	2.04%
	5.3453	14.53%
Total Millages	36.7898	100%

** Used 75% of 2015 millage rate (County Operating 4.09, Parks & Rec 0.2410, HCMA 0.2146, OCC 1.5819, OCPTA 0.9998)

Table 3.

*Used 1.025 CPI except for **Year 1, Used 1.003CPI**

**Used 75% of 2015 millage rate (County Operating 4.09, Parks & Rec 0.2410, HCMA 0.2146, OCC 1.5819, OCPTA 0.9998)

Non-City Millage Breakdown

Year	Fiscal Year	Base Value	NewTaxable Value 2.5% Increase	Captured Taxable Value	City Millage Rate	City Tax Increment Revenue	Non-City Millage Rate	Non-City Tax Increment Revenue	Total Annual Tax Increment Revenue
1	2016/2017	31,451,540	\$ 31,766,999	\$ 315,458.95	31.4445	\$ 9,919.45	5.3453	\$ 1,686.22	\$ 11,606
2	2017/2018	31,451,540	\$ 32,561,174	\$ 1,109,633.92	31.4445	\$ 34,891.88	5.3453	\$ 5,931.33	\$ 40,823
3	2018/2019	31,451,540	\$ 33,375,203	\$ 1,923,663.27	31.4445	\$ 60,488.63	5.3453	\$ 10,282.56	\$ 70,771
4	2019/2020	31,451,540	\$ 34,209,583	\$ 2,758,043.35	31.4445	\$ 86,725.29	5.3453	\$ 14,742.57	\$ 101,468
5	2020/2021	31,451,540	\$ 35,064,823	\$ 3,613,282.93	31.4445	\$ 113,617.88	5.3453	\$ 19,314.08	\$ 132,932
6	2021/2022	31,451,540	\$ 35,941,444	\$ 4,489,903.51	31.4445	\$ 141,182.77	5.3453	\$ 23,999.88	\$ 165,183
7	2022/2023	31,451,540	\$ 36,839,980	\$ 5,388,439.59	31.4445	\$ 169,436.79	5.3453	\$ 28,802.83	\$ 198,240
8	2023/2024	31,451,540	\$ 37,760,979	\$ 6,309,439.08	31.4445	\$ 198,397.16	5.3453	\$ 33,725.84	\$ 232,123
9	2024/2025	31,451,540	\$ 38,705,004	\$ 7,253,463.56	31.4445	\$ 228,081.53	5.3453	\$ 38,771.94	\$ 266,853
10	2025/2026	31,451,540	\$ 39,672,629	\$ 8,221,088.65	31.4445	\$ 258,508.02	5.3453	\$ 43,944.19	\$ 302,452
11	2026/2027	31,451,540	\$ 40,664,444	\$ 9,212,904.37	31.4445	\$ 289,695.17	5.3453	\$ 49,245.74	\$ 338,941
12	2027/2028	31,451,540	\$ 41,681,055	\$10,229,515.48	31.4445	\$ 321,662.00	5.3453	\$ 54,679.83	\$ 376,342
13	2028/2029	31,451,540	\$ 42,723,082	\$11,271,541.86	31.4445	\$ 354,428.00	5.3453	\$ 60,249.77	\$ 414,678
14	2029/2030	31,451,540	\$ 43,791,159	\$12,339,618.91	31.4445	\$ 388,013.15	5.3453	\$ 65,958.96	\$ 453,972
15	2030/2031	31,451,540	\$ 44,885,938	\$13,434,397.88	31.4445	\$ 422,437.92	5.3453	\$ 71,810.89	\$ 494,249
16	2031/2032	31,451,540	\$ 46,008,086	\$14,556,546.33	31.4445	\$ 457,723.32	5.3453	\$ 77,809.11	\$ 535,532
17	2032/2033	31,451,540	\$ 47,158,288	\$15,706,748.49	31.4445	\$ 493,890.85	5.3453	\$ 83,957.28	\$ 577,848
18	2033/2034	31,451,540	\$ 48,337,246	\$16,885,705.70	31.4445	\$ 530,962.57	5.3453	\$ 90,259.16	\$ 621,222
19	2034/2035	31,451,540	\$ 49,545,677	\$18,094,136.84	31.4445	\$ 568,961.09	5.3453	\$ 96,718.59	\$ 665,680
20	2035/2036	31,451,540	\$ 50,784,319	\$19,332,778.76	31.4445	\$ 607,909.56	5.3453	\$ 103,339.50	\$ 711,249
						\$5,736,933.04		\$ 975,230.27	\$ 6,712,163.31

<u>County Operating</u>	<u>County Parks and Recreation</u>	<u>HCMA</u>	<u>OCC</u>	<u>OCPTA</u>
0.0030675	0.0001807	0.0001609	0.0011864	0.0007498
\$ 967.67	\$ 57.00	\$ 50.76	\$ 374.26	\$ 236.53
\$ 3,403.80	\$ 200.51	\$ 178.54	\$ 1,316.47	\$ 832.00
\$ 5,900.84	\$ 347.61	\$ 309.52	\$ 2,282.23	\$ 1,442.36
\$ 8,460.30	\$ 498.38	\$ 443.77	\$ 3,272.14	\$ 2,067.98
\$11,083.75	\$ 652.92	\$ 581.38	\$ 4,286.80	\$ 2,709.24
\$13,772.78	\$ 811.33	\$ 722.43	\$ 5,326.82	\$ 3,366.53
\$16,529.04	\$ 973.69	\$ 867.00	\$ 6,392.84	\$ 4,040.25
\$19,354.20	\$ 1,140.12	\$ 1,015.19	\$ 7,485.52	\$ 4,730.82
\$22,250.00	\$ 1,310.70	\$ 1,167.08	\$ 8,605.51	\$ 5,438.65
\$25,218.19	\$ 1,485.55	\$ 1,322.77	\$ 9,753.50	\$ 6,164.17
\$28,260.58	\$ 1,664.77	\$ 1,482.36	\$ 10,930.19	\$ 6,907.84
\$31,379.04	\$ 1,848.47	\$ 1,645.93	\$ 12,136.30	\$ 7,670.09
\$34,575.45	\$ 2,036.77	\$ 1,813.59	\$ 13,372.56	\$ 8,451.40
\$37,851.78	\$ 2,229.77	\$ 1,985.44	\$ 14,639.72	\$ 9,252.25
\$41,210.02	\$ 2,427.60	\$ 2,161.59	\$ 15,938.57	\$ 10,073.11
\$44,652.21	\$ 2,630.37	\$ 2,342.15	\$ 17,269.89	\$ 10,914.50
\$48,180.45	\$ 2,838.21	\$ 2,527.22	\$ 18,634.49	\$ 11,776.92
\$51,796.90	\$ 3,051.25	\$ 2,716.91	\$ 20,033.20	\$ 12,660.90
\$55,503.76	\$ 3,269.61	\$ 2,911.35	\$ 21,466.88	\$ 13,566.98
\$59,303.30	\$ 3,493.43	\$ 3,110.64	\$ 22,936.41	\$ 14,495.72
\$ 559,654	\$ 32,968.05	\$ 29,356	\$ 216,454	\$ 136,798.24

<u>County Operating</u>	<u>County Parks and Recreation</u>	<u>HCMA</u>	<u>OCC</u>	<u>OCPTA</u>
3.0675	0.1807	0.1609	1.1864	0.7498

**CITY OF OAK PARK
MICHIGAN
APPLICATION FOR SPECIAL EVENT LICENSE**

Today's Date: January 13, 2016

Applicant Information

Applicant/Business Name: City of Oak Park, Oak Park Arts and Cultural Commission - City Liaison Denise DeSantis

Applicant/Business Address: 14300 Oak Park Blvd., Oak Park, MI 48237

Phone number: (248) 691-7589 E-Mail Address: ddesantis@ci.oak-park.mi.us

Relation of applicant to business: City Liaison for the Commission.

Has applicant ever been convicted of a felony? Yes No

Owner Information

Owner or manager of site: City of Oak Park Phone: (248) 691-7402

Names and addresses of partners or officers of corporation:

City Council/City Clerk's Office, City of Oak Park

Event Information

Proposed date(s) of event: 02/01/2016 Has this event been held previously? Yes No

Address or location of event: City Hall Lobby

Is this a City owned park? Yes

If this event is to take place in a City owned park, have you received and do you agree to abide by the City's ~~Parks and Recreation~~ rules and regulations? Yes No

Nature, purpose, and detailed description of event: The City of Oak Park Arts and Cultural Commission proposes to have an artist appreciation ceremony before the next City Council meeting on Monday, February 1, between 5-7 p.m. in the City Hall Lobby where the art is displayed.

Will the event be open to the public? Yes No

If yes, please describe how so: It is a public event to celebrate Robert Mirek's work that has been displayed in the City for the last six months. He will be taking his art down. OPAAC hopes to hold artist receptions for all incoming artists in the future prior to City Council meetings when new artists have new art to showcase. Occasionally, they will propose to hold a artists appreciation ceremony for those leaving.

Estimated number of people attending event? Approx. 120 to invite Hours of Event: 5 to 7 p.m.

** Request fee waiver - Board and Commission Event.*

Are you requesting to have a parade? Yes No **If yes, please attach a map of the parade route**

Where will the parade participants be walking? Sidewalks Streets

Will the parade require streets to be blocked off? Yes No

If yes, how many streets/intersections will need to be blocked : _____

Please attach a sign off from the residences located on the affected streets, indicating that they are aware of the event to take place, the date, times and location.

Food Services

Will food or beverages be sold at event? Yes No, if yes please list type(s) of food to be sold:
Light hors-d'oeuvre, finger foods and refreshments - cheese and cracker trays, punch or bottled beverage donated by Commissioners.

Will the food be prepackaged or prepared on site: Cheese and cracker trays from deli. Bottled beverage and water from store.

Please note: If your application is approved and you plan to prepare food on site, you will need to contact the Oakland County Health Department at 248-424-7000 for inspection. You will also need to provide temporary water services at the site where the food is prepared.

Mechanical Amusement

Will there be any mechanical rides at event? Yes No, if yes, please provide the name and the address of amusement operators: _____

Will the event have a moonwalk? Yes No, if yes, please provide the name and address of Company/Entity providing moonwalk: _____

Will the event have video games, etc.? If so, please provide the names and address of company providing the Games: No

Please Note: You must provide proof of insurance for all mechanical rides, moonwalks, circus rides/games, etc. The City of Oak Park must be listed on the insurance certificate as "additionally insured." A copy of the City Ordinance with required liability insurance coverage for these events is attached. Also, certification by the State of Michigan Department of Labor is required for all mechanical amusement devices and rides.

Technical/Support

Will the event require use of electrical supply source? Yes No, if yes, please describe:

Will sanitary facilities be required at event? Yes No

Will tent(s) be used at the event? Yes No, if yes, please state size(s) of tent:

Will the event have banners displayed? Yes No, if so, please provide the number of signs and dimension(s): The artist already has his art displayed in the lobby. Any additional signage would be provided on easels.

Please Note: If a temporary generator or electric supply source is provided, you must provide an Electrical permit by a licensed electrical contractor. Also, you will need certification of flame spread rates of all canvas and/or cloth enclosures.

Other possible Special Event requirements include: additional application, inspection and bond fees, temporary sign permit.

The fee for a Special Event application is \$100: The fee is non-refundable. Once an application is received, the City Clerk's Office will send copies of the application to the following departments: City Manager, Public Safety, Public Works, and Recreation. Each department will review the application and provide a written estimate of services they will need to provide, along with man-hours and costs (if any). The City Clerks' office will contact the applicant to inform them of the additional costs involved. At that time the applicant can decide whether or not to proceed with the event. If so, the event will be placed on the City Council agenda for approval.

Should any of the above information prove to be inaccurate or untruthful, it will be grounds to deny the applicant's request or revoke any approvals. I hereby certify the above information to be true and accurate to the best of my knowledge.



Applicant's Signature

State of Michigan

ss

County of _____

Subscribed and sworn to before me, a Notary Public this _____ day of _____ 20____, by

_____.

My Commission expires: _____

Notary Public

SPECIAL EVENT LICENSE APPLICATION FEE ESTIMATION
Oak Park Arts and Cultural Commission
(Artist Appreciation Reception – City Hall Lobby)

DATE: February 1, 2016

<u>DEPARTMENT</u>	<u>SERVICES</u>	<u>ESTIMATED HOURS</u>	<u>ESTIMATED COST</u>
TECHNICAL AND PLANNING <i>Rob Barrett</i>	N/A	N/A	N/A
PUBLIC SAFETY <i>Steve Cooper</i>	N/A	N/A	N/A
RECREATION <i>Julie Hall</i>	N/A	N/A	N/A
DPW <i>Kevin J. Yee</i>	N/A	N/A	N/A
ADDITIONAL <i>Administration</i>	Food and Set up provided by Commission, Staff Liaison to supervise event, No food or drink in Chamber signs posted. Application Fee Waiver Requested	2.5 Hours	None \$100 fee waiver requested

**GARAN
LUCOW
MILLER P.C.**

GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991**Invoice 450791****January 11, 2016**Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327*Re: Judy Kish and Joyce Bannon, et al v City of
Oak Park**Client 7406
Matter 31***Statement for City Attorney Legal Services**

For Legal Services Rendered Through Thursday, December 31, 2015

\$279.00**Fee Total****Total Costs Advanced****\$0.00****Total Fees and Disbursements: \$279.00**

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*



1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 450792
January 11, 2016

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

*Re: Tina Polk and Richard Newton v City of Oak
Park, County of Oakland, et al.*

*Client 7406
Matter 24*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Thursday, December 31, 2015

\$4,251.00

Fee Total

Costs Advanced:

Date	Description	Amount
12/02/15	Fee for electronic filing in Oakland County - Defendant City of Oak Park's Response to Plaintiffs' Motion for Certification of a Case as a Class Action	8.24
12/14/15	Fee for electronic filing in Oakland County - Defendant City of Oak Park's Motion for Summary Disposition, Brief in Support, Notice of Hearing and Proof of Service	28.84
12/15/15	Fee for electronic filing in Oakland County - Corrected Exhibits A-D to Defendant City of Oak Park's Motion for Summary Disposition	8.24
12/15/15	Reproduction Charges 9 @ 0.15	1.35
12/15/15	Reproduction Charges 34 @ 0.15	5.10
12/15/15	Reproduction Charges 38 @ 0.15	5.70
12/16/15	Travel to/from Oakland County Circuit Court for attendance at Plaintiff's Motion for Class Certification 83 @ 0.58	47.73
12/18/15	Reproduction Charges	0.30

Costs Advanced:

Date	Description	Amount
12/23/15	2 @ 0.15 Reproduction Charges	0.15
	1 @ 0.15	
	Total Costs Advanced	\$105.65

Total Fees and Disbursements: \$4,356.65

Invoices for legal services are due upon receipt. To ensure proper application of your payment, Please indicate our invoice number and client/matter number on your remittance.

**GARAN
LUCOW
MILLER P.C.**
GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 450793
January 11, 2016

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

Re: In Re: City of Oak Park

Client 7406
Matter 1

Statement for City Attorney Legal Services

For Legal Services Rendered Through Thursday, December 31, 2015

\$11,667.00

Fee Total

Costs Advanced:

Date	Description	Amount
12/03/15	Reproduction Charges 2 @ 0.15	0.30
12/04/15	Reproduction Charges 17 @ 0.15	2.55
12/15/15	Reproduction Charges 4 @ 0.15	0.60
12/22/15	Reproduction Charges 5 @ 0.15	0.75
12/22/15	Reproduction Charges 8 @ 0.15	1.20
12/30/15	Reproduction Charges 1 @ 0.15	0.15
	Total Costs Advanced	\$5.55

Total Fees and Disbursements: \$11,672.55



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016

AGENDA #

SUBJECT: Second Reading - Recommendation of the Planning Commission for a Zoning Ordinance amendment to amend Appendix A – Zoning, Section 1930 of Article XIX, Section 802 of Article VIII, and Section 1401 of Article XIV.

DEPARTMENT: Community & Economic Development

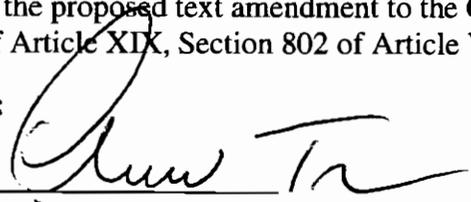
SUMMARY: At the November 9, 2015 meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Ordinance. Additional changes were made after the special city council meeting on December 7th. First reading and presentation occurred on January 4, 2016 with approval from city council. The proposed text amendments make adjustments to the liquor licensing requirements as follows:

- All references to “beer and wine” throughout Zoning Ordinance are changed to the all-encompassing “alcoholic liquor”.
- Section 1930 D & E are removed and relocated to General City Code, Section 2, Section 6-55, (1) and (3) respectively. Item E addresses the Hours of operation which are changed to be consistent with Michigan Liquor Control allowed hours of operation.
- Section F is changed to follow State Law with one additional requirement of no properties adjacent to a place of worship or school be allowed to qualify for a license unless they receive written approval from the adjacent place of worship or school and it is approved by city council. The spacing requirement has been modified to follow the Michigan Liquor Control Code measurement practice and excludes any adjacent properties to a school or place of worship with the option of a waiver. In addition, the spacing requirement only refers to schools and places of worship and no longer from parks. A provision has been added similar to the Michigan Liquor Control Code that allows City Council to waive the spacing requirement if the school or place of worship does not object to the restaurant serving alcohol and City Council determines the establishment will not adversely affect the operation of the school or place of worship. A motion made by council member Rich, and approved by city council, the letter “s” should be removed at the end of the word liquors.

FINANCIAL STATEMENT: Not applicable

RECOMMENDED ACTION: The City Council consider accepting the recommendation of the Planning Commission of the proposed text amendment to the City of Oak Park Zoning Ordinance, Appendix A – Zoning, Section 1930 of Article XIX, Section 802 of Article VIII, and Section 1401 of Article XIV.

APPROVALS:

City Manager: 

Director: 

EXHIBITS: ordinance

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

ORDINANCE NO.

AN ORDINANCE TO AMEND APPENDIX A - ZONING, OF THE CODE OF ORDINANCES, CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTION 1930 OF ARTICLE XIX, SECTION 802 OF ARTICLE VIII, AND SECTION 1401 OF ARTICLE XIV.

THE CITY OF OAK PARK ORDAINS:

SECTION 1. Article XIX, Special Land Uses, Section 1930, Restaurants Serving Beer or Wine, of Appendix A-Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows:

Sec. 1930. Restaurants Serving Alcoholic Liquor.

Restaurants, serving alcoholic liquor may be permitted in certain districts specified in this ordinance, if the establishment is continually operated according to the following

- A. There shall at all times be maintained and provided culinary facilities to cook and prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than ~~40~~ **20** patrons at any time.
- B. ~~The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises. (This provision included in the General City Code, Section 2, Section 6-55, (1))~~
- C. Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aisle ways. Public restroom facilities shall not be considered in this determination.
- D. ~~During any 90 day period, no more than 50 percent of the gross revenues of the establishment shall be derived from the sale of alcoholic liquor. Admission charges or cover charges which exceed ten percent of the establishment's gross revenues shall be considered as derived from the sale of alcoholic liquor for purposes of determining the percentage of sales of alcoholic liquor. Sales of food or alcoholic liquor to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales of alcoholic liquor. (This provision moved to General City Code Section 2, Section 6-55, (3))~~
- E. ~~Restaurants, serving alcoholic liquor are required to stop serving alcoholic beverages no later than 12:00 a.m. (midnight), and otherwise operate consistent with the hours established by the liquor control commission for such establishments. (This provision included in the General City Code)~~
- F. ~~The proposed restaurant, serving liquor, beer or wine is not located within 500 feet of a school park, or place of worship, regardless of community boundaries. Measurement of distances between restaurants, serving beer and wine and a school, park, or place of worship shall be from the outermost boundaries of the parcel or lot of each use. The proposed restaurant is not located within 500 feet of a church or school building. The distance between the church or school building and the contemplated location shall be~~

measured along the center line of the street or streets of address between 2 fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the church or school building nearest to the contemplated location and from the part of the contemplated location nearest to the church or school building. Notwithstanding the stated distance requirements, no proposed restaurant will be permitted to serve alcoholic liquors if the restaurant is located on a parcel of land adjacent to a parcel of land with a church or school building. This provision may be waived by the City Council if the affected school(s) or place(s) of worship, through its duly appointed or elected governing body, affirmatively waives, in writing, its right to object to the restaurant and the City Council determines that the restaurant will not adversely affect the operation of the school or place of worship.

- G. The layout of the site of the proposed restaurant, serving alcoholic liquor and its relationship to streets providing access to the site shall be in a manner that vehicular and pedestrian traffic to and from the proposed restaurant, serving alcoholic liquor and the potential assembly of persons connected therewith, will not be hazardous, endangering, or inconvenient to the surrounding neighborhood and commercial district.
- H. The proposed restaurant, serving alcoholic liquor will be compatible with adjacent uses of land, considering the proximity of residential dwellings, churches, schools, public structures, and other places of public gatherings.
- I. The proposed restaurant, serving alcoholic liquor will not be contrary to the public interest or injurious to nearby properties.
- J. The proposed restaurant, serving alcoholic liquor will not have the possible effect of downgrading and blighting the surrounding neighborhood.
- K. The proposed restaurant, serving alcoholic liquor will not reasonably be expected to diminish the value of properties in the immediate area.

SECTION 2. Section 802, Special Land Uses, L, of Article VIII, B-2, General Business Districts, of Appendix A- Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows:

- L. Restaurants serving ***alcoholic liquor*** ~~beer or wine~~, subject to the provisions specified in section 1930.

SECTION 3. Section 1401, Permitted uses, F. Special Land Uses, 1, of Article XIV, PUD, Planned Unit Development Districts of Appendix A- Zoning, of the Code of Ordinances, City of Oak Park, is hereby amended to read as follows.

- 1. Restaurants serving ***alcoholic liquor*** ~~beer or wine~~, subject to the provisions specified in Section 1930.

SECTION 4. **SEVERABILITY.**

No other portion, paragraph or phrase of the Code of Ordinances, City of Oak Park, Michigan, shall be affected by this ordinance except as to the above section, and in the event any portion, section or subsection of this

ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park.

SECTION 5. EFFECTIVE DATE.

This ordinance shall be published as required by the Charter of the City of Oak Park and by the Michigan Zoning Enabling Act, and shall become effective ten (10) days from the date of its passage or upon the expiration of seven (7) days after its publication, whichever is later.

MADE, PASSED AND ADOPTED by the City Council of the City of Oak Park on this ____ day of ____ 2016.

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 Commission of the City of Oak Park at its regular meeting held on ____ 2016.

T. Edwin Norris, City Clerk



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016

AGENDA #

SUBJECT: Second Reading - Recommendation to amend Chapter 6, Article I, Section 6-1; and Article III, Sections 6-54, 6-55, and 6-58 of the General Code of Ordinances

DEPARTMENT: Community & Economic Development

SUMMARY: The following text amendments are proposed to our Tavern license ordinance to allow for the voter approved Class "C" liquor licenses. The amendments take into consideration practices in other communities. Great consideration was given to the residents of the community and business owners who would apply for the licenses. These changes reflect that and city council recommendations as well. Minor changes have been suggested. The proposed text amendments make adjustments to the liquor licensing requirements in the General Code as follows:

- Sec 6-1 – Definitions – Council member Rich made a motion that was approved by city council to add the actual definition into Section 6.1 instead of referring to State Law.

Current Language

Sec. 6-1. - Definitions.

The meaning of the terms "alcoholic liquor" and "license" when used in this chapter shall be as defined by state law.

(Code 1973, § 4-1)

Cross reference— Definitions generally, § 1-2.

State Law reference— Definitions, MCL 436.2 et seq.

Proposed Amendment

Section 6-1, Definitions Chapter 6, Alcoholic Liquors, Article I, In General, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-1. – Definitions.

The following definitions shall apply when used in this chapter:

Alcoholic liquor. Any spirituous, vinous, malt, or fermented liquor, powder, liquids, and compounds, whether or not medicated, proprietary, patented, and by whatever name called, containing 1/2 of 1% or more of alcohol by volume that are fit for use for food purposes or

beverage purposes as defined and classified by the Michigan Liquor Commission according to alcoholic content as belonging to 1 of the varieties defined in the Michigan Liquor Code.

License. A contract between the Michigan Liquor Commission and the licensee granting authority to that licensee to manufacture and sell, or sell, or warehouse alcoholic liquor in the manner provided by the Michigan Liquor Code.

(Code 1973, § 4-1)

- Sec 6-54 (f) is added as a recommendation by the City Clerk's office.
(f) Pursuant to the Michigan Liquor Control Code, liquor licenses issued by the Michigan Liquor Control Commission shall expire on April 30 of each year unless a different date is fixed by the Commission. (added at the recommendation of the City Clerk's office)
- Sec. 6-55 (1) is removed and moved to Zoning Article XIX, Special Land Uses, Section 1930 A
~~(1) There shall at all times be maintained and provided culinary facilities to cook or prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than 40 patrons at any time.~~ (moved to Zoning Article XIX, Special Land Uses, Section 1930_A)
- 6-55 (3) is removed and added to Zoning Article XIX, Special Land Uses, Section 1930 C
~~(3) Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aiseways. Public restroom facilities shall not be included in this determination.~~ (moved to zoning Article XIX, Special Land Uses, Section 1930_C)
- Sec 6-55 (4) removes the 90 day review of revenues and will still require an annual review.
~~(4) That during any 90 day period, n~~ Not more than 50 percent of the gross revenues of the establishment will be or is derived from the sale of alcoholic beverages-liquor. Sales of food or alcoholic beverages-liquor to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales to alcoholic beverages.
- Sec 6-55 (5) has text amendments to allow for admission and cover charges if included in the establishment's plan of operation or by special event permit request.
(5) No admission fees or cover charges shall be levied on any patrons except as approved either through a special event permit or as outlined in the establishment's plan of operation as approved by the city council.:
- Section 6-55 (6) is changed to follow liquor control hours of operation.
(6)(3) Restaurants shall stop serving alcoholic beverages at 12:00 a.m. (midnight) are required to operate consistent with the hours established by the Liquor Control Commission for such establishments.

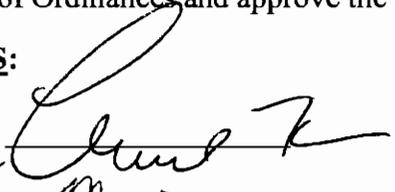
FINANCIAL STATEMENT: Not applicable

RECOMMENDED ACTION: The City Council approve the second reading of text

amendments to Chapter 6, Article I, Section 6-1; Article II, Sections 6-54, 6-55, and 6-58 of the General Code of Ordinances and approve the Second Reading

APPROVALS:

City Manager:



Director:



Finance Director:

EXHIBITS: ordinance

|

CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 6, ALCOHOLIC LIQUORS, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK BY AMENDING ARTICLE I, IN GENERAL, SECTION 6-1; AND ARTICLE III, REGULATION OF ON-THE-PREMISES CONSUMPTION, OF CHAPTER 6, ALCOHOLIC LIQUORS, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK BY AMENDING SECTIONS 6-54, 6-55, and 6-58 THEREOF.

THE CITY OF OAK PARK ORDAINS:

SECTION 1. Section 6-1, Definitions, of Article I, In General, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-1 – Definitions.

The meaning of the terms "alcoholic liquor" and "license" when used in this chapter shall be as defined by state law. The following definitions shall apply when used in this chapter:

Alcoholic liquor. Any spirituous, vinous, malt, or fermented liquor, powder, liquids, and compounds, whether or not medicated, proprietary, patented, and by whatever name called, containing 1/2 of 1% or more of alcohol by volume that are fit for use for food purposes or beverage purposes as defined and classified by the Michigan Liquor Commission according to alcoholic content as belonging to 1 of the varieties defined in the Michigan Liquor Code.

License. A contract between the Michigan Liquor Commission and the licensee granting authority to that licensee to manufacture and sell, or sell, or warehouse alcoholic liquor in the manner provided by the Michigan Liquor Code.

(Code 1973, § 4-1)

Cross reference— Definitions generally, § 1-2.

State Law reference— Definitions, MCL 436.2 et seq.

SECTION 2. Section 6-54, Licensing Policy, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-54. – Licensing policy.

(a) No person shall engage in the business of selling alcoholic liquor for consumption on the premises in the City of Oak Park without first obtaining a liquor license, as required by the statutes of the State of Michigan and the City of Oak Park Code of Ordinances.

(b) The city council may establish by resolution the number and type of establishments within the city in which the sale or consumption of alcoholic liquor shall be permitted for consumption on the premises. The number of such establishments may be less, but in no case greater than the number of such establishments permitted by Michigan law.

(c) New licenses and related permits, transfers of ownership of existing licenses, and transfers of licenses into the city shall require the prior approval, and is at the sole discretion of, the city council.

(d) An annual review shall be conducted of all existing licenses and related permits in the City of Oak Park.

(e) No person shall engage in the business of selling alcoholic liquor for consumption on the premises in the City of Oak Park without first obtaining a special land use approval, as required by the Zoning Act, and entering into a contract with the City of Oak Park.

(f) Pursuant to the Michigan Liquor Control Code, liquor licenses issued by the Michigan Liquor Control Commission shall expire on April 30 of each year unless a different date is fixed by the Commission. (added at the recommendation of the City Clerk's office)

(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 23. Section 6-55, Restaurant Requirements, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 6-55. – Restaurant requirements.

~~(a)~~ The city council shall not approve any application for a new, a renewal, or transfer into the city of a license to sell alcoholic liquor for consumption on the premises unless the use of the license is in connection with and incidental to a restaurant operation meeting the following requirements and performance standards:

~~(1) There shall at all times be maintained and provided culinary facilities to cook or prepare food, and tables and seating areas to accommodate dining on the premises by not fewer than 40 patrons at any time. (moved to Zoning Article XIX, Special Land Uses, Section 1930 A)~~

~~(2)~~(1) The proprietor shall make available a varied menu of food items consisting of not less than ten such food items cooked or prepared on the premises.

~~(3)~~ Not more than 50 percent of the gross floor area open to the general public shall be used for purposes other than seating for diners, consisting of tables, chairs, booths, and necessary aiseways. Public restroom facilities shall not be included in this determination. (moved to zoning Article XIX, Special Land Uses, Section 1930 C)

~~(4)~~(2) That during any 90-day period, ~~no~~Not more than 50 percent of the gross revenues of the establishment will be or is derived from the sale of alcoholic beverages~~liquor~~. Sales of food or alcoholic beverages~~liquor~~ to hotel or motel guests for consumption within their private rooms shall not be considered in determining the percentage ratio of sales to alcoholic beverages.

~~(5)~~No admission fees or cover charges shall be levied on any patrons **except as approved either through a special event permit or as outlined in the establishment's plan of operation as approved by the city council.**

~~(6)~~(3) Restaurants shall stop serving alcoholic beverages at 12:00 a.m. (midnight)are required to operate consistent with the hours established by the Liquor Control Commission for such establishments.

(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 34. Section 6-58, Review Procedures, of Article III, Regulation of On-the-Premises Consumption, of Chapter 6, Alcoholic Liquors, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

(a) *City clerk processing.* Upon receipt of an application and fee, as provided herein, the clerk shall distribute the application to appropriate departments within the city for certifications necessary for city council approval, as follows:

(1) Certification by the city clerk that the proposed licensee has a current valid license for operation of a restaurant at the proposed licensed premises or meets applicable requirements for the issuance of such a license.

(2) Certification by the director of technical and planning services that the buildings or structures to which the license will apply meet all applicable building and property maintenance codes or that acceptable building plans for work which will satisfy all such codes have been submitted.

(3) Certification by the director of technical and planning services that the proposed licensed premises is appropriately zoned for the use and that any required zoning approvals, including site plan approval, have been applied for or obtained.

(4) Certification by the director of public safety based upon a finding that the proposed licensee or licensees are of good moral character.

(5) Certification by the director of public safety that the proposed licensed premises are in compliance with all applicable fire safety regulations.

(b) *Public hearing.*

- (1) When a completed application and fee including public hearing and notice have been received, the city council shall schedule a public hearing to consider the request for a new license and related permit, the transfer of ownership of an existing license, or the transfer of a license into the city.
- (2) Notice of the public hearing shall be provided to all property owners within ~~500~~300 feet of the proposed establishment, according to the tax records of the city.
- (3) Notice of the public hearing shall be provided to all current liquor license holders located in the city, school districts, private schools, public school academies, and churches located in the city.
- (4) The applicant or an authorized representative shall appear at the city council hearing and make a written and/or oral presentation concerning the request.

(c) ~~Review factors.~~ *Review factors.* In reviewing a request for a new license or related permit, a transfer of ownership of an existing license, or a transfer of a license into the city, the city council may consider and/or weigh the following factors:

- (1) Total number of similar licenses in the city.
- (2) Input from residents and surrounding business owners.
- (3) Impact of the establishment on surrounding businesses and neighborhoods.
- (4) Whether a proposed licensed premises is part of a multi-use project with substantial new retail, office, or residential components, and the size of the proposed licensed premises relative to the overall project or development.
- (5) Crowd control.
- (6) Parking availability.
- (7) Preservation or restoration of historic buildings.
- (8) Location in an underdeveloped area.
- (9) Concentration of establishments and impact on policing requirements.
- (10) Policing requirements.
- (11) Business history.
- (12) Business experience.
- (13) Liquor control commission violation history.
- (14) Percent of floor area devoted to dining versus bar area.
- (15) Size of bar area.
- (16) Overall benefit of the plan to the City of Oak Park.
- (17) Nonpayment of taxes or other payment due to the city.
- (18) Any other factor(s) that may affect the health, safety and welfare or the best interests of the community.

(d) *Restrictions on licenses.* No license shall be approved for:

- (1) An applicant or licensee whose license has been revoked for cause.
- (2) An applicant, who at the time of application or at renewal of any license issued hereunder, would not qualify or be eligible therefor.

- (3) A co-partnership, unless all of the members of such co-partnership shall qualify to obtain a license.
- (4) A corporation if any officer, manager or director thereof, or a stock owner or stockholders owning in the aggregate more than five percent of the stock of such corporation, would not be eligible to receive a license hereunder for any reason.
- (5) An applicant or licensee whose place of business is or will be conducted by a manager or agent, unless such manager or agent possesses qualifications similar to those required of the applicant or licensee.
- (6) An applicant or licensee who has been convicted or found responsible for a violation of any federal or state law or administrative rules of the Michigan Liquor Control Commission concerning the manufacture, possession or sale of alcoholic liquor, or similar violation of another state or country.
- (7) An applicant or licensee who does not own the premises for which a license is sought or have a lease therefor for the full period for which the license is issued.
- (8) Any law enforcement official or any member of the council, or to any such official having interest in any way, either directly or indirectly, in manufacture, sale or distribution of alcoholic liquor.
- (9) An applicant or licensee who does not have substantial management experience with entities having liquor licenses, or who, for other similar reasons, in the discretion of the city council, is not qualified to receive a license.
- (10) An applicant or licensee that has not submitted a site plan free from violations of the applicable building, electrical, mechanical, plumbing, or fire prevention codes, applicable zoning regulations, or applicable public health regulations;
- (11) Unless an applicant or licensee is selling ~~beer or wine~~ alcoholic liquor, demonstrably in connection with, and incidental to, a bona fide restaurant operation;
- (12) An applicant or licensee that where the city council has determined that the premises do not, or will not reasonably soon after commencement of operations, have adequate off-street parking, lighting, refuse disposal facilities, noise or nuisance control, or such new construction or remodeling as proposed would not be completed;
- (13) An applicant or licensee that where the city council has determined that the location proposed for a licensed liquor establishment will have an adverse effect on the community, with consideration given to traffic safety conditions, accessibility to major streets or highways, distance from public or private schools, impact on adjacent residential districts, zoning classifications and the availability of parking.
- (14) An applicant or licensee unless a valid special land use approval is lawfully maintained for the premises.
- (15) An applicant or licensee unless a valid contract has been entered into with the city.
- (16) An applicant determined to have been untruthful in the application submitted to the city or to have submitted an application or other documentation with material omissions of fact.

(e) *Approval.* After a review by staff and recommendation, and a public hearing, if the city council is satisfied that the establishment or operation will provide a benefit the City of Oak Park and constitute an asset to the community, it will adopt a resolution granting approval, subject to the satisfaction of any conditions stated in the resolution. Approval of a license shall be conditioned on any necessary remodeling or new construction for the use of the license be

completed within six months of the action of the city council or the Michigan Liquor Control Commission approving such license, whichever last occurs. Any unusual delay in the completion of such remodeling or construction may subject the license to revocation.
(Ord. No. O-15-615, § 1, 7-6-15)

SECTION 45. Savings Clause.

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby amended, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 65. Severability.

No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park shall be affected by this ordinance, except as to the above sections and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park.

SECTION 76. 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 _____, 20165.

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 _____, 2016.

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF:** January 19, 2016**AGENDA #**

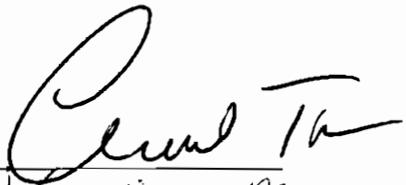
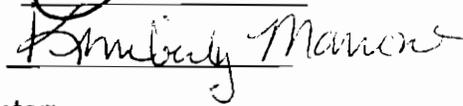
SUBJECT: Recommendation of the Planning Commission for a Zoning Ordinance text amendment to amend Article XII, PCD, Planned Corridor Development District, Section 1201 Permitted uses.

DEPARTMENT: Community & Economic Development, Planning Division

SUMMARY: At the January 11, 2016 meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Ordinance. The proposed text amendment would allow for health, fitness and exercise clubs as a permitted use in the PCD, Planned Corridor Development District.

The Planning Commission voted to recommend to the City Council adoption of the text amendment.

RECOMMENDED ACTION: The City Council consider accepting the recommendation of the Planning Commission and conduct the first reading of the proposed text amendment to the City of Oak Park Zoning Ordinance, Article XII, PCD, Planned Corridor Development District, Section 1201 Permitted uses.

APPROVALS:City Manager: Director: 

Finance Director: _____

EXHIBITS: Memorandum, proposed ordinance for adoption.

ORDINANCE NO.

AN ORDINANCE TO AMEND SECTION 1201, PERMITTED USES, OF ARTICLE XII, PCD, PLANNED CORRIDOR DEVELOPMENT DISTRICT, APPENDIX A, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN.

THE CITY OF OAK PARK, MICHIGAN ORDAINS:

SECTION 1. Article XII, PCD, Planned Corridor Development Districts, Appendix "A", Zoning, of the Code of Ordinances of the City of Oak Park, is hereby amended to read as follows:

Section 1201. Permitted uses.

- I. Health, fitness and exercise clubs.
- J. Accessory uses customarily incidental to the above permitted uses.
- k. Uses which, in the opinion of the planning commission based on findings of fact, are similar to the above permitted uses.

SECTION 2. Conflicting Provisions Repealed

All ordinances in conflict with the provisions of this ordinance are repealed only to the extent necessary to give this ordinance full force and effect; provided that all other provisions of the Oak Park Code of Ordinances as heretofore amended shall remain in full force and effect.

SECTION 3. Severability

No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park, Michigan shall be affected by this ordinance except as to the above sections, and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park, Michigan.

SECTION 4. Effective Date

This ordinance shall be published as required by the Charter of the City of Oak Park and shall become effective ten (10) days from the date of its passage or upon the expiration of seven (7) days after its publication, whichever is later.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park on this day of _____, 2016.

T. Edwin Norris, City Clerk

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 _____, 2016.

T. Edwin Norris
City Clerk

First Reading:
Second Reading:
Adopted:
Published:



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016 **AGENDA #**

SUBJECT: Reappointments to Election Commission

DEPARTMENT: City Clerk

SUMMARY: The term of office for Election Commission members is one-year and expires in January of each year, as specified by City Charter, Section 3.14.

Current Election Commission members Saul Chudnow and Lana Sherman have served since 2011, and have expressed interest in being reappointed for another term. Both Mr. Chudnow and Ms. Sherman have good attendance records and have performed their duties well during their tenure.

RECOMMENDED ACTION: To reappoint Saul Chudnow and Lana Sherman to the Election Commission for terms expiring January 1, 2017.

APPROVALS:

City Manager: _____

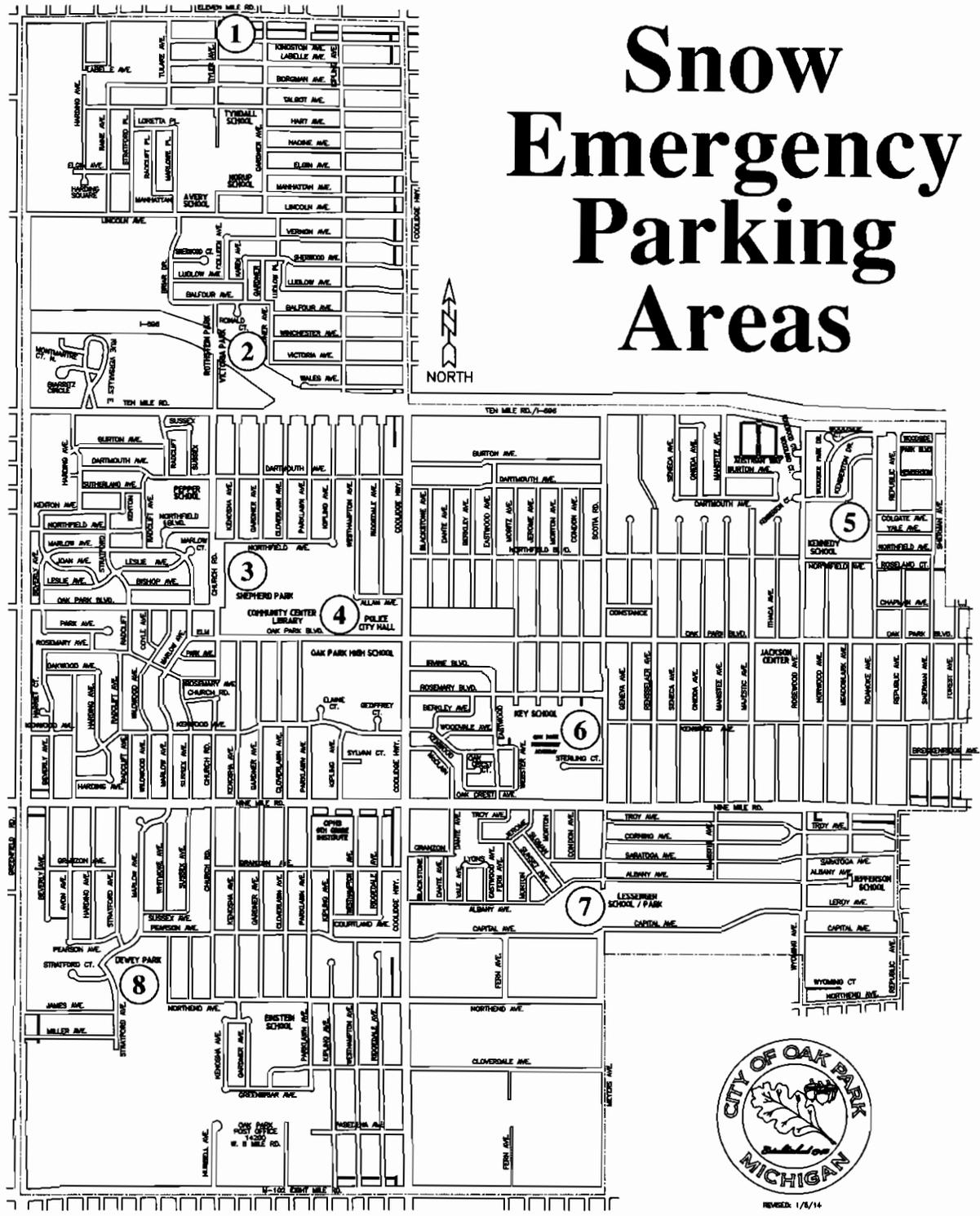
Department Director: _____

Finance Director: _____

City of Oak Park

15B

Snow Emergency Parking Areas



- | | |
|---------------------------------------|------------------------------|
| ① Eleven Mile Off-Street Parking Lots | ⑤ Best Park Parking Lot |
| ② Victoria Park Parking Lots | ⑥ Key Park Parking Lot |
| ③ Shepherd Park Parking Lots | ⑦ Lessenger Park Parking Lot |
| ④ City Complex Parking Lots | ⑧ Dewey Park Parking Lot |



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: January 19, 2016

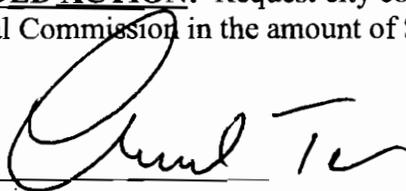
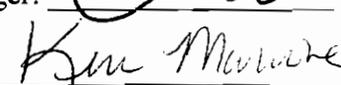
AGENDA #

SUBJECT: Summer Concert Series Grant Application**DEPARTMENT:** Community & Economic Development

SUMMARY: The Community & Economic Development Department in partnership with the Parks & Recreation Department are submitting an application to MCACA for 2016 mini-grant. The grant will fund 50% of the cost of the Summer Concert Series that were introduced last year. These concerts were a huge success and enjoyed by close to 1,000 people last summer. The concerts are scheduled to take place July 7, July 14, July 21, and July 28, 2016, from 7-8:30 pm in Shepherd Park, Pavilion One. A request will be made to the Arts & Cultural Commission to fund \$800 of the grant match for 2016 at their January meeting. In 2015 they helped fund the concert series in the amount of \$897.

FINANCIAL STATEMENT: The \$800 requested support from the Arts & Cultural Commission comes from line item 704.277.141 and is an escrow account.

RECOMMENDED ACTION: Request city council to approve the grant submission and expenditure by the Arts and Cultural Commission in the amount of \$800.

APPROVALS:City Manager: Directors: **EXHIBITS:** none

Michigan Council For Arts and Cultural Affairs ASSURANCES

A: The applicant has an established policy of equal opportunity without regard to race, color, religion, national origin, age, sex or disability. The applicant agrees to take steps necessary to correct any under-representation reported on the status report and achieve a reasonably representative work force at all levels of employment. The applicant has an established policy to provide equal opportunity on all programs, activities and services.

The applicant:

1. Agrees in all recruiting materials and advertisements to state that all job applicants will receive equal consideration for employment;
2. Agrees in all promotional materials and advertisements to state that all programs, activities and services will be provided equally; and
3. Agrees to post in conspicuous places, notices setting forth the law on equal opportunity in employment and public accommodations.

B: If the grant is awarded, the applicant gives assurances to the Michigan Council for Arts and Cultural Affairs, that the support funds will be administered by the applicant.

C: Any funds received under this grant shall not be used to supplant funds formally budgeted for same and that funds received will be used solely for the contracted activities.

D: The applicant has read and will conform to the Guidelines.

E: The filing of this application by the undersigned, officially authorized to represent the applicant organization has been duly approved by the governing board of the applicant organization.

- o This application was approved by the governing board on _____
- o This application is scheduled to be approved by the governing board on January 19, 201

If the application has not yet been approved by your governing board, notify the Council of the action taken as soon as possible.

If the notification of action by your governing board is not received prior to panel review, the application may not be recommended for funding.

Organization name: City of Oak Park

Grant Program: MCACA - Mini Grant

Authorized Official: (Cannot be the Project Director)

Name (typed) Erik Tungate, City manager Date 1/11/16

Signature: _____



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF:

January 19, 2016

AGENDA #

SUBJECT:

Approval of Board of Review Compensation and additional meeting dates

DEPARTMENT:

Finance/Assessing

SUMMARY:

The City Charter (Section 10.6) states that the rate of compensation for the Board of Review shall be established by City Council.

The City Charter (Section 10.7) states that the Board of Review shall meet on the second and fourth Monday in March for the purpose of hearing tax assessment appeals. The Assessing Department is requesting to schedule 1 additional date with the option to add additional dates if needed.

FINANCIAL STATEMENT:

RECOMMENDED ACTION:

City Council approve the rate of compensation for the Board of Review at \$80.00 for a full day and \$40.00 for a half day of service.

City Council approve holding the 2016 Board of Review meetings at City Hall on the following dates and times:

Monday	March 14, 2016	12:00 p.m. to 5:00 p.m. & 6:00 p.m. to 9:00 p.m.
Tuesday	March 22, 2016	6:00 p.m. to 9:00 p.m.
Monday	March 28, 2016	9:00 a.m. to 11:30 a.m. & 1:00 p.m. to 5:00 p.m.

APPROVALS:

City Manager:

Finance Director:

EXHIBITS:

Memo from Carl Johnson, Director of Finance
Memo from City Assessor



CITY OF OAK PARK

"The Family City"

INTER OFFICE MEMORANDUM

TO: City Council

DATE: January 11, 2016

FROM: Carl Johnson, Finance Director

SUBJECT: Board of Review Schedule and Compensation for Members

Section 10.6 of the City Charter states that the rate of compensation for the Board of Review members is to be established by City Council. The rate for the past several years has been \$80 for a full day of service and \$40 for a half day of service.

Section 10.7 of the City Charter states that the Board of Review shall meet the second and fourth Mondays in March for the purpose of hearing tax assessment appeals. This is a request to have City Council approve the addition of one half day with the option to add additional dates if needed.

It is my recommendation that City Council, approve compensation for Board of Review members consistent with compensation in past years (\$80 for a full day and \$40 for a half day) and approve the additional date requested by the City Assessor. If both items are approved the maximum cost of compensation for the March Board of Review members would be \$1,200 (see below):

	<u>Full Days</u>		<u>Half Days</u>		
Number of Board Members	6		6		
Number of days in session	<u>x2</u>		<u>x1</u>		
	12		6		
Cost per day	\$80		\$40		
Total	\$960	+	\$240	=	\$1,200

The \$1,200 amount would be the total amount paid if all members participated in every session scheduled, which has not been the case in recent years. Total compensation for the March Board of Review was \$520 in Fiscal Year 2014-2015.



CITY OF OAK PARK
"The Family City"

INTER OFFICE MEMORANDUM

TO: Carl Johnson, Finance Director

DATE: January 11, 2016

FROM: Martin D. Bush, City Assessor
MDB

SUBJECT: 2016 March Board of Review
Schedule

The City Charter states that the Board of Review shall meet the second and fourth Monday in March for the purpose of hearing assessment appeals (Section 10.7).

In past years, additional meeting dates have been required to hear appeals of those persons wishing to appeal their assessment(s). To preempt any scheduling problems, and to provide all persons aggrieved by their assessment the opportunity to appeal, I am requesting the City Council schedule one additional meeting date with the option to add additional dates if needed. If the City Council concurs, the 2016 March Board of Review will be in session as follows:

Monday	March 14, 2016	12:00 p.m. to 5:00 p.m. & 6:00 p.m. to 9:00 p.m.
Tuesday	March 22, 2016	6:00 p.m. to 9:00 p.m.
Monday	March 28, 2016	9:00 a.m. to 11:30 a.m. & 1:00 p.m. to 5:00 p.m.

The City Charter (Section 10.6) states that the City Council shall set the compensation of the members of the Board of Review. The rate for the past several years has been \$80 for a full day of service and \$40 for a half day of service. I recommend that the compensation for the Board of Review members remain at these rates.



CITY OF OAK PARK
"The Family City"

INTER OFFICE MEMORANDUM

TO: Carl Johnson, Finance Director

DATE: January 7, 2016

FROM: Martin D. Bush, City Assessor
MDB

SUBJECT: 2016 Board of Review
Poverty Exemption Policy

MCL 211.7u which deals with poverty exemption was significantly altered by PA 390 of 1994 and further amended by PA 620 of 2002. One of the provisions of this act is that local governing bodies are required to adopt guidelines that set income levels for their poverty exemption guidelines and that those income levels shall not be set lower than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. The City of Oak Park must annually review the Board of Review Poverty Policy and adjust the limits accordingly.

The income limitations adopted by Council for the 2015 Board of Review(s), were based on the federal poverty guidelines plus 50%. This has been the formula adopted by council since 2002. For 2016, it is recommended to adopt the attached total household income limits accordingly. This is necessary to stay in compliance of council's adopted policy of 1.5 times the federal poverty threshold.

PA 390 of 1994 also states that the poverty exemption guidelines established by the governing body of the local assessing unit **shall also include an asset level test**. An asset test means the amount of cash, fixed assets or other property that could be used, or converted to cash for use in the payment of property taxes. The asset test should calculate a maximum limit permissible and all other assets above that amount should be considered as available for payment of property taxes.

It is recommended that City Council adopt the attached policy to be in compliance with the Act.

CITY OF OAK PARK

2016 POVERTY EXEMPTION POLICY

1. Applicants must be the owner(s) of, and at least one must be an occupant of, the home for which the exemption is being sought. Proof of ownership and residency will be required (deed or land contract, and driver's license or voter's registration card) if it is not already on record with the City of Oak Park Assessor's Office.

2. **Applicants will not be eligible for consideration unless they meet the following adopted guidelines as of December 31, 2015. This includes all individuals currently residing in the household, as well as any co-owners who are not residing in the household:**

INCOME LIMIT

Income limits shall be those established by the Oak Park City Council, in adherence with Public Act 390 of 1994. For tax year 2015, applicable income limits are as follows:

<u># in Household</u>	<u>2015 Total Household Resources Cannot Exceed</u>
1	\$17,655/yr.
2	\$23,895/yr.
3	\$30,135/yr.
4	\$36,375/yr.
5	\$42,615/yr.
6	\$48,855/yr.
	add \$6,240/yr. for each additional person

ASSET LIMIT

Combined assets cannot exceed the applicant's projected 2016 property taxes +25%. Assets include: cash, checking, savings, money market, IRA's, annuities, investments of *any* type (eg. stocks & bonds, or other such liquid assets), boats, recreational vehicles, or other property. Assets do not include the applicant's homestead.

3. **Meeting the above guidelines will not necessarily result in a property tax reduction.** The amount of reduction, if any, will be equal to the difference between line 45 and line 35 on a simulated MI-1040CR (Michigan Homestead Property Tax Credit Claim), using the applicant's 2015 total household income and their projected 2016 property taxes.

4. The above guidelines shall apply to each applicant unless the Board determines there are substantial and compelling reasons to make an exception. If there is a deviation from these guidelines, the reasons shall be communicated in writing to the applicant.

5. All applicants must obtain the proper application from the Assessor's Office, complete the entire application, attach all documentation requested (see back), sign the application and have it notarized.

6. **All applicants must supply copies of the following documents for each individual currently residing in the household as well as any co-owners who are not residing in the household:**

Itemized Statements of Account for the most recent 3 months for every asset account you currently have. (Checking, Savings, IRA's, Investments, etc.)

2014* & 2015 Homestead Property Tax Credit Claim** (MI-1040CR)

2014* & 2015 Michigan Income Tax Return** (MI-1040)

2014* & 2015 Federal Income Tax Return** (Federal 1040 or 1040A)

**NEW applicants are required to submit both 2014 & 2015 information.*

Applicants RETURNING from last year need only submit 2015 information.

****All applicants must also provide the documents that substantiate each of the dollar figures listed on the above tax forms, such as:**

W-2 Forms, Social Security Annual Benefit Statements (SSA-1099), SSI Benefit Notices (Federal & State), Pension Benefit Statements, Dividend & Interest Income Statements, Annual FIP/SA Assistance Statements, Workmen's Compensation Benefit Statements, Unemployment Benefit Statements, Child Support &/or Alimony Documentation, etc.

7. All applicants must appear before the Board of Review in person, unless a written medical excuse is provided by their doctor at the time their application is submitted. Applicants with a written medical excuse may appoint a representative to appear on their behalf to answer any questions the Board may have.

8. All applicants will be evaluated based on data submitted and testimony given along with information gathered from any source the Board chooses.

9. Any applicant may be subject to investigation of their financial and property records by the City. This investigation will be performed to verify information used to support the applicant's poverty claim.

10. Documents submitted to the Board will not be returned. Information and documents submitted to the Board of Review in support of an application for a poverty exemption shall be kept confidential, to the maximum extent permitted by law.

11. Application for Poverty Exemption may be made only one time per year, at either the March, July or December Boards of Review. The amount of exemption, if granted, applies to the **whole** year, and any amount of overpayment will be refunded.

12. All poverty exemptions are **applicable only for the year in which granted**. To be considered for exemption the following year, you must repeat the application process.

ASSET INFORMATION

List the current balances for all individuals listed on Page 1. If more than one account exists for a line, combine the amounts. **ALL assets must be disclosed.**

Enter \$0 if None,
do NOT leave blank

Cash					\$
Checking Accounts					\$
Saving Accounts/Certificates of Deposit/Money Market Accounts					\$
Stocks/Bonds/Treasury Bills/Mutual Funds					\$
IRA's/401k's/Keoghs/Annuities/Deferred Comp Plans					\$
Life Insurance (current cash value, if any)					\$
Vacation Property/Rental Property/Co-Owner's Home (market value)					\$
Collectibles Held as an Investment, i.e. Jewelry, Coins, etc. (market value)					\$
Other Assets, Description:					\$
Cars/Boats/RV's/etc. (Including LEASED Vehicles)					
	#1	#2	#3	#4	
Make & Model					
Model Year					
Current Value					
Balance Owed					

MORTGAGE INFORMATION

Enter \$0 if None,
do NOT leave blank

Mortgage Payment (A copy of your mortgage payment coupon or land contract is required)	\$
When did you become the owner of this home?	Year:
<p>IMPORTANT: If you did not become the owner of this home until 2011 or later, you are REQUIRED to provide us with a copy of your "Uniform Residential Loan Application." (This document should have been provided to you at your closing. If you are unable to locate it, you will need to contact your mortgage company in order to obtain another copy. Do not confuse this with your actual mortgage, which is several pages longer but does not contain the information we require.)</p>	

OTHER LIABILITY INFORMATION (Indicate the average monthly bill.)

Enter \$0 if None,
do NOT leave blank

What are the current liabilities of <u>all</u> individuals listed on Page 1?		
Car Payment & Insurance		\$
Medical Bills	NOTE: We do <u>not</u> need copies	\$
Phones	of any of these bills,	\$
Gas	just indicate the	\$
Electric	average monthly	\$
Water	amount for each.	\$
Cable TV &/or Internet Service		\$
Other (All other regular bills - specify type & the usual <u>monthly</u> amount)		\$
		\$
		\$

EMPLOYMENT STATUS

Ask the Assessor's Office for additional blank sheets if there aren't enough.

You must complete a separate sheet for **every adult** listed on Page 1, even if that person is not currently working, even if they have never worked. Also, complete a sheet for each minor child who worked anytime in the past 2 yrs.

Name: _____

CURRENT JOB(S)	TOTAL HOURS worked EACH WEEK: _____ (on average)
Business Name, Location, and your Job Title	Month/Year Job Started

MOST RECENT PRIOR JOB	
Business Name, Location, and your Job Title	What Years Did you Work Here
Reason for Leaving: <input type="checkbox"/> Retired <input type="checkbox"/> Disabled <input type="checkbox"/> Fired <input type="checkbox"/> Quit <input type="checkbox"/> Permanently Laid Off	
<input type="checkbox"/> Temporarily Laid-Off, expected Call Back Date (if known): _____	
Did you Receive Unemployment Benefits when you left this Job?	<input type="checkbox"/> Yes - when did/do they expire? _____ <input type="checkbox"/> No, I was not eligible for Unemployment

<p>CHECK ALL THAT DESCRIBE YOU:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Currently Looking for Job <input type="checkbox"/> Currently Looking for Better Job / More Hours <input type="checkbox"/> Temporarily Physically Unable to Work <input type="checkbox"/> Permanently Disabled &/or Elderly, Unable to Work <input type="checkbox"/> Full Time Student <input type="checkbox"/> Part Time Student <input type="checkbox"/> Raising Children <input type="checkbox"/> Homemaker <input type="checkbox"/> Other _____ 	<p>CHECK ALL THAT YOU CURRENTLY RECEIVE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Job Wages (from current job listed above) <input type="checkbox"/> Social Security <input type="checkbox"/> S.S.I./Disability Payments <input type="checkbox"/> Pension <input type="checkbox"/> Survivor's Pension <input type="checkbox"/> Unemployment <input type="checkbox"/> Workmen's Comp <input type="checkbox"/> Payment for Side Jobs (describe below)
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INCOME SUMMARY List ALL income for all individuals listed on Page 1, whether taxable or not. Use a separate line for each person's figures & each source. **ALL income & assistance must be disclosed.**

WAGES, SALARIES, TIPS, BONUSES, ETC.		Prior Year TOTAL	Current Monthly Amount	
	\$		\$	
	\$		\$	
	\$		\$	
	\$		\$	
	\$		\$	
PENSIONS		Prior Year TOTAL	Current Monthly Amount	
	\$		\$	
	\$		\$	
SOCIAL SECURITY BENEFITS		Prior Year TOTAL	Current Monthly Amount	
	\$		\$	
	\$		\$	
S.S.I. BENEFITS (FEDERAL)		Prior Year TOTAL	Current Monthly Amount	
	\$		\$	
	\$		\$	
S.S.I. BENEFITS (STATE)		Prior Year TOTAL	Current Monthly Amount	
	\$		\$	
	\$		\$	
OTHER PAYMENTS RECEIVED		Prior Year TOTAL	Current Monthly Amount	
-UNEMPLOYMENT COMPENSATION	\$		\$	
-WORKMEN'S COMPENSATION	\$		\$	
-CHILD SUPPORT or ALIMONY	\$		\$	
-S.D.A. ASSISTANCE	\$		\$	
-F.I.P. CASH ASSISTANCE	\$		\$	
-FOOD STAMPS (BRIDGE CARD)	\$		\$	
-OTHER:	\$		\$	
-OTHER:	\$		\$	
ALL OTHER HELP/GIFTS		Total LAST YEAR	Total so far THIS YEAR	Current Monthly Amount
- FROM FAMILY	\$	\$	\$	\$
- FROM FRIENDS	\$	\$	\$	\$
- FROM CHURCH	\$	\$	\$	\$
- FROM CHARITIES	\$	\$	\$	\$
- OTHER:	\$	\$	\$	\$
- OTHER:	\$	\$	\$	\$

IMPORTANT – REQUIRED DOCUMENTS

**You must provide the following documents for everyone listed on Page 1
(even if they do not contribute to the household financially)**

3 MONTHS of ITEMIZED BANK/FINANCIAL STATEMENTS

- This applies to ALL types of financial accounts, including: Checking, Savings, CD's, IRA's, 401k's, Stocks & Bonds, Mutual Funds, etc. - all investments of any kind.
- The Board requires the most recent 3 months, older statements are not acceptable.
- The Board requires itemized statements showing every transaction in every account, a printout which simply shows the balance is not acceptable.

2 YEARS of COMPLETE INCOME TAX RETURNS

- If you received a poverty exemption last year, the below information is required for 2015 only, all other applicants are required to provide this information for both 2014 & 2015.
- **State Tax Returns (including Homestead Property Tax Credit Claim MI-1040CR)**
- **Federal Tax Returns** (*if required to file a Federal return*)
- Everyone's COMPLETE tax returns are required, including ALL schedules and attachments.
- Backup documentation is required for every amount listed on these tax returns, such as:
W-2 Forms, Dividend & Interest Income Statements, Pension Benefit Statements, Social Security Annual Benefit Statements (SSA-1099), SSI Benefit Notices (Federal & State), Annual FIP/SA Assistance Statements from DHS, Workmen's Comp Benefit Statements, Unemployment Benefit Statements, Child Support &/or Alimony Documentation, etc.
- Backup documentation which only shows what is *currently* being received is not acceptable – again, we require documentation showing where each amount on the tax returns came from.
- The Tax Returns provided to us must be copies of the actual Tax Returns filed with the government. If a copy was not kept, one can be obtained by contacting the IRS &/or the Michigan Department of Treasury.
- If anyone's tax returns have not yet been filed, they will need to be filed *prior* to applying for this exemption.

PLEASE NOTE

- Poverty Exemptions can be applied for only once per year; at either the March, July, or December Board of Review, whose meeting dates are listed on the cover letter you received.
- If you are not able to gather All the required documents, you are encouraged to *wait and apply at a later date this year*, rather than risk being denied the exemption. If your application is denied, you cannot reapply until the following year.
- The Board of Review has no authority to change **prior year** taxes.

PLEASE READ CAREFULLY:

I/We, am/are unable to pay the full property taxes on the above described property in accordance with section 211.7u Michigan Compiled Laws. I/We have read this application and fully understand the contents thereof. I/We declare that the statements made herein are complete, true, and correct to the best of my/our knowledge. *I/We further understand that if any information contained herein is found to be false or incomplete, any and all relief granted by this application will be forfeited and placed back on the assessment roll with penalties and interest occurring on the additional tax liability in accordance with Section 211.119 Michigan Compiled Laws.*

* **WARNING:** A person making a false statement on this affidavit is guilty of perjury.

Relative to the above stated acknowledgment, I request the City of Oak Park Board of Review grant this poverty exemption.

PETITIONER(S) SIGNATURE(S):

CO-OWNER(S) SIGNATURE(S):

State of Michigan, County of Oakland

State of Michigan, County of Oakland

Subscribed and sworn to before me

Subscribed and sworn to before me

this _____ day of _____, 20____,

this _____ day of _____, 20____,

by _____

by _____

Notary Public

Notary Public

My Commission Expires:

My Commission Expires:

INFORMATION AND DOCUMENTS SUBMITTED TO THE BOARD OF REVIEW IN SUPPORT OF AN APPLICATION FOR POVERTY EXEMPTION SHALL BE KEPT CONFIDENTIAL, TO THE MAXIMUM EXTENT PERMITTED BY LAW.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

**BULLETIN NO. 14 of 2015
CHANGES FOR 2016
October 12, 2015**

TO: Assessors
Equalization Directors

FROM: State Tax Commission (STC)

RE: **PROCEDURAL CHANGES FOR THE 2016 ASSESSMENT YEAR**

The purpose of this Bulletin to provide information on statutory changes or procedural changes for the 2016 assessment year.

A. Inflation Rate Used in the 2016 Capped Value Formula.

The inflation rate, expressed as a multiplier, to be used in the 2016 Capped Value formula is 1.003. The 2016 Capped Value Formula is as follows:

$$\mathbf{2016\ CAPPED\ VALUE = (2015\ TAXABLE\ VALUE - LOSSES) \times 1.003 + ADDITIONS}$$

The preceding formula does not include 1.05 because the inflation rate multiplier of 1.003 is lower than 1.003.

B. Federal Poverty Guidelines Used in the Determination of Poverty Exemptions for 2016.

MCL 211.7u, which deals with poverty exemptions, was significantly altered by PA 390 of 1994 and was further amended by PA 620 of 2002.

Local governing bodies are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons **shall not** be set lower than \$20,090 which is the amount shown on the following chart for a family of 3 persons. The income level for a family of 3 persons may be set higher than \$20,090. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2016 assessments.

Size of Family Unit	Poverty Guidelines
1	\$ 11,770
2	\$ 15,930
3	\$ 20,090
4	\$ 24,250
5	\$ 28,410
6	\$ 32,570
7	\$ 36,730
8	\$ 40,890
For each additional person	\$4,160

Note: PA 390 of 1994 states that the poverty exemption guidelines established by the governing body of the local assessing unit shall also include an asset level test. An asset test means the amount of cash, fixed assets or other property that could be used, or converted to cash for use in the payment of property taxes. The asset test should calculate a maximum amount permitted and all other assets above that amount should be considered as available. Please see STC Bulletin 5 of 2012 for more information on poverty exemptions.

Note: P.A. 135 of 2012 changed the requirements for filing documentation in support of a poverty exemption to allow an affidavit (Treasury Form 4988) to be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current year or in the immediately preceding year. This does include the owner of the property who is filing for the exemption.

C. Multipliers for the Valuation of Free-Standing Communication Towers.

The State Tax Commission recommends that, subject to the qualifications stated below, communication towers should be valued for the 2016 assessment year using the table of **historical** (original cost when the tower was new) cost valuation multipliers set forth in the multiplier table below. These multipliers have been developed in a manner such that they account for the typical depreciation which is expected for a tower of the indicated age and also account for changes in the cost of the tower and erecting it that have occurred since the time the tower was constructed. On this basis, the multiplier table which is shown below is intended to predict the current true cash value of a tower of the vintage year in which the tower was constructed. An important component in determining the current value of a tower built in a given year is the change in the cost of materials, particularly changes in the cost of steel, between the time of construction and the current Tax Day. Since the table considers both depreciation and changes in construction costs, and since changes in construction cost have not always occurred at a constant rate, the multiplier table does not always evidence a decline in the rate by which the historical cost must be adjusted in order to determine current value. This effect is expected and can be better understood if one remembers that the multiplier table is not a depreciation table and the multipliers are applied to the historic cost of construction, not to the current replacement cost.

CITY OF OAK PARK 2015 POVERTY EXEMPTION POLICY

1. Applicants must be the owner(s) of, and at least one must be an occupant of, the home for which the exemption is being sought. Proof of ownership and residency will be required (deed or land contract, and driver's license or voter's registration card) if it is not already on record with the City of Oak Park Assessor's Office.
2. Applicants will not be eligible for consideration unless they meet the following adopted guidelines as of December 31, 2014. This includes all individuals currently residing in the household, as well as any co-owners who are not residing in the household:

INCOME LIMIT

Income limits shall be those established by the Oak Park City Council, in adherence with Public Act 390 of 1994. For tax year 2014, applicable income limits are as follows:

<u># in Household</u>	<u>2014 Total Household Resources Cannot Exceed</u>
1	\$17,505/yr.
2	\$23,595/yr.
3	\$29,685/yr.
4	\$35,775/yr.
5	\$41,865/yr.
6	\$47,955/yr.
	add \$6,090/yr. for each additional person

ASSET LIMIT

Combined assets cannot exceed the applicant's projected 2015 property taxes +25%. Assets include: cash, checking, savings, money market, IRA's, annuities, investments of any type (eg. stocks & bonds, or other such liquid assets), boats, recreational vehicles, or other property. Assets do not include the applicant's homestead.

3. Meeting the above guidelines will not necessarily result in a property tax reduction. The amount of reduction, if any, will be equal to the difference between line 45 and line 35 on a simulated MI-1040CR (Michigan Homestead Property Tax Credit Claim), using the applicant's 2014 total household income and their projected 2015 property taxes.
4. The above guidelines shall apply to each applicant unless the Board determines there are substantial and compelling reasons to make an exception. If there is a deviation from these guidelines, the reasons shall be communicated in writing to the applicant.

5. All applicants must obtain the proper application from the Assessor's Office, complete the entire application, attach all documentation requested (see back), sign the application and have it notarized.

6. **All applicants must supply copies of the following documents for each individual currently residing in the household as well as any co-owners who are not residing in the household:**

Itemized Statements of Account for the most recent 3 months for every asset account you currently have. (Checking, Savings, IRA's, Investments, etc.)

2013* & 2014 Homestead Property Tax Credit Claim** (MI-1040CR)

2013* & 2014 Michigan Income Tax Return** (MI-1040)

2013* & 2014 Federal Income Tax Return** (Federal 1040 or 1040A)

**NEW applicants are required to submit both 2013 & 2014 information.*

Applicants RETURNING from last year need only submit 2014 information.

****All applicants must also provide the documents that substantiate each of the dollar figures listed on the above tax forms, such as:**

W-2 Forms, Social Security Annual Benefit Statements (SSA-1099), SSI Benefit Notices (Federal & State), Pension Benefit Statements, Dividend & Interest Income Statements, Annual FIP/SA Assistance Statements, Workmen's Compensation Benefit Statements, Unemployment Benefit Statements, Child Support &/or Alimony Documentation, etc.

7. All applicants must appear before the Board of Review in person, unless a written medical excuse is provided by their doctor at the time their application is submitted. Applicants with a written medical excuse may appoint a representative to appear on their behalf to answer any questions the Board may have.

8. All applicants will be evaluated based on data submitted and testimony given along with information gathered from any source the Board chooses.

9. Any applicant may be subject to investigation of their financial and property records by the City. This investigation will be performed to verify information used to support the applicant's poverty claim.

10. **Documents submitted to the Board will not be returned.** Information and documents submitted to the Board of Review in support of an application for a poverty exemption shall be kept confidential, to the maximum extent permitted by law.

11. **Application for Poverty Exemption may be made only one time per year**, at either the March, July or December Boards of Review. The amount of exemption, if granted, applies to the **whole** year, and any amount of overpayment will be refunded.

12. All poverty exemptions are **applicable only for the year in which granted**. **To be considered for exemption the following year, you must repeat the application process.**