

AGENDA REVIEW MEETING

Thursday, April 23, 2015

5:30 p.m.

70th Session of the 9th Council

Call to order

Moment of Silence or Invocation

Pledge of Allegiance

Roll Call

Authorization to Excuse Members from Meeting

Amendments to and approve of the agenda

Approval of the Minutes

1. April 16, 2015

Closed Session

2. Resolution to go into closed session.

Mayor Report

Departmental Head Reports

Special Presentation

3. Woodward Avenue Action Association

Community Announcements

Recognition of Elected Officials

Public Comment

Agenda Items

Old Business

4. Report received from the Mayor regarding the Senior Center Rental Fees **(Deferred from the April DPW Subcommittee Meeting).**
5. Report received from the City Administrator regarding the proposal for additional zoning projects-REVISED. **(Deferred from Community Development Subcommittee Meeting.)**
6. Report received from the City Administrator to purchase lots on Woodward and Wessen and 217 N. Saginaw **(Deferred from 3-26-2015 for one month)**

Consent Agenda

7. Resolution for the April 2015 DPW Subcommittee Meeting.

Miscellaneous

8. Report received from the City Administration regarding the amendment of TIFA 2 district boundaries.

Clerk and Council Closing Comments

Adjournment

April 16, 2015

**Official Proceedings
Pontiac City Council
69th Session of the Ninth Council**

A Regular Meeting of the City Council of Pontiac, Michigan was called to order in City Hall, Thursday, April 16, 2015 at 5:30 p.m. by President Patrice Waterman.

Invocation – Kermit Williams

Pledge of Allegiance

Roll Call

Members Present: Carter, Holland, Pietila, Taylor-Burks, Waterman, Williams and Woodward.
Mayor Waterman was present
Clerk announced a quorum.

15-107 Amendment to the agenda to Defer until the review of the Law and 50th District Subcommittee meeting the proposed ordinance to provide an early retirement benefit to certain former employees of the City of Pontiac who are members of the General Employees Retirement System. Moved by Councilperson Williams and supported by Councilperson Taylor-Burks.

Ayes: Carter, Holland, Pietila, Taylor-Burks, Waterman, Williams and Woodward
No: None

Deferred until the Law and 50th District Subcommittee Review.

15-108 Approval of the Agenda. Moved by Councilperson Woodward and supported by Councilperson Pietila.

Ayes: Carter, Holland, Pietila, Taylor-Burks, Waterman, Williams and Woodward
No: None

Motion Carried.

15-109 Journal of April 9, 2015. Moved by Councilperson Pietila and supported by Councilperson Woodward.

Ayes: Carter, Holland, Pietila, Taylor-Burks, Waterman, Williams and Woodward
No: None

Motion Carried.

15-110 Approve Closed Session Minutes of April 9, 2015. Moved by Councilperson Pietila and supported by Councilperson Woodward.

Ayes: Carter, Holland Pietila, Taylor-Burks, Waterman, Williams and Woodward

April 16, 2015

No: None
Motion Carried.

Mayor Reported

Departmental Head Reports – Joseph Sobota, City Administrator

Community Announcement – Earline Dowell

15-111 **Resolution for the April 2015 Finance, Public Safety and I.T. Subcommittee Meetings.** Moved by Councilperson Woodward and supported by Councilperson Pietila.

Be It Further Resolved that the Pontiac City Council has accepted the written and oral report for the April 2015 Finance, Public Safety and I.T. Subcommittee Meeting. The City clerk will properly file and keep all records.

Ayes: Carter, Holland, Pietila, Taylor-Burks, Waterman, Williams and Woodward
No: None
Resolution Adopted.

15-112 **Report received from the City Administrator regarding the 2015 Holiday Extravaganza.** Moved by Woodward and supported by Councilperson Pietila.

Whereas, the City of Pontiac has been a co-sponsor of the Holiday Extravaganza for 31 of the 32 years that the event has been held in Pontiac; and,

Whereas, the Holiday Extravaganza Advisory Board has requested that the City of Pontiac co-sponsor the event in 2015 and appoint a representative to serve on the Holiday Extravaganza Advisory Board of Directors; now,

Be It Further Resolved, that the Pontiac City Council names the City of Pontiac as a co-sponsor of the Holiday Extravaganza; and,

Be It Further resolved, that the Pontiac City Council designates City Engineer John Balint to serve on the Holiday Extravaganza Board of Directors; and,

Be It Further Resolved, that the City Council waives the Special Event Permit fee and the Right-a-Way permit fee.

Ayes: Carter, Pietila, Taylor-Burks, Waterman, Williams and Woodward
No: None
Resolution Adopted.

Councilman Holland was temporarily excused.

There were 8 individuals who addressed the body during public comments.

City Clerk Sherikia L. Hawkins, Councilman Randy Carter, Councilwoman Taylor-Burks, Councilman Don Woodward, Councilman Mark Holland, Councilman Kermit Williams, Pro-Tem Mary Pietila and President Patrice Waterman all made closing comments.

April 16, 2015

President Patrice Waterman adjourned the meeting at 7:45 p.m.

SHERIKIA L. HAWKINS
CITY CLERK

CLOSED SESSION

City of Pontiac

Pontiac City Council

Whereas, the City's attorney has presented The City a letter concerning the status' of the cases of Guizar vs. The City of Pontiac; and Marcus Kelley vs City of Pontiac; and

Whereas, Section 8 (e), MCL 15.268, permits a public body "[to] consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have detrimental financial effect on the litigation or settlement position of the public body": and,

Whereas, the Pontiac City Council believes that an open meeting would have a detrimental financial effect on the litigating or settlement position of the City:

Therefore, Be It Resolved that the Pontiac City Council recesses into closed session for the purpose of consulting with its attorney regarding settlement strategy in the cases of Guizar vs. The City of Pontiac; and Marcus Kelley vs City of Pontiac.

OLD BUSINESS

Memorandum

To: Pontiac City Council

From: Mayor Deirdre Waterman

Date: April 16, 2015

Re: Exemption for Senior Center Rental Fees

Currently there are 2 Senior Community Centers in the City of Pontiac, the Bowen Center and the Ruth Petersen Center. The activities of these centers are currently financed by a 10 year millage that was passed by the voters in November 2006. It has been policy of this Mayoral administration to support the activities at those centers and to adopt policies that provide a senior friendly community. This agenda is aided by existence of such senior oriented organizations as the Golden Opportunity Club and L'Amistad.

Under the Order S-330 of the Emergency Financial Manager, fees were set for the use of the Senior Community Centers which included the use of the centers by both of the recognized senior clubs. To support the agendas of those clubs, and other city related agencies which offer educational and civic awareness opportunities accessible at the senior centers, this resolution seeks to exempt such organizations from the fee structure set by the Emergency Financial Manager under Order S330.

WHEREAS, THE CITIZENS OF Pontiac have two senior community centers, the Bowen Center and the Ruth Petersen Center, that are being funded through a millage until 2016; and

WHEREAS, the 9th Council and the Mayor desire to make every effort for all residents of the City of Pontiac to be able to utilize the said facilities; and

WHEREAS, the 9th Council and the Mayor further desire to sustain accessibility to senior related educational, civic and recreational opportunities in support of a Senior Friendly Community; and

WHEREAS, the L'Amistad and the Golden Opportunity Club have an established record and schedule of offering opportunities and activities to senior citizens in the above listed categories; and

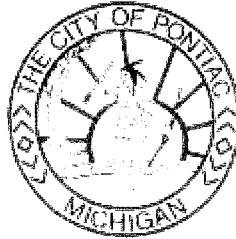
BE IT RESOLVED, that the Pontiac City Council waives all usage fees for the Senior Community Centers for non-exclusive use of a center during normal business hours by any organization whose membership is primarily senior citizens and whose scope of activity is geared toward providing programming, educational, or social networking activities for seniors and who are non-partisan, non-religious and not tied to any commercial enterprise and where a member is a resident of the City of Pontiac, such exemption may be granted provided the organization does not charge admission to the facility or event except for an annual membership fee.

BE IT ALSO RESOLVED, that the Pontiac City Council waives all usage fees for the use of a center by an official government body of the City of Pontiac, County of Oakland or State of Michigan for a meeting at any time.

BE IT ALSO RESOLVED, the usage fee for Saturday meetings is set at \$25.00 per hour with a minimum booking of four hours. For all other Saturday functions the rate of \$100 per hour will require a minimum four hour reservation.

NOW THEREFORE BE IT FURTHER RESOLVED, that events such as parties or dances held at the senior citizen centers for beverages and or food are served, there shall be a \$100 refundable deposit which must be paid upon booking a reservation.

Pontiac City Council Resolution



WHEREAS, the 2014 Master Plan calls for the creation of three new overlay districts and the implementation of a Complete Streets Program; and

WHEREAS, the Pontiac City Council believes that these components of the Master Plan should be implemented; and

WHEREAS, the Pontiac City council has received a proposal from Wade Trim dated March 18, 2015 for additional zoning projects;

NOW, THEREFORE, BE IT RESOLVED that the Pontiac City Council accepts the revised proposal from Wade Trim dated February 13, 2015 for additional zoning projects as presented in the amount of \$26,500.



WADE TRIM

March 18, 2015

Mr. Joseph Sobota, City Administrator
City of Pontiac
47450 Woodward Ave.
Pontiac, MI 48342

Re: Proposal for additional zoning projects - REVISED

Dear Mr. Sobota:

The first step in implementing the action items contained in the City's updated Master Plan is to do an update of the Zoning Ordinance. There is a significant amount of minor updating that Wade Trim staff will perform in the normal course of duty. For these text and map amendments, James Sabo will coordinate all updates with the Planning Commission, who will ultimately recommend adoption to City Council.

There are three major zoning updates that fall outside of the scope of services contained in our contract. All of these projects are recommended specifically in the Master Plan and called out in the Implementation Plan. We believe that it is important to capitalize on the community enthusiasm and support for the Master Plan and to build on that energy to complete the necessary zoning updates.

These projects, proposed professional fees and proposed schedule are listed below:

1. Develop Entrepreneurial Residential-Commercial and Entrepreneurial Industrial-Commercial Overlay District standards.

Developing new overlay district language for the two proposed entrepreneurial districts is the foundation of the City's neighborhood economic development strategy and should be the top priority.

Wade Trim staff will develop draft ordinance language and present to the Planning Commission for initial review. Following the first review by the Planning Commission, staff will revise the ordinance language based on comments from both the public and Planning Commission. The revised ordinance language will be presented to the Planning Commission as part of a public hearing. Following the public hearing, Planning Commission will vote to recommend that Council adopt the ordinance language and map. Staff will also present the proposed ordinance to City Council for a first reading and public hearing. At this point, council may offer and changes to the ordinance text or map. At the second reading, Council will be asked to adopt the proposed ordinance and map.

Wade Trim Associates
500 Griswold Avenue
Suite 2500
Detroit, MI 48226

313.961.3650
800.841.0342
313.961.0898 fax
www.wadetrim.com

Deliverables:

- Entrepreneurial Residential-Commercial and Entrepreneurial Industrial-Commercial Overlay District text and maps. Additionally, these overlay districts will include the following:
 - Purpose statements
 - Listing of allowable uses
 - Building and design standards
 - Performance standards
 - Review and approval procedures
- Attend four (4) meetings as described below

Meetings:

- Attend two Planning Commission Meetings
- Attend up to two City Council Meetings (or one City Council meeting and one Community Development subcommittee meeting)

- Additional meetings outside of the four included will be billed at ~~\$500~~ \$400 per meeting

Professional Fees: ~~\$17,000~~ \$15,000

Target completion date: October 2015.

2. Develop and adopt a new ordinance and policy document for a Complete Streets ordinance.

The Master Plan contains a recommendation to “create a safe and connected multi-modal transportation network that provides an expanded range of transportation options and alternatives for all residents.” Specifically, the plan calls for the adoption of a Complete Streets Ordinance.

Wade Trim will work with the City Engineer, our transportation staff and City Council to develop a Complete Streets Ordinance. The final deliverable will be an ordinance based on industry best practices and practical design solutions.

Deliverables:

- Complete Streets Ordinance
- Attend ~~six~~ three (3) meetings as described below

Meetings:

- Attend ~~up to two~~ one (1) Planning Commission Meetings
- Attend up to two (2) City Council Meetings (or one City Council meeting and one Community Development subcommittee meeting)
- ~~Coordinate on kick-off and one review meeting with City Engineer.~~

- Additional meetings outside of the three included will be billed at ~~\$500~~ \$400 per meeting

Professional Fee: ~~\$10,000~~ \$1,500. Target completion date: June 2015

3. Develop Transit Oriented Development Overlay District and incentives.

Wade Trim will work with the Planning Commission to develop language for the Transit Oriented Development (TOD) Overlay district. Process will include at least two coordination meetings with City Engineer, Oakland County Planning & Economic Development staff and SMART officials.

Wade Trim staff will develop draft ordinance language and present to the Planning Commission for initial review. Following the first review by the Planning Commission, staff will revise the ordinance language based on comments from both the public and Planning Commission. The revised ordinance language will be presented to the Planning Commission as part of a public hearing.

Following the public hearing, Planning Commission will vote to recommend that Council adopt the ordinance language and map. Staff will also present the proposed ordinance to City Council for a first reading and public hearing. At this point, council may offer and changes to the ordinance text or map. At the second reading, Council will be asked to adopt the proposed ordinance and map.

Deliverables:

- Transit Oriented Development Overlay District and Map
 - Includes potential development incentives
 - Purpose statement
 - Listing of allowable uses
 - Building and design standards
 - Performance standards
 - Review and approval procedures
- Attend four (4) meetings as described below

Meetings:

- Attend two Planning Commission Meetings
- Attend up to two City Council Meetings (or one City Council meeting/public hearing and one Community Development subcommittee meeting)

- Additional meetings outside of the four included will be billed at \$500 \$400 per meeting

Professional Fee: \$10,000. Target completion date: December 2015.

Again, we relish the opportunity to be a part of the Pontiac team and look forward to discussing this further at your convenience.

Very truly yours,

Wade Trim, Inc.


A handwritten signature in black ink, appearing to read 'CS' or similar initials, written in a cursive style.

Charles Smith, AICP
Project Manager

CFS:xxx
PON7000-01d

Memorandum

To: Pontiac City Council

From: Joseph M. Sobota, M.P.A., City Administrator 

Date: March 6, 2015

Re: Offer to purchase lots on Woodward and Wessen and 217 N. Saginaw

Since August, the City has been receiving offers from two parties to purchase the two lots located at the southwest corner of Woodward and Wessen, bordered by the railroad tracks on the west (see attached map). As a result, I ordered an appraisal of the property, and received one dated September 5, 2014 (see attached). None of the offers was considered serious until the offer received March 2 from Woodward Wessen HCP LLC (attached). The other party that was interested in the property withdrew. Mr. King, has also advised me that the railroad may be interested in acquiring the property, but the City has not received an offer from the railroad (and railroad property is tax exempt).

In addition to the two parcels at Woodward and Wessen, the remaining interested party has also included a city-owned lot in downtown Pontiac at 217 N. Saginaw in his offer to purchase (see attached map). The City has not obtained an appraisal on this parcel.

I advised the purchaser that his offer did not meet the appraised value of the two lots on Woodward, but he requested that I submit the offer to the City Council for consideration. I am required to present the final formal offer to the City Council for consideration. The purchaser believes that his offer to construct new rental apartments on the site, thus increasing the taxable value of the property would improve the value to the City of his offer. Although the City is not looking to increase the number of rental units in the City, the occupancy rate for rentals in downtown Pontiac is 93%, meaning there is a demand for rental housing downtown. Furthermore, I have no indication to believe that these will be subsidized rental units based on the targeted demographic. Therefore, although the offer is significantly below the appraised value of the two lots on Woodward, I believe that the offer has merit and should be given consideration by the City. **If the City Council believes that additional study of the proposal is necessary, then consideration should be granted to refer the offer to the Community Development Committee and report to City Council.**

(Full disclosure: after having conversation with the signer of the offer, I realized that we attended the same school together over 30 years ago, but the signer was six years ahead of me, hence the familiar tone of the offer.)

If City Council believes that enough information has been presented to formally consider the offer, then section 3.113 of the City Charter requires the City Council to hold a public hearing on the offer before authorizing any sale of these parcels. If after the public hearing City Council wishes to approve the sale, I am recommending that the following resolution be adopted:

Whereas, the City of Pontiac has received an offer in the amount of \$55,000 from Woodward Wessen HCP LLC to purchase parcels 14-29-258-007 (217 N. Saginaw), 14-29-233-001, and 14-29-233-002; and,

Whereas, the City of Pontiac has obtained an appraisal, based on the sales comparison approach, which values lots 14-32-233-001 and 14-32-233-002 at \$78,000; and,

Whereas, the Pontiac City Council had a public hearing on the offer at a meeting held on [insert date];

Now, therefore, be it resolved, after consideration of public comment and the report of the City's administration, the Pontiac City Council hereby approves the sale of parcels 14-29-258-007, 14-32-233-001, and 14-32-233-002 in the amount of \$55,000 with the condition that the purchaser constructs a new rental apartment on the property at Woodward and Wessen within two years of acquisition and authorizes the City Administrator to sign the letter of interest dated March 2, 2015.

APPRAISAL REPORT

By:

Jere D. Neill

Accurate Appraisals & Realty

31 Oakland Avenue

2nd Floor, Suite A

Pontiac, MI 48342

Of:

2 Parcels of Vacant Land

Measuring Approximately 1.06 Acres

Parcel ID# 14-32-233-001 & 1432-233-002

SW Corner of Woodward Avenue and Wesson Street

Pontiac, Michigan

For:

City of Pontiac's

City Administrator

Mr. Joseph M. Sobota

Effective Date of Appraisal:

September 5, 2014

Fee Simple Market Value:

Seventy-Eight Thousand Dollars

\$78,000

Woodward Wessen HCP LLC

c/o

Pier & Associates
656 W. Randolph Street
Suite 5E
Chicago, IL 60661

Via Email

March 2, 2015

Joseph M. Sobota, M.P.A.
City Administrator

**RE: Woodward Wessen Lots
Pontiac, MI 48342
Letter of Intent**

Dear Joseph:

Woodward Wessen HCP LLC, an Illinois limited liability company, or its assigns (“Buyer”), hereby expresses its interest in negotiating and entering into a formal contract (the “Contract”) to purchase from the Owner(s) of Record (“Seller”), the following landsites:

14-29-258-007 – 217 N Saginaw
14-32-233-001 - Woodward Ave./Wesson St
14-32-233-002 - Woodward Ave./Wesson St.

The purpose of the acquisition is new construction of rental apartments to serve medical education students and St. Joe and McLaren Hospitals.

The terms and conditions of this letter of interest are as follows:

Purchase Price:

Fifty Five Thousand Dollars. (\$55,000.00)

Terms of Payment:

The Purchase Price, inclusive of any Earnest Money Deposit, shall be paid in cash at closing, plus or minus any prorations.

Earnest Money:

Within five (5) business days after the date of the final execution and delivery of the Contract by both Seller and Buyer, Buyer shall deposit in escrow the sum of ten thousand dollars (\$10,000.00) ("Earnest Money Deposit") with First American Title Insurance Company. The form of this Earnest Money deposit will be in cash and is refundable at any time during the due diligence period.

Investigation/Due Diligence Period:

For a period of thirty (30) days after the execution date of the Contract ("Investigation/Due Diligence Period"), Buyer or its representative shall have the right, but not the obligation, to perform the following procedures, unless stated otherwise:

Physical - Inspect all physical aspects of the Property, including all building systems, components, and construction.

Regulatory - Investigate all zoning, code, and governmental requirements.

Environmental - Enter onto the Property to inspect, audit and test the property for any and all environmental conditions, and any and all violations of environmental laws (the "Environmental Audit"). Such tests shall include, but not be limited to, the performance of engineering studies, soil tests, environmental tests, and preparing Phase I and Phase II reports.

Title - Review title reports and survey.

Seller covenants and agrees that within ten (10) days after the execution of the Contract, Seller will deliver to Buyer: (i) copies of the reports of any tests, investigations, or inspections with respect to the Property undertaken by or at the direction of or otherwise in the possession of Seller; (ii) all notices received from any governmental authority with respect to the Property; (iii) a copy of the most recent tax bill(s) covering the Property; and (iv) copies of all Records in Seller's possession and control. Buyer shall conduct all its required Property inspection in a manner not disruptive to the tenants or the operation of the Property.

After such investigation, if Buyer, in its sole and absolute discretion, determines that the Property is not satisfactory for purchase or operation by Buyer, then Buyer may terminate the Contract.

Closing Date:

The closing of the purchase of the Property ("Closing") shall take place at the offices of First American Title Insurance (local office closest to the Property) within five (5) days after all contingency periods.

Title and Survey:

Seller will provide Buyer with a recordable general warranty deed and will convey good and marketable title to the Property and all personal property, which is free and clear of all liens, defects and encumbrances. Seller will provide Buyer at buyer's expense with title insurance in the full amount of the purchase price issued by the Title Company (including customary endorsements) and current ALTA survey in form required by Buyer and its mortgage lender.

Documentation:

Upon acceptance by Seller of this letter of interest, Buyer and Seller shall negotiate in good faith a formal Contract consistent with the terms and conditions and containing such additional covenants, representations and conditions as are customary for transactions of this type and/or as may be reasonably required by Buyer and its mortgage lender.

If the terms of this letter are acceptable to you, please execute the enclosed duplicate copy in the space below and return it to the undersigned so that we may direct our attorneys to commence preparation of the Contract. If Seller has not executed this letter and delivered a copy to Buyer on or before 5:00 p.m., central time, three business days from the date of this letter, the terms of this letter shall be automatically revoked.

Sincerely,

Woodward Wessen HCP LLC

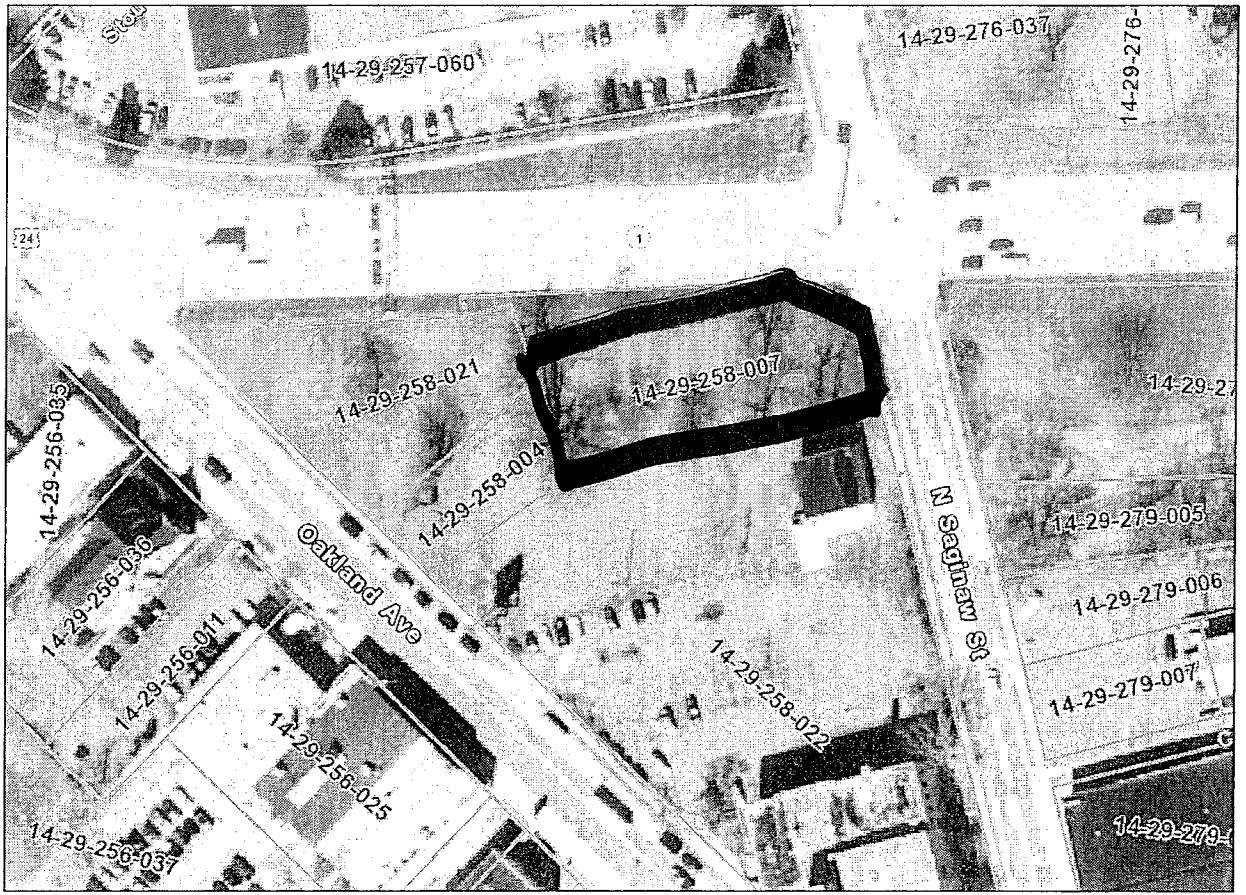
By: Loren Guzik
Member
Woodward Wessen HCP LLC

AGREED AND ACCEPTED this _____ day of _____, 2015

By: _____
Its: _____

AGREED AND ACCEPTED this _____ day of _____, 2015

By _____
Its: _____



CONSENT AGENDA

Pontiac City Council Resolution



Be It Further Resolved that The Pontiac City Council has accepted the written and oral report for the April 2015 DPW Subcommittee Meeting. The City Clerk will properly file and keep all records.

DPW Sub Committee

Present, Terrance King, Director, Mayor Waterman, Don Woodward, Councilman,
Kermit Williams, Councilman, Doris Taylor-Burks, Councilwoman

April 2015 Meeting

Meeting opened at 5pm.

- ✓ City Wide Clean up there will be 11 dumpsters and paint will be donated for graffiti clean-up.
- ✓ The position of right of way inspector has been filed.
- ✓ The DPW Department will be completing work for pot holes and catch basins
- ✓ Current the Purchasing Agent Position is unfilled, henceforth delaying various contracts, i.e. Street sweeping.
- ✓ There will be proposals for Hazard Waste and Bulk Pick up.
- ✓ Detroit Memorial will help clean up Oak Hill Cemetery. DPW Director, Mr King, will have the roads and has plans on putting a new French Black Chain Fence around the University side of the cemetery to replace the old fence.
- ✓ The Downtown Business Association will be taking over the Dream Cruise.
- ✓ Senior Center Rental Fees
- ✓ Alcohol is not allowed at any events at either of Pontiac Senior Centers.


Meeting adjourned at 6 pm

Doris Taylor-Burks, Chairperson

MISCELLANEOUS

Memorandum

To: Pontiac City Council

From: Joseph M. Sobota, M.P.A., City Administrator 

Date: April 20, 2015

Re: Amendment of TIFA 2 district boundaries

In 2013, the City of Pontiac in conjunction with Oakland County created a brownfield district to assist the developers of the M1 Concourse. The owners of the M1 Concourse have applied to the State of Michigan for another grant. While researching the property, Oakland County discovered that the parcels comprising the M1 Concourse must be removed from the TIFA District to allow the brownfield plan to fully capture all taxes. Because the current value of the parcels are significantly less than the base value, the City will benefit if the parcel was removed from the TIFA district.

The base value and the current value of each of the parcels are as follows:

<u>Parcel</u>	<u>Base</u>	<u>2014 Taxable</u>	<u>2014 Captured Value</u>
64-14-33-302-001	473,300	204,670	(268,630)
64-14-33-302-002	129,700	4,950	(124,750)
64-14-33-302-003	12,700	2,460	(10,240)
64-14-33-351-001	258,500	52,400	(206,100)
64-14-33-351-012	1,694,400	117,090	(1,577,310)

The process to remove a parcel from a TIFA district is the same as creating a TIFA district, and is governed by MCL 125.1803. First, the City Council must pass a resolution of intent to amend the boundaries and in that resolution set a date for a public hearing with notice published twice in a newspaper of general circulation not less than 20 days and not more than 40 days before the date of the hearing. In addition, notice must be mailed to the property taxpayer of record in the effected area, and the notice of the hearing must be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the amendment is approved. The notice shall state the date, time, and place of hearing, and shall describe the boundaries of the proposed district. At the hearing, a citizen, taxpayer, or the property owner of the City has the right to be heard in regard to this matter. After the hearing, if the City Council intends to proceed with the amendment, the City Council shall adopt, by majority vote of its members, a resolution designating the boundaries as amended. Such resolution is subject to the veto process established by the city charter. Upon final approval, the resolution is to be filed with the secretary of state and published at least once in a resolution of general circulation.

I have attached a map of the subject parcels.

City Council action is requested as follows:

1. At the Council meeting on April 23, 2015, adopt the attached resolution setting the date and time of the required public hearing.
2. The City Clerk is to publish the notice of public hearing to appear on Monday, April 27 and Tuesday, April 28 in the Oakland Press.
3. The City Council holds the public hearing as part of the meeting on Thursday, May 21.
4. The City Council votes on the resolution amending the district boundaries on Thursday, May 21 after the public hearing.

The schedule outlined above will allow the TAB to confirm Council's action to amend the TIFA district at the TAB meeting of June 17, 2015.

If Council concurs, please pass the following resolution:

Whereas, the City of Pontiac has been advised that an existing brownfield district lies within an existing TIFA district; and,

Whereas, in order for the brownfield capture to be fully realized, the parcels must either be removed from the TIFA district or the district must be removed from the TIF development plan; and,

Whereas, because the current parcels' taxable values are significantly below the base value of the parcels, removal of the parcels from the TIFA district is most desirable; and,

Therefore, be it resolved that the Pontiac City Council shall hold a public hearing during its regular scheduled City Council meeting at 5:30 p.m. on Thursday, May 21, 2015 in Pontiac City Hall, City Council Chambers, 47450 Woodward Ave. for the purpose of receiving public comment on the proposal to remove from the boundaries of the Tax Increment Finance Authority parcels 64-14-33-351-012, 64-14-33-351-001, 64-14-33-302-001, 64-14-33-302-002, and 64-14-33-302-003, legally described as:

14-33-351-012

T3N, R10E, SEC 33 ASSESSOR'S PLAT NO 91 LOT 1 EXC BEG AT PT DIST N 88-08-45 W 262.0 FT FROM NE COR OF PLAT, TH S 01-35-00 W 139.67 FT, TH ALG CURVE TO RIGHT, RAD 625.0 FT, CHORD BEARS S 26-19-30 W 185.4 FT, DIST OF 186.14 FT, TH S 55-08-30 E 15.8 FT, TH ALG CURVE TO RIGHT, RAD 299.5 FT, CHORD BEARS S 60-13-00 W 256.5 FT, DIST OF 264.96 FT, TH S 04-26-00 E 18.32 FT, TH ALG CURVE TO RIGHT, RAD 747.3 FT, CHORD BEARS N 89-26-00 W 130.27 FT, DIST OF 130.53 FT, TH N 84-26-00 W 933.97 FT, TH N 05-08-00 E 248.5 FT, TH N 88-09-00 E 279.1 FT, TH N 02-09-00 E 182.4 FT, TH N 84-29-10 E 1063.83 FT TO BEG, ALSO LOTS 2 TO 16 INCL EXC ELY PART THEREOF TAKEN FOR SAGINAW ST AS WIDENED, ALSO EXC TRI PART OF LOT 16 DESC AS BEG AT INTER OF WLY LINE OF SAGINAW ST AS WIDENED WITH NLY LINE OF SOUTH BLVD, TH N 84-29-13 W 19.0 FT, TH N 33-51-26 E 19.97 FT, TH S 22-53-27 E 20.0 FT TO BEG, ALSO ALL OF 'DONALDSON ADD' SUB & 'DONALDSON ADD NO 1' SUB, ALSO S 1/2 OF VAC WILSON AVE ADJ TO SAME.

14-33-351-001

T3N, R10E, SEC 33 ASSESSOR'S PLAT NO 91 PART OF LOT 1 BEG AT NE COR OF 'SACHSE ADDITION', THS 00-30-00 W 182.40 FT, TH W 279.10 FT TO SW COR OF 'SACHSE ADD', TH S 02-17-10 E 248.50 FT ALG W LINE OF LOT 1, TH S 84-26-00 E 933.97 FT, TH ALG CURVE TO LEFT, RAD 747.30 FT, CHORD BEARS

S 89-26-00 E 130.27 FT, DIST OF 130.53 FT, TH N 04-26-00 W 18.32 FT, TH ALG CURVE CONCAVE LEFT, RAD 299.50 FT, CHORD BEARS N 60-13-00 E 256.50 FT, DIST OF 264.96 FT, TH N 55-08-30 W 15.80 FT, TH ALG CURVE CONCAVE NWLY, RAD 625 FT, CHORD BEARS N 26-19-30 E 185.40 FT, DIST OF 186.14 FT, TH N 01-35-00 E 139.67 FT, TH S 84-29-10 W ALG N LINE OF SD LOT 1 TO BEG, ALSO LOTS 1 TO 8 INCL OF 'SACHSE ADD', ALSO S 1/2 OF VAC WILSON AVE ADJ TO SAME.

14-33-302-001

T3N, R10E, SEC 33 RAPID MOTOR ADDITION LOT 1, ALSO PART OF LOTS 7, 8 & 9 & VAC MOTOR ST LYING SOUTH OF EXISTING RAPID ST, ALSO ALL OF LOTS 10 TO 42 INCL, ALSO VAC JOSEPHINE ST, ALSO VAC ALLEY LYING ADJ TO LOTS 7 TO 42 INCL 12-20-13 CORR.

14-33-302-002

T3N, R10E, SEC 33 ASSESSOR'S PLAT NO. 90 LOTS 1 TO 10 INCL, ALSO N 1/2 OF VAC WILSON AVE ADJ TO SAME.

14-33-302-003

T3N, R10E, SEC 33 ASSESSOR'S PLAT NO. 90 LOTS 11 & 12, ALSO N 1/2 OF VAC WILSON AVE ADJ TO SAME.

Be it further resolved that the Pontiac City Clerk shall cause notice of such hearing to be published in the Oakland Press on April 27 and April 28; and,

Be it further resolved that the Pontiac City Clerk shall cause notice of such hearing to be mailed by certified mail to all taxing jurisdictions that have property taxes subject to capture; and,

Be it further resolved that the Pontiac City Clerk shall cause notice of such hearing to be mailed to the property tax payer of record not less than 20 days before the hearing.

14-33-302-000

Layer Home Print Search Help Legend
 Select Parcels By
 1. PIN: 1433351012
 2. Address:
 3. School District: Zoom to... Returns first 1000 results
 4. CVT and Class Code: CVT: Select A CVT... Class Code: Select a CVT First! Returns first 1000 results
 5. CVT and I&E Code: CVT: Select A CVT... I&E Code: Select a CVT First!
 Select Road:
 CVT: Zoom to...
 Select Water Body: Zoom to...

- Overview
- Zoom In
- Zoom Out
- Full Extent
- Zoom Selected
- Zoom Last
- Pan
- Identify
- Query
- Find
- Measure
- Set Limits
- Buffer
- Select/Track
- Select
- Clear
- Labels
- Save Image



Tax Parcel

Zoom	PIN	ACRES
1	1433351012	24.49114447

This site is best viewed with Microsoft Internet Explorer 5 and later versions.

Waiting for land.oakgov.com...

NOTES