

**AGENDA**  
**CITY OF GROSSE POINTE PARK**  
**CITY COUNCIL MEETING**

**May 11<sup>th</sup>, 2020 7:00 pm**

**SPECIAL NOTICE:** Due to Governor Whitmer's Stay Home Stay Safe Executive Order and to Minimize the Spread of COVID-19, this meeting will be held electronically. See instructions below for how to join the meeting and guidelines for meeting conduct. All City Council meeting materials are included as part of this meeting notice.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance to the Flag
- IV. Approval of Minutes
- V. Managers' Report
- VI. Grosse Pointe Chamber of Commerce
- VII. T.I.F.A. Board Appointment
- VIII. T.I.F.A. Amended Development Plan Public Hearing
  - a. Public Comment
- IX. 2020/2021 Budget Hearings/Approval
  - a. Public Comment
- X. Proposed Plan Year 2020 Community Development Block Grant Program Funding
- XI. Temporary Precinct Relocation Resolution
- XII. Finance Report
- XIII. New/Old Business
- XIV. Public Comment
- XV. Adjournment

**ZOOM MEETING AND TELECONFERENCE INFORMATION**

- Go to [zoom.us](https://zoom.us)
- Meeting ID: 963 7504 5394
- Password: 299187

Dial In Information

- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 963 7504 5394

Password: 299187

Michigan Relay is a communications system that allows hearing persons and deaf, hard of hearing, or speech-impaired persons to communicate by telephone. Users may reach Michigan Relay by dialing 7-1-1 and then connection with Zoom conference number above. There is no additional charge to use this service. Please contact [smithl@grossepointepark.org](mailto:smithl@grossepointepark.org) with any other requests for accommodations.

### **How to Submit Public Comment**

There will be two options for how to submit a public comment for this meeting: attending the Zoom meeting or written comment. There will be one public comment at the end of the meeting. Spoken comments will be limited to three minutes. Written comments will be limited to 500 words.

Members of the public wishing to make a comment via Zoom will need to either join the meeting through the app on their computer/tablet/mobile phone and/or dial in to the phone number listed on the public notice. All spoken comments through the Zoom app or the phone will be limited to three minutes. The provided meeting guidelines outline the process for teleconferencing comments that will be followed during the meeting.

Written comments can be submitted directly to [smithl@grossepointepark.org](mailto:smithl@grossepointepark.org). Written submissions need to be 500 words or less and be submitted by 5pm on Sunday, May 10<sup>th</sup>.

### **Guidelines for Public Participants**

1. All virtual meetings will be conducted via Zoom with a dial-in option. If you join the meeting utilizing the Zoom app on your computer/tablet/phone, you will be able to listen, see the City Council members, and make a public comment if you desire to do so. **We are not allowing the public to utilize a webcam during the meeting.** If you join the meeting with your webcam on, it will be disabled by the host.
2. All meeting materials and meeting information is available on the City website at [www.grossepointepark.org](http://www.grossepointepark.org)
3. The meeting will start promptly at the time listed on the meeting notice. **Public participants will be permitted to join the meeting five minutes before the meeting is scheduled to start.**
4. When you are ready to join the meeting, please make sure your line is muted to decrease background noise. Public participant lines have to remain muted until the public comment portion of the meeting. **Also make sure your webcam is disabled before you join.** If you join the meeting with your webcam on, it will be disabled by the host.
5. A chat function will be available on the side of your screen. **Please note that the chat function should only be utilized to make City Staff aware of technical**

**problems (like not being able to hear the speaker) or to join the queue for public comment. Any comments not related to technical issues or getting added to the public comment queue list will be ignored.**

6. If you decide you want to make a public comment at any point during the meeting there are two ways to be added to the appropriate queue list for public comment:
  - a. Type "I have a public comment" in the chat box. **Please indicate if your comment is related to the TIFA Amended Development Plan, 2020-2021 Budget, or a general comment.** The host will respond that you have been added to the appropriate queue list.
  - b. Utilize the raise hand function in the Zoom app or on the phone. To raise your hand on the phone, press \*9. **If you are utilizing the raise hand function, please wait to raise your hand until the appropriate public comment period has begun.** If you raise your hand before a public comment period has begun, you will be added to the general public comment queue list.

**Please note that all public participants are only allowed one three-minute public comment per public comment period. Indicating you have a public comment numerous times about the same agenda item will not give you additional time to speak.**

7. **When each public comment period begins,** the Mayor will review the process for public comments. After the process is reviewed, the Mayor will call on a Staff member to read any public comments that were submitted via written statement. When those are completed, the Mayor will call for any spoken public comment. A staff member will call on public participants by either the last four digits of your phone number or your participant name listed in the Zoom app. Public participants will be called in the order they were added to the queue list. Public participants who do not respond within ten seconds of their phone number or screen name being called will be skipped and the next person in line will be called on. This method will continue until all public participants have had the opportunity to comment. **All public comments shall not exceed three minutes and a timer will be displayed on the screen.**
8. Once the public comment period is done, the Mayor will continue with the next agenda item or end the meeting.

**Hosts will have the ability to and will remove participants from the meeting if they breach the peace in such a way that disrupts or interferes with the meeting.**

COUNCIL MEETING – APRIL 13, 2022  
7:00 P.M.

An electronic meeting through Zoom was held due to Governor Whitmer's Stay Home Stay Safe Executive Order 2020-15 and to minimize the spread of COVID-19.

The meeting was called to order and opened with the Pledge of Allegiance to the Flag.

The following were electronically present: Councilmembers Grano, Relan, Read, Hodges, Robson, and Fluitt, and Mayor Denner.

Also electronically present: Nick Sizeland, City Manager, Jane M. Blahut, Finance Director/Clerk, Jake Howlett, Interim City Attorney, and Leah Smith, Assistant to the City Manager, and Stephen Poloni, Director of Public Safety.

RECOGNITION TO CITY EMPLOYEE'S

Mayor Denner stated these are certainly unprecedented times, as we all face the challenge of the COVID-19 pandemic. He stated he would like to open the meeting first with gratitude to our public safety department and our employees in all departments providing essential services, particularly the City Manager, Nick Sizeland, and Steve Poloni, Director of Public Safety, for their leadership.

Mayor Denner stated he is also proud of the response of our residents. There are many health care workers in our community who have selflessly continued to care for the most seriously ill. Our residents have also rallied to observe the governor's orders, while supporting each other and our local businesses that continue to provide essential services and appreciates the efforts to keep our first responders safe.

Mayor Denner presented a few regarding the electronic meeting. He stated most of the Council will participate in video conferencing. To keep the discussions orderly, each Councilmember will be called individually to participate in deliberations on each issue. After the initial discussion, if a Councilmember has a comment, please raise your hand if on video.

The public has been invited to observe the meeting through a video link or listen via a phone link.

MINUTES – MARCH 9, 2020

Mayor Denner presented to Council for consideration the minutes of March 9, 2020, for approval.

Councilmember Read stated on page 7 Section III, third paragraph the first sentence should be removed.

Councilmember Fluitt stated at the last meeting that she would like to see more diversity to the TIFA Board and asked that it be included in the minutes.

Councilmember Fluitt stated on page 44 under New/Old Business she stated LGBTQ was not included in the Elliot-Larson Act of 1976 and she would like Grosse Pointe Park to be a leader to support the proposed petition ballot for the Michigan Legislature.

Councilmember Fluitt stated at the last meeting she read aloud a statement regarding the Art Center and it was not included in the minutes. She requested that the minutes be amended to reflect that she cannot support the project due to a lack of publicly available information.

Motion by Councilmember Hodges, supported by Councilmember Read, to approve the minutes of March 9<sup>th</sup> with the corrections as noted.

AYES: Councilmembers Grano, Relan, Read, Hodges, Robson, and Fluitt, and Mayor Denner

NAYS: None

#### MANAGER'S REPORT

##### COVID-19

City Manager presented a brief overview of the actions the City has taken to comply with the Executive Orders and has taken to inform the residents of Grosse Pointe Park. They are as follows:

- City Hall has not been open to the public since March 16 – social distancing
- Executive Order enacted March 24<sup>th</sup> – Stay Home – Stay Safe until April 13<sup>th</sup>
- Essential City staff working at reduced hours practicing social distancing
- Updating website and Facebook daily to inform the public of the latest information relative to COVID-19
- Parks remain open to allow walkers in the park from 10:00 AM to 6:00 PM
- Parking meters have been bagged
- Executive Order Stay Home – Stay Safe has been extended to April 30
- All park activities indoors have been canceled at the Lavins Center and Tompkins Center. All outdoor park activities have been closed while the Stay Home – Stay Safe order is in effect.
- Marina has delayed its opening until the Stay Home – Stay Safe is no longer in effect

City Manager stated the Grosse Pointe communities are working with RRS, a recycling consultant to revise the Grosse Pointe Recycling bid.

City Manager stated the City has been promoting the census through the City website, Facebook and constant contact.

DTE has delayed its gas main upgrade program due to COVID-19. Waiting for new timeline from DTE

Director Poloni gave an update on the items related to the COVID-19 in the Public Safety Department.

City Clerk called the roll to determine if the Council had any questions.

Councilmember Grano: No comment

Councilmember Relan: No comment

Councilmember Read inquired what the status of the events at the park will be canceled for the summer.

City Manager Sizeland stated it depends on how long the “Stay Home – Stay Safe” Executive Order is in place. The Parks and Recreation Department will be ready to go if the Stay Home Order is lifted. Social

distancing may be a concern and have result in things possibly not opening once the Stay Home – Stay Safe Order is lifted.

Councilmember Hodges stated she is concerned about the recovery of the business district. She inquired what the status of the Master Plan.

City Manager stated he has received two proposals from potential consultants and is awaiting one more.

Councilmember Robson commended the city leadership. He inquired what employees were furloughed.

City Manager stated Park & Recreation staff were furloughed due to the closure of the parks. He stated as soon as the Stay Home – Stay Safe Order is lifted and if the parks open, employees will be called back to work.

Councilmember Fluitt inquired if there is a loop hole in the order for landscaping rules, for example; elderly residents who can't cut their lawn, would a neighbor be permitted to do it for them.

City Manager stated that a neighbor would be permitted to cut their lawn.

#### ACCEPTANCE OF CITY ATTORNEY TRANSITION

Mayor Denner presented to Council for consideration the transition from former City Attorney, Dennis J. Levasseur to Thomas J. Howlett (Jake) to serve as Grosse Pointe Park's City Attorney.

City Clerk called the roll to determine if the Council had comments.

Mayor Denner and Council expressed their gratitude to Dennis J. Levasseur for his years of dedicated service to the City of Grosse Pointe Park. They unanimously welcomed Jake Howlett as the City Attorney.

Attorney Jake Howlett thanked the Council for the opportunity to serve Grosse Pointe Park. He also expressed his gratitude to Dennis Levasseur for his assistance in this transition.

Motion by Mayor Denner, supported by Councilmember Read, to accept the transition from Dennis Levasseur to Jake Howlett as the City Attorney.

AYES: Councilmembers Grano, Relan, Read, Hodges, Robson, and Fluitt, and Mayor Denner

NAYS: None

#### RESOLUTION TO PUBLISH NOTICE AND HOLD A PUBLIC HEARING RELATING TO AMENDMENTS TO THE GROSSE POINTE PARK NORTHWEST TAX INCREMENT FINANCE AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Mayor Denner presented to Council for consideration the Public Meeting hearing date to be scheduled for May 11, 2020. He noted at the December 9<sup>th</sup> Council meeting, Council voted to approve moving DPW to the proposed Mack Avenue site between Wayburn and Maryland contingent on several conditions. One of the conditions related to funding, and that it be within that authorized by the TIFA Board, plus any donor support, and not exceed \$4 million dollars.

Mayor Denner stated a step in providing this funding through TIFA is the adoption of an Amended Development Plan which more specifically identifies the proposed project. TIFA has approved this amended plan. It is now the responsibility of Council to hold a Public Hearing regarding this plan. The scheduling of the hearing date is required to be approved 20 days prior to the Public Hearing date. Notices will be sent to all the homeowners located within the TIFA district. Notices will also be sent by certified mail to the governing bodies of the taxing jurisdictions and proper notice will be published in the Detroit News twice. This resolution does not approve the Amended TIFA Development Plan, it schedules the date for the Public Hearing. Council will vote on the Amended TIFA Development Plan following the Public Hearing on May 11, 2020.

The resolution reads as follows:

**NOTICE OF PUBLIC HEARING  
15115 EAST JEFFERSON AVENUE  
GROSSE POINTE PARK, MICHIGAN  
May 11th, 2020  
7:00 P.M.**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grosse Pointe Park, Michigan (the "City") will hold a public hearing electronically in accordance with Governor Whitmer's Stay Home Stay Safe Executive Order. The hearing will be undertaken at the City Council's regular meeting to be held at 7:00 o'clock p.m., Eastern Time on May 11<sup>th</sup>, 2020.

The purpose of the public hearing is to receive public comments on proposed amendments to the City of Grosse Pointe Park Northwest Tax Increment Finance Authority Development Plan and Tax Increment Financing Plan (collectively, the "Plan"). The City of Grosse Pointe Park Northwest Tax Increment Finance Authority (the "Authority") has proposed the amendments to the Plan primarily to design and construct a public facility along Mack Avenue between Wayburn and Maryland Streets in the City for the location of the City's Department of Public Works offices and a combined storage facility, including the acquisition of real property and furnishings to be used therein or in connection therewith and related architect, engineering, and other professional and administrative services (the "Project") and to make related changes.

It is anticipated that the Project will be financed by the issuance of tax-exempt bonds to be issued by the Authority in an amount not to exceed \$4,000,000 (the "Bonds"), which will be issued in anticipation of and payable from certain tax increment revenues received by the Authority. The issuance of the Bonds shall be subject to the approval by the City Council of the City, subsequent to the hearing, of the City's limited tax full faith and credit pledge for the payment of the principal of and interest on the Bonds in case of insufficiency of the tax increment revenues.

The development area boundary for the City of Grosse Pointe Park Northwest Tax Increment Finance Authority extends throughout the entire Authority district, which is the area bordered by Mack Avenue on the north, the northern boundary of the Grosse Pointe Park Jefferson Avenue Downtown Development Authority on the south (which commences approximately at the City limits on the west at the intersection of Hampton and Wayburn, and then heads in a general easterly direction to the east boundary of the development area), the City limits on the west and the easterly edge of the alley

between Beaconsfield and Nottingham on the east. The area includes the residential streets of Wayburn, Maryland, Lakepointe, Beaconsfield, Vernor, St. Paul, and the primarily commercial streets of Mack, Charlevoix and Kercheval. No changes to the development area boundary are proposed.

The current Plan and the Plan as proposed to be amended, including all maps, plats, and a description of the Plan as proposed to be amended, are available for public inspection online upon the city website at:

<https://www.grossepointepark.org/Document%20Center/Government/Tax%20Increment%20Finance%20Authority/Documents/TIFA%20Amended%20Development%20Plan%20and%20Tax%20Increment%20Financing%20Plan.pdf>

and at the City Offices at 15115 E Jefferson within the entryway/atrium display rack.

It is anticipated that no relocation of families or individuals will occur as a result of the development projects described in the Plan. All aspects of the Plan will be open for discussion at the public hearing.

Interested parties are encouraged to provide written communications by mail or email to Jane M. Blahut [blahutj@grossepointepark.org](mailto:blahutj@grossepointepark.org), Grosse Pointe Park City Clerk, 15115 East Jefferson Avenue, Grosse Pointe Park, Michigan 48230 (prior to the public hearing, or may participate in the public hearing through Zoom call in):

To join the Zoom Meeting please find the following link and telephone call in instructions:

<https://zoom.us> and enter the following meeting link and password:

Meeting ID: 963 7504 5394

Password: 299187

Also, interested parties can join by telephone through any of the following dial in numbers:

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 963 7504 5394

Password: 299187

This notice is given pursuant to Section 317 of Act 57, Public Acts of Michigan, 2018 and the Open Meetings Act as modified by Executive Order 2020-48.

Jane M. Blahut, [blahutj@grossepointepark.org](mailto:blahutj@grossepointepark.org)  
City Clerk  
City of Grosse Pointe Park



Wayne County, Michigan

Motion by Mayor Denner, supported by Councilmember Robson, to approve the Public Hearing date of May 11<sup>th</sup> for the Amended TIFA Development Plan having published proper notice and informing the residents within the TIFA district and the governing bodies of the affected taxing jurisdictions.

City Clerk called the roll for Council comment:

Councilmember Grano: No comment

Councilmember Relan: Concerned about setting the date so early.

Mayor Denner stated public hearings can be scheduled on Zoom. It is a benefit to start the construction process to get the construction started.

Councilmember Read stated she would not be in favor of a virtual public hearing for the public to debate.

Mayor Denner stated the public may contribute their opinion in writing or by calling in at the meeting. The timing is critical to get the process moving.

Councilmember Read inquired if the engineering opinion has been received back.

City Manager Sizeland stated he has not received the full written report, however in speaking with OHM Engineering, the determination was the Mack Avenue site was the appropriate site to build a DPW facility.

Councilmember Read inquired if the TIFA Board has proceeded with purchase of Verdonck's Bakery on Mack.

Mayor Denner stated they exercised the option, however, has not closed on the property yet.

Councilmember Robson stated he agrees with the timing issue, the City must conduct business and he approves of the May 11<sup>th</sup> date.

Councilmember Hodges stated she agrees with City business moving forward.

Councilmember Fluit stated she is concerned with having a virtual meeting instead of an in-person meeting and thinks it should be held at a separate meeting and does not believe it needs to happen in the next couple weeks.

Councilmember Read inquired with the Mayor if he would consider amending his motion to wait until a regular public meeting can be held to review the Amended TIFA Development Plan.

Mayor Denner stated he would not be willing to amend his motion. The Governor has set the guidelines and allows for virtual Public Hearings.

The City Clerk called the roll:

AYES: Councilmembers Grano, Hodges, and Robson, and Mayor Denner

NAYS: Councilmembers Relan, Read, and Flutt

### COMMITTEE REPORTS

#### Communication Committee:

Councilmember Read presented a brief overview of the Communication Committee Meeting met via Zoom conference on April 2, 2020. The primary focus was to discuss emergency response communications due to the COVID-19 PANDEMIC.

- Include a link on the home page directly to our COVID-19 information page and a non-emergency public safety telephone number be displayed.
- Expansion of NIXLE
- Discussing enhanced technology to allow for the livestreaming of meetings and a revised agenda and public comment process.

#### Ad Hoc Board of Education Committee:

Councilmember Hodges presented a brief overview of the Ad Hoc Board of Education Meeting held via Zoom on April 1<sup>st</sup> and 2<sup>nd</sup>. Topics of discussion were the following:

- Re-configuration plans in light of COVID-19 pandemic and shut down.
- The Committee is continuing due diligence

#### Beautification Commission:

Councilmember Relan stated there was not a formal meeting, however, wanted to inform everyone that the Arbor Day Poster Contest may be done on-line for those children interested in participating.

### FINANCE REPORT – MARCH, 2020

Councilmember for Finance Hodges presented to Mayor Denner and Council for consideration the invoices exceeding \$5,000 for the month of March, 2020 as presented.

<u>Vendor</u>	<u>Description</u>	<u>Payment</u>
Bodman	Pros. Atty. & retainer fee	\$ 10,000
Build Safe	Building Inspector – Feb.	9,600
The Helm Life Center	Transit Services/CDBG	14,000
PAATS	Transit Services/CDBG	6,000
Compass Minerals	Salt for streets	22,570
J & W Trees	City Tree Work	27,075
Cipparrone Contractors	Jeff Ave. street repairs	44,892
Huntington National Bank	Interest on Cap. Imp. Bond	27,684
Aquatic Source	Pool chemicals	5,801
Great Lakes Water	Water usage - January	113,732
Great Lakes Water	Waste water – February	151,000
Green for Life	Recycling for March	18,756
Green for Life	Rubbish for March	30,027

Councilmember Hodges stated funds are available within the budget.

Councilmember Hodges stated the shortfall within the current year budget within Park and Recreation and ticket revenue could be down by approximately \$400,000. State Shared Revenue is undetermined at this time.

Councilmember Hodges stated a Budget Workshop will be held virtually the week prior to the May 11<sup>th</sup> Council Meeting. A date has not been scheduled yet and will be placed on the City calendar when a date is selected.

City Clerk called the roll for Council comment:

Councilmember Grano: No comment  
Councilmember Relan: No comment  
Councilmember Read: No comment  
Councilmember Robson: No comment  
Councilmember Fluitt: No comment  
Mayor Denner: No comment

Motion by Councilmember Hodges, supported by Councilmember Robson, to approve the invoices exceeding \$5,000 for the month of March, 2020, as presented in accordance with Section 2.249 of the Charter.

AYES: Councilmembers Grano, Relan, Read, Hodges, Robson, and Fluitt, and Mayor Denner

NAYS: None

NEW/OLD BUSINESS

City Manager Sizeland reiterated his opinion that City employees are doing a great job and expressed his gratitude.

Councilmember Grano thanked the employees and residents in dealing with the crises.

Councilmember Relan stated that the situation with Trombly Elementary School needs to be re-evaluated in light of the crises.

City Attorney Howlett commented regarding the separation of duties between the City and the School Board.

Councilmember Read recommended the continuation of support for each other and local businesses. She recommended residents complete their Census 2020 as soon as possible, noting the more residents who submit their information, the more funding the City will received for the next decade.

Councilmember Hodges commended the superb action of the first-time responders and the way they have reacted in this crises.

Councilmember Fluitt stated she was frustrated that issues related to COVID-19 were not placed on the Agenda and indicated she requested this issue be on the March 9<sup>th</sup> agenda and does not understand why it wasn't on this agenda. She inquired if there were resources within the budget to assist residents who are in need.

Mayor Denner stated as pointed out by Councilmember for Finance Hodges, resources are limited and revenues are expected to fall under the f/y 2020 budget.

Councilmember Relan inquired if the Administration is considering allowing longer hours for the parks to be open.

City Manager stated not at this time due to limited resources.

Councilmember Relan inquired what the next step is for the Art Center and can the information that was placed on the City website be removed.

Mayor Denner stated he does not want to entertain a conversation regarding the Art Center at this time or remove the information on the website. If the members of Council have identified a statement that needs clarification, it may be submitted to the City Manager and it will be reviewed.

Councilmember Fluitt does not understand the process in which items are blocked from being placed on the agenda.

City Attorney Howlett stated Grosse Pointe Park is a Council/Manager form of government which allows for administrative actions to be performed by the City Manager and the Mayor and although it does not specifically indicate that the Manager and Mayor place items on the agenda, it has historically been done in this manner.

City Attorney Howlett stated he is working the City Manager to developing guidelines for City Council including setting the agenda.

#### PUBLIC COMMENT

Resident of Lakepointe emailed questions to the City Clerk on Sunday regarding the Amended TIFA Development Plan.

Resident of Westchester phoned in stating he was disappointed with the Council electing to have a virtual meeting on the Amended TIFA Development Plan.

With no further business, the meeting adjourned at 9:00 PM

**T.I.F.A. BOARD APPOINTMENT**  
**2 Year Term**

Marcia L. Fairrow

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**City of Grosse Pointe Park  
Northwest Tax Increment Finance Authority  
Amended Development Plan and Tax Increment Financing Plan**



Approved by the City of Grosse Pointe Park City Council on April \_\_, 2020  
Approved by the City of Grosse Pointe Park Northwest Tax Increment Finance Authority  
on March 12, 2020

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**City of Grosse Pointe Park  
Northwest Tax Increment Finance Authority  
Amended Development Plan  
and  
Tax Increment Financing Plan**

**CITY COUNCIL (2020)**

Hon. Robert Denner, Mayor  
Hon. James Robson, Mayor Pro Tem  
Hon. Aimee Fluitt  
Hon. Daniel Grano  
Hon. Michelle Hodges  
Hon. Lauri Read  
Hon. Vikas Relan

**CITY MANAGER**

Nicholas R. Sizeland

**CITY ATTORNEY**

Dennis J. Levasseur, Esq.  
Bodman PLC

**NORTHWEST TAX INCREMENT FINANCE AUTHORITY BOARD (MARCH 2020)**

James Odell, Chairperson	Patrick Mann
Thomas McDonald, Vice Chairperson	John Hughes
Randy Cousineau	
James DePuys	
Adi Kokoshi	
Sonny Mio	
Joseph Tompkins	
Curt Ralstrom	

**STAFF**

Dale Krajniak, TIFA Director

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**AMENDED DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

City of Grosse Pointe Park  
Northwest Tax Increment Finance Authority

**TIFA Plan Vision**

To plan for the proper use of tax increment financing dollars in a manner that will creatively, positively, and pro-actively contribute to the economic development and redevelopment of the TIFA District of the City of Grosse Pointe Park.



## **PART 1 - INTRODUCTION**

The City of Grosse Pointe Park (“City”) is a mature suburban residential community that shares a border on the west and north with the City of Detroit and a border to the east with the City of Grosse Pointe. Over time, borders with neighboring communities had become vague and ill defined. This erosion and the loss of identity and uniqueness was particularly harsh in one area in particular; the Northwest section of the City of Grosse Pointe Park.

On October 27, 1986, in an effort to: (1) halt a decline in property values; (2) increase property tax evaluation; (3) eliminate the cause of decline in property values; and (4) promote growth within the Northwest section of the City, the Grosse Pointe Park City Council created, by resolution, the Grosse Pointe Park Northwest Tax Increment Finance Authority (“TIFA” or the “Authority”).

The City of Grosse Pointe Park TIFA has all the powers and duties prescribed for a Tax Increment Finance Authority under Part 3 of the Recodified Tax Increment Financing Act, Public Act No. 57 of 2018 (the “Act”), MCL §125.4301 *et seq.*

As required by applicable law, the City of Grosse Pointe Park TIFA prepared a Development Plan and Tax Increment Financing (“TIF”) Plan to guide the continued development of the TIFA District. The purpose of the Development and TIF Plan, as since amended, was to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with applicable law for the purpose of stimulating and encouraging private investment in the TIFA District.

The original Development Plan called for public and private improvements in the TIFA District (the “District”). Those improvements include, but were not limited to, pedestrian lighting, acquisition of mobile toters, public parking improvements, façade and landscape services, improved entranceways, and establishment of public facilities including those serving the City’s municipal needs coupled with commercial enhancement and private investment programs.

The TIF Plan has and will continue to generate the necessary funds to undertake these improvements as the City, due to financial limitations, lacks the resources to facilitate these program improvements. The Authority is confident that the plans presented will continue to create a visually pleasing area which will not only revitalize the District but continue to stimulate private investment in the TIFA District.

The Authority respectfully submits this Amended Development Plan and Tax Increment Financing Plan for the City Council’s review and approval. Together these plans offer a “window of opportunity” to the overall continued revitalization and future economic stability of the TIFA District. The amendments will neither modify the term of the existing TIFA plan nor will they modify the boundaries of the District or the proposed tax capture of the remaining sixteen (16)

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

year term. The amendment included herein will modify the term limit of any future bond issue to a fifteen (15) year period from the prior twenty (20) year bond term allowance.

Furthermore, the Amended Development Plan provides for the construction, renovation, preservation, or reconstruction of a new public facility which is necessary and appropriate to the execution of this Amended Development Plan which, in the opinion of the TIFA Board, aids in the revitalization and growth of the Development Area or District. MCL §125.4307(c). A “public facility” is defined in the Act to include a street, plaza, boulevard, alley, parking facility, public institutions, structures, transit originated development and other similar facilities designed for use by the public generally or public agency. This includes, but is not limited to, “a fire station, police station and court building, or other public safety facility.” MCL §125.4301(u). Such improvements will consist of the construction of combined public works department offices and a storage facility to be located on Mack Avenue between Wayburn and Maryland Streets.

The City’s current effort to revitalize the Northwest section of the City will depend upon the ability of its TIFA to initiate and participate in the improvement of properties within the District. The general goals and objectives of this Amended Development Plan are as follows:

1. Improve the overall aesthetics of the District.
2. Enhance the western entrances of the District to promote a positive image.
3. Encourage the renovation, improvement and facilitate the establishment of private and publicly owned properties within the District.
4. Increase safety and security within the District.
5. Encourage improvement of existing facades and landscapes in the District.
6. Address and improve parking needs and alternative programs in the District.
7. Construct and maintain a new Department of Public Works building.

This Amended Development Plan will be consistent with these goals along with the short and long term goals of the City of Grosse Pointe Park and its Master Plan, as amended.

## **Part 2 -TIFA Amended Development Plan<sup>1</sup>**

**1. The Designation of Boundaries of the Development Area in Relation to the Boundaries of the Authority District Area and any other Development Area within the Authority District. (MCL §125.4316(2)(a)).**

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The boundaries of the Development Area are shown on Figure 1, attached hereto. The designated boundaries of the Development Area are interpreted to extend throughout the entire TIFA District. There are no other Development Areas within the Development District.

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<sup>1</sup> Section 316(1) of the Act provides that: “When a board decides to finance a project in the development area pursuant to this part, it shall prepare a development plan.” MCL §125.4316(1).

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**2. The Designation of Boundaries of the Development Area in Relation to Highways, Streets, or Otherwise. (MCL §125.4316(2)(b)).**

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The TIFA District is defined as the area bordered by Mack Avenue on the north, the northern boundary of the Grosse Pointe Park Jefferson Avenue Downtown Development Authority (“DDA”) on the south, the City limits on the west, and the eastern edges of the alley between Beaconsfield and Nottingham on the east. The area includes the residential streets of Wayburn, Maryland, Lakepointe, Beaconsfield, Vernor, and St. Paul and the primarily commercial streets of Mack Avenue, Charlevoix Avenue, and Kercheval Avenue. For a more detailed description, please refer to the boundary map shown on Figure 1 and the legal description in Appendix A, attached hereto. Boundary extensions of the Development Area (or TIFA District) are neither contemplated nor recommended at this time.

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**3. The Location and Extent of Existing Streets and Other Public Facilities Within the Development Area and the Location, Character, and Extent of the 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 a Legal Description of the Development Area. (MCL §125.4316(2)(c)).**

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The Development Area is an area comprised of several land uses ranging from high and medium density residential to office and convenience/comparison businesses within the commercial areas. The City owns and maintains five (5) public parking facilities within the District; two (2) on Mack Avenue and three (3) on Kercheval Avenue.

The Development Area does not presently contain any other public land uses, other than street right-of-ways under the jurisdiction of the City of Grosse Pointe Park and utility systems such as sewer and storm water management, etc. The legal description of the Development Area is contained on Appendix A, attached hereto. See, also, Figure 1, attached hereto

The Development Area does not contain any industrial, recreational, or educational uses.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**4. A Description of Improvements to be Made in the Development Area, a Description of any Repairs and Alterations Necessary to Make Those Improvements, and an Estimate of the Time Required for Completion of the Improvements. (MCL §125.4316(2)(d)).**

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**GOALS AND OBJECTIVES**

The proposed improvements were developed based on a set of goals and objectives to ensure that each project was consistent with the overall vision for the TIFA, as described above. The following includes those goals and objectives and provides a framework for the proposed projects included in this section.

The overall goal of the Amended Development Plan is to offer improvement projects that seek to visually enhance the City of Grosse Pointe Park and reflect its character thereby creating an attractive, welcoming, and memorable environment for businesses and residents.

The improvements in the Amended Development Plan are intended to encourage greater investment and revitalize the TIFA District by halting any decline in commercial or residential property values, increase property valuations, and promote a diverse mix of commercial and residential growth within the TIFA District. The improvements will also take into account and incorporate, to the extent feasible, sustainability initiatives of the City.

The TIFA anticipates the development of many projects over the upcoming sixteen (16) year period. It is anticipated during this period further projects will be taken under consideration. However, these projects may not be implemented until compliance with the Act has been satisfied based on overall community input, available funds, economic and other developments, and other factors including sustainability initiatives. At this time, the City Council is continuing this plan within the District for the remaining sixteen (16) year period as the TIFA proposes the improvements described below.

The full extent of demolition, repair, or alteration of existing improvements is not yet known. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure are planned as part of the various projects, including sidewalks, curbing, pavement, pavers, streets and grates, lighting, utility, street furniture, and others.

The Grosse Pointe Park City Council will review the amendment to the TIFA's Amended Development Plan to make a determination as to whether or not it constitutes a public purpose.

**A. Facade, Landscape And Public Parking Improvements.**

To encourage the continuous upgrading of properties within the TIFA District, it is the intent of the TIFA to continue to provide facade and landscape improvements to the businesses and

**SUBJECT TO APPROVAL BY  
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residents within the TIFA District. These services would include the architectural renderings of homes and business transferable landscape schemes for the TIFA District. These improvements, when undertaken, will not only improve the aesthetics of the TIFA District and the City, but will generate new captured assessments for the Authority.

Public parking improvements, including the consideration of vehicle charging stations to be located within the TIFA District, will continue to be undertaken to support both existing commercial properties and encourage location of new businesses in existing buildings that support the residential character of the City as a whole. Estimated cost is \$4,000,000. The time frame of undertaking these improvements will be primarily, but not limited to, the first five (5) to eight (8) years of the Amended Development Plan beginning in 2020.

Initial parking improvements will be undertaken along Mack Avenue in conjunction with the construction of the public works facility described herein and are expected to cost approximately \$200,000. Beginning in fiscal year 2021, parking improvements are expected to begin on Charlevoix Avenue and are expected to cost approximately \$400,000. Also, during fiscal year 2021, parking lot improvements will be undertaken along Kercheval Avenue and the completion of parking lot construction along Maryland Street. During the balance of the TIF Plan, parking improvements will continue to be active and pursued if opportunities become available to create off-street parking along alleyways and parcels adjoining or frontage upon the commercial streets of Mack Avenue, Charlevoix Avenue and Kercheval Avenue. These improvements will be undertaken throughout the remainder of the TIF Plan.

**B. Housing And Commercial Property Rehabilitation.**

Many single family, multiple family, and commercial structures within the TIFA District have been neglected or unimproved over the years. Accordingly, the TIFA may continue to acquire and renovate properties where it is beneficial to increase their values and/or facilitate the expansion of greenspace, placement of landscaping, or possible off street parking improvements. Renovating properties throughout the TIFA District will continue to be a catalyst encouraging other property owners to improve their properties through private investment. Property owners in the TIFA District will be assisted in maintaining and improving their properties. These renovations will consist of practical improvements and architectural styles that property owners can learn from and thereby develop a greater sense of pride within the TIFA District. Should any large commercial development become feasible and desirable for the District (including at the western end of Kercheval Avenue), the TIFA will assist in that development after consultation with all interested parties and compliance with applicable law.

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Estimated cost is \$4,000,000 and such activities are expected to be undertaken continually throughout the course of the remaining sixteen (16) year term of the TIF Plan.

**C. Street and Overall Public Safety and Facility Improvements.**

The streetscapes on Mack Avenue between Nottingham and Somerset Streets, Charlevoix Avenue and Kercheval Avenue, while once deteriorated, have been improved over the last twenty (20) years. However, these streetscapes now require further capital investment for reconstruction as recently undertaken along the Mack Avenue Business District. In order to do so, funding is required for these projects and for the consideration of a boulevard improvement upon Mack Avenue between Wayburn and Somerset Streets. When these streetscapes, and accompanying parking improvements and possible boulevard improvements, are completed the TIFA District will be able to more effectively attract and retain businesses in the Development Area and fill the vacant commercial properties that currently exist therein. Also commercial and residential lighting improvements, and commercial and residential alley and fence improvements will be undertaken with serious considerations to more efficient and environmentally friendly alternatives. Additional general public safety enhancements including traffic signals, control devices, markings and other health or safety and security related equipment will be pursued as well. Consideration will be given to more energy efficient lighting methods and the reconstruction and/or improvement of both commercial and residential alleyways.

Public facility improvements will also be undertaken. This shall include the construction of offices and storage facility for the Grosse Pointe Park Department of Public Works on Mack Avenue between Wayburn and Maryland Streets. Presently, there is a building that was once used for a bakery that has been closed for many years.

By increasing the amount of activity and presence of City employees at that location, this construction and resulting public facility will improve the image and security along the City's western border and correspondingly support local businesses along the Mack Avenue Business District and enhance the surrounding commercial and residential underlying values. Costs of that improvement shall include accompanying administrative costs.

Other locations for a public works building within the City were considered by the TIFA and the City, with the advice and consultation of OHM Advisors ("OHM"). However, OHM concluded that the proposed location on Mack Avenue between Maryland and Wayburn Streets was the best location and would promote the TIFA's objectives of removal of blight and supporting local businesses along the Mack Avenue Business District.



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The TIFA is confident that the combination of all of these programs will aesthetically improve both the residential and commercial properties within the Development Area and create an overall sense of continued revitalization of the entire TIFA District and promote the establishment of new business throughout its commercial districts. Estimated cost of these capital improvements total \$ 7,973,950.

The first phase of improvements will consist of construction of the public works facility. At this time, costs are estimated at between \$3.5 and \$4 million. Street lighting upgrades will continue this fiscal year and will be undertaken throughout the entire sixteen (16) year TIF Plan. Alley improvements, including repaving, will begin in fiscal year 2022 and continue for the duration of the TIF Plan. Kercheval Avenue and Charlevoix Avenue street scape improvements will begin fiscal year 2021 and will be staged block-by-block for each street and phased in during the next eight (8) years.

**SUBJECT TO APPROVAL BY  
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**5. 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 §125.4316(1)(e)).**

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The location, extent, and character of the improvements are described in Section 4, immediately above. It is estimated that those projects can be completed by the year 2026. The costs for each of those capital improvements total \$15,973,950.

Cost estimates for the projects are very preliminary; specific plans, locations, and refined cost estimates for the Development Area improvements will be completed upon the initiation of each project. However, the cost estimates have been developed in consideration of recent comparable construction projects and relevant vendor and engineering estimates.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**6. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion of Each Stage. (MCL §125.4316(2)(f)).**

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The stages of planned construction regarding this Amended Development Plan are presented above. The actual timing and sequence of projects may vary based on a variety of factors such as funds availability, opportunities that arise to achieve the goals, the purposes of this Amended Development Plan, and other TIFA priorities.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**7. A Description of Any Parts of the Development Area to be Left as Open Space and the Use Contemplated for the Space. (MCL §125.4316(2)(g)).**

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No portion of the Development Area is presently proposed to be set aside as public open space. However, the TIFA will attempt to preserve open space as projects are developed in accordance with the goals of this Amended Development Plan and other planning efforts. Wherever feasible and available, and given the mature, developed, and heavily concentrated residential nature of the TIFA District, the TIFA intends to incorporate and/or preserve open space areas into the TIFA District, to be utilized by the public. For example, the western area of the Kercheval Business District (on Kercheval Avenue just east of Alter Road) provides opportunities for public spaces and events that will be explored as opportunities arise.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**8. A Description of any Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease To or From the Municipality and the Proposed Terms. (MCL §125.4316(2)(h)).**

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The TIFA proposes to acquire, sell, convey, lease and/or exchange real projects. Any real property acquired, sold, conveyed, leased or exchanged will be done using the same procedures as those undertaken by the City and the TIFA, subject to applicable law and regulation. Specifically, with regard to the construction of the public works facility described in this Amended Development Plan, such facility will be leased to the City of Grosse Pointe Park for the duration of any outstanding bonded indebtedness. Terms will include a nominal fee along with provisions that the City shall maintain, insure and cover all utility expense during the duration of the lease. Upon satisfactory completion of the lease term, the City shall receive ownership of the property for one dollar.

**SUBJECT TO APPROVAL BY  
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**9. A Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, and Utilities. (MCL §125.4316(2)(i)).**

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The TIFA's Amended Development Plan may require zoning changes for the TIFA District in the future. If a Development Area Citizens Council is required under Section 320 of the Act, MCL §125.4320, it will be established at the appropriate time. However, no such zoning changes are anticipated at this time. Moreover, if any zoning changes are proposed in the future, they will be addressed by the Grosse Pointe Park City Council which retains the authority for zoning decisions.

However, any potential future changes that may occur to promote parking developments may require altering traffic patterns to a degree, although no specific alteration is under consideration at this time. Future consideration could possibly include the development of additional parking within the street right-of-ways and for the reduction of commercial traffic on the residential streets and for the improvement of safety within the TIFA District.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**10. 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 §125.4316(2)(j)).**

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For total estimated costs of the development the Authority intends to use tax increment revenues as the financial mechanism for implementing the proposed Amended Development Plan. Tax increment revenues are generated by annual increases in property valuation from economic growth and new construction within the Development Area.

The Amended Development Plan and TIF Plan are companion plans. The Amended Development Plan describes the improvements intended to stimulate the revitalization of the TIFA District and identifies costs related to their implementation. The TIF Plan describes how tax increment revenues will be raised.

It is anticipated within the remaining 16 year Development Plan and TIFA Plan, approximately \$15,973,850 will be captured for the TIFA's use to achieve the preceding improvements.

The issuance of bonds is contemplated for up to maximum term of 15 years and a maximum of \$4,000,000. The issuance of any tax increment bonds would not be issued unless secured by the City's full faith and credit pledge. Based on the City's current credit rating, bond financing would be readily available.

Surplus funds may be retained by the TIFA for the payment of the principal and interest on outstanding tax increment bonds or for other purposes that, by resolution of the TIFA's Board, are determined to further the Amended Development Plan. Any surplus funds not so used will revert to the appropriate taxing jurisdictions.

The cost estimates for projects are rough estimates because construction or design drawings have not yet been prepared, and, therefore, have been based on preliminary concept designs. A percentage has been factored into the estimates to cover engineering and design costs.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**11. 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 and for Whose Benefit the Project is Being Undertaken, if that Information is Available to the Authority. (MCL §125.4316(2)(k)).**

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All public improvement projects undertaken as part of this Amended Development Plan will remain in public ownership for the public benefit. The TIFA owns certain property within the District which includes numerous off-street parking lots. The Department of Public Works building described in this Amended Development Plan will be leased to the City on terms described in Section 8, above.

The TIFA may consider property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Amended Development Plan including property located upon Mack Ave between Wayburn and Maryland Streets, currently under lease consideration to the City of Grosse Pointe Park.



**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**12. The Procedures for Bidding for the Leasing, Purchasing, or Conveying 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 to Those Persons. (MCL §125.4316(2)(l)).**

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In cases in which this is applicable, the TIFA will follow conventional City practices and procedures on this matter. However, the TIFA does not contemplate the lease, purchase, and/or conveyance to any persons, natural or corporate, upon the completion of the Amended Development Plan, except for the Department of Public Works building lease as described in Section 8, above.

If the TIFA purchases, receives a donation, acquires or otherwise comes to own property in the Development Area, it will adopt appropriate procedures for the management and disposition of the property at a regularly scheduled public meeting of the Authority. All TIFA conveyance and disposition procedures shall be developed in compliance with federal, state, and local regulations.

Acquisition and disposition procedures will include the ability of the Authority to dispose of acquired parcels or lots with the value of such parcels or lots based upon an independent appraisal of the real estate by a qualified real estate appraiser licensed to perform such work in the State of Michigan. In the event the Authority decides to dispose of a parcel or parcels of real property, the sale may be for more than appraised value, at appraised value, or below the appraised value at the discretion of the TIFA Board.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

- 13. 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 in Existence, the Number of Owner-Occupied and Renter-Occupied Units, the Annual Rate and Turnover of the Various Types of Housing and the Range of Rents and Sale Prices, an Estimate of the Local Demand for Housing in the Community, and the Estimated Capacity of Private and Public Housing Available to Displaced Families and Individuals. (MCL §125.4316(2)(m)).**
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Approximately 2650 people reside within the Development Area. Residences and commercial properties may be acquired by the Authority. The Authority expects to acquire properties from willing sellers rather than through eminent domain to avoid displacing of persons or businesses. Should persons or businesses be displaced through eminent domain a plan for establishing priority for the relocation of persons displaced would be developed by the TIFA.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**14. A Plan for Establishing the Relocations of Persons Displaced by the Development in Any  
New Housing in the Development Area. (MCL §125.4316(2)(n)).**

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See, Section 13, immediately above.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**15. Provision 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 Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC 4601 to 4655. (MCL §125.4316(2)(o)).**

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No displacement of persons or households is anticipated to occur as a result of this Amended Development Plan. However, the TIFA recognizes that condemnation of private commercial property for the public welfare may occur, although it is not anticipated at this time. Any such displacement that occurs will be carried out in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC §§4601 through 4655.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**16. A Plan for Compliance with Act No. 227 of the Public Acts of 1972, Being Sections 213.321 to 213.332 of the Michigan Compiled Laws. (MCL §125.4316(2)(p)).**

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The TIFA does not anticipate that it will be necessary to exercise its powers of condemnation or eminent domain to implement the Amended Development Plan. However, the TIFA reserves its right to exercise its powers of condemnation for the projects in this Amended Development Plan. If condemnation is required, the TIFA will comply, when necessary, with the provisions of Act 227 of 1972, MCL §§213.321 to 332 and all other applicable laws.

## **Part 3 - Tax Increment Financing Plan<sup>2</sup>**

The TIFA has determined that a Tax Increment Financing Plan (“TIF Plan”) is necessary to achieve the purposes of the Act, and is authorized to prepare and submit said plan to the Grosse Pointe Park City Council. The TIF Plan includes the preceding Amended Development Plan, and a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the TIFA.

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<sup>2</sup> Section 313(1) of the Act provides that “When the authority determines that it is necessary for the achievement of the purposes of the part, the authority shall prepare and submit a tax increment financing plan to the governing body.” MCL §125.4313(1).

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**1. A Statement of the Reasons That the TIF Plan Will Result in the Development of Captured Assessed Value That Could Not Otherwise Be Expected. The Reasons May Include, but are not Limited to, Activities of the Municipality, Authority, or Others Undertaken Before Formulation or Adoption of the Plan Would be Achieved by Some Means. (MCL §125.4313(1)(a)).**

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The TIF Plan will provide the legal authority and procedures for public financial participation in the design and construction for the Amended Development Plan. The Amended Development Plan is hereby incorporated into the TIF Plan.

Following the adoption of the Amended Development Plan and TIF Plan, the City and County Treasurers are directed by law to transmit to the TIFA that portion of the tax levy for all taxing bodies paid each year on “captured assessed value” for all real and personal property in the TIFA District. The funds generated by this procedure are herein referred to as “tax increment revenue.” “Captured assessed value” is the amount in any single year by which the total current assessed value of the TIFA District exceeds the total “initial assessed value.” The “initial assessed value” is the state equalized valuation of all the real and personal property in the TIFA on December 31, 1985, as adjusted by the equalization process. Therefore, without any increase in tax rates, all new construction and other increases in assessment will be captured for financing improvements in the TIFA District.

Property that is exempt from taxation at the time of determination of the initial assessed value shall be included as having zero value. Property for which a specific local tax is paid in lieu of a property tax shall not be considered exempt from taxation for the purposes of determining initial assessed value.

At this time, the TIFA proposes to finance the entire sixteen (16) year Amended Development Plan through captured tax increment revenues.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**2. An Estimate of the Captured Assessed Value for Each Year of the Plan. (MCL §125.4313(1)(b)).**

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A summary of base year assessed and current assessed values for all real and personal property in the District is provided below:

<u>Assessed Values</u>	<u>Initial Assessed Values</u>	<u>Current Assessed Values</u>
1985-1986 SEV Real Property	\$19,815,461	\$34,534,000
1985-1986 SEV Personal Property	\$ <u>574,640</u>	\$ <u>574,640</u> (\$335,400)
Total Assessed Value	<u>\$20,390,101</u>	<u>\$34,198,600</u>

Existing taxes levied on the increases in the initial assessed value of the District will be captured to finance the Amended Development Plan. See Section 3, immediately following, for current estimates of the captured assessed value for each year remaining in the TIF Plan.



**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**3. The Estimated Tax Increment Revenues for Each Year of the Amended Development Plan. (MCL §125.4313(1)(c)).**

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The estimated annual captured assessed value and tax increment revenue that follows is based on the average growth in state equalized value (“SEV”) and captured assessed value of the City and the average millage rates levied by all taxing jurisdictions over the previous five (5) years.

Therefore, the TIFA’s revenue projection is as follows:

**PROJECTED REVENUE**

Year	Estimated Tax Captured Assessed Value	Valuation Tax Increment Revenues
2020	\$34,198,600	\$856,950
2021	34,802,570	874,100
2022	35,580,500	895,500
2023	36,027,200	909,400
2024	37,017,700	927,600
2025	37,758,000	946,100
2026	38,513,200	965,100
2027	39,283,400	984,400
2028	40,069,100	1,001,100
2029	40,870,500	1,024,100
2030	41,687,900	1,044,600
2031	42,521,200	1,065,500
2032	43,372,100	1,086,800
2033	44,239,500	1,108,500
2034	45,124,300	1,130,700
2035	46,026,800	1,153,300
Total:		<u>\$15,973,850</u>

The increase in SEV is based upon annual estimated increases in taxable values of 2%. The total estimated capture over the sixteen (16) year period is \$15,973,850.

The TIFA is confident that these captured tax increment revenues will enable the Amended Development Plan to be completed in an effective manner thereby increasing tax values within the TIFA District.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**4. A Detailed Explanation of the Tax Increment Procedure. (MCL §125.4313(1)(d)).**

Tax Increment Financing is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result if the (re)development stimulates private development. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Tax Increment Finance Authority and adopted by the community's legislative body.

"Captured Assessed Value" can be described as the amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. Current assessed value for this purpose includes the amount of local taxes paid in lieu of property taxes. "Initial Assessed Value" represents the assessed value as equalized for all properties in the Development Area at the time of resolution adopted by the City Council in October of 1986. It is relevant to mention that for property exempt from taxation at the time of the determination of the initial assessed its representative value is included as zero. The taxable difference between the initial assessed value (base year total) and any incremental increase in the assessed values can be captured and (re)invested by the TIFA.

In order to make use of tax increment financing the TIFA must submit to the City Council a tax increment financing and development plan which the City Council must approve by resolution. Following approval of resolution, municipal and county treasurers must transmit to the TIFA that portion of the taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value, including specific local taxes paid in lieu of property taxes, such as commercial facilities taxes levied under P.A. 255 of 1978 and that portion of a commercial facilities tax levied under P.A. 198 of 1974, attributable to the captured assessed value. The transmitted funds are denominated "tax increment revenues." Tax increment revenues are additionally limited as explained below:

"Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area, subject to the following requirements:

- (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax, Act No. 331 of the Public Acts of 1993, being sections 211.901 and 211.906 of the Michigan Compiled Laws, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by the Act.

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GROSSE POINTE PARK CITY COUNCIL**

- (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, Act No. 331 of the Public Acts of 1993, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
- (iii) Tax increment revenues do not include any of the following:
  - a. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.
  - b. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes such as zoo tax, DIA tax, and library tax under MCL §125.4301(aa) (iii) (cc).
- (iv) The amount of tax increment revenues authorized to be included under subparagraph (ii), and required to be transmitted to the authority under Section 14 (I) of the Act, from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, Act 331 of the Public Acts of 1993, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (a) and (b):
  - a. The percentage which the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district taxes respectively, bear to the aggregate amount of ad valorem millage available for distribution by law to the state, each local school district, and each intermediate school district.
  - b. The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii).

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**5. The Maximum Amount of Bonded Indebtedness to be Incurred. (MCL §125.4313(1)(e)).**

The TIFA proposes to issue and incur bonded indebtedness to a maximum of \$4,000,000 in 2020 payable for up to a fifteen (15) year period for the purpose of enhancing the City's western boundary and encouraging the continued rejuvenation of the Mack Avenue corridor through the acquisition and construction of a public facility consisting of the Department of Public Works' offices and related storage facility. This facility will be constructed and then leased to the City of Grosse Pointe Park over the term of the bonds.

Terms of the lease will include the requirement that all maintenance, capital repairs, insurance requirements, and utility costs will be borne by the City and furthermore the City shall provide an annual nominal lease fee of one dollar per year over the term of the lease, then to be sold to the City for \$1 following bond retirement.

Other than the bonds described above, at this time the TIFA has no plans to incur further bonded indebtedness to finance the improvement program described in the Amended Development Plan. Most improvements will be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the TIFA, or as may be accumulated over more than one year, and held in reserve to allocate for projects.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**6. The Amount of Operating and Planning Expenditures of the Authority and Municipality, the Amount of Advances Extended by or Indebtedness Incurred by the Municipality, and the Amount of Advances by Others to be Repaid from Tax Increment Revenues. (MCL §125.4313(1)(f)).**

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Tax increment revenue is to be disbursed by the Authority as deemed necessary and appropriate to implement the Amended Development Plan in accordance with the Tax Increment Financing Plan. These directives include, but are not limited to, payment necessary to construct public facilities detailed in the Development Plan and payment of costs incurred by revisions or additions to the Development Plan as determined by the TIFA and approved by the City Council. A detailed distribution of expenditures during the sixteen (16) year stage are as follows:

Façade, landscaping, and public parking related enhancements are expected to total approximately \$ 4,000,000 over the sixteen (16) year period. It is anticipated the majority of such amounts will be expended over the next ten (10) years of the TIF Plan.

Streetscape and general lighting improvements will be undertaken including decorative lighting upon the North and South sides of Mack Avenue, along with lighting improvements upon the District's residential streets as well. Furthermore, included will be consideration of the placement of a boulevard upon Mack Avenue from the City's western boundary to Somerset Street. These improvements are expected to total \$3,000,000 over the sixteen (16) year period. It is expected the costs for lighting enhancements will be spread out over the term of the TIF plan as will the costs of the streetscape, commercial and residential alley, and boulevard improvements.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**7. The Costs of the Plan Anticipated to be Paid from Tax Increment Revenues as Received.  
MCL §125.4313(1)(g).**

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Public notification, marketing, planning and general administration costs are expected in the amount of \$600,000. Approximately \$200,000 of these costs will be incurred in 2020 in connection with the Department of Public Works building with the remainder uniformly over the term of the TIF Plan. All of those costs are anticipated to be paid from tax increment revenues as received.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**8. The Duration of the Development Plan and the Tax Increment Plan. (MCL §125.4313(1)(h)).**

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The duration of the Amended Development Plan and TIF Plan will not exceed sixteen (16) years or as modified in accordance with applicable law. The duration of this TIF Plan shall be sufficient in length to pay any tax increment bonds described above.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**9. An Estimate of the Impact of Tax Increment Financing on the Revenues of All Taxing Jurisdictions in Which the Development Area is Located. MCL 125.4313(1)(i).**

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Taxes levied by all taxing jurisdictions on the captured assessed value within the District are proposed to be used for the exclusive purpose of implementing the Amended Development Plan, except for such limitations on such capture as provided by applicable law, including with respect to the State of Michigan pursuant to the State Education Tax Act and local or intermediate school districts. There is no plan at this time for the TIFA to enter into any agreement with the any taxing jurisdictions to share the tax increment revenue. The estimated impact on assessed values for the affected jurisdictions are as follows:

**TOTAL CAPTURE COMPARISON TO TOTAL JURISDICTION REVENUE 2020<sup>3</sup>**

<b>Taxing Jurisdiction</b>	<b>Estimated Annual Capture</b>	<b>% of Capture To Jurisdiction Tax Collection</b>
City of Grosse Pointe Park	\$ 437,200	Under .05%
Wayne County General Operations	\$ 193,200	Under .01 %
Wayne County Jail	\$ 32,100	Under .01%
Wayne County Community College	\$ 110,800	Under .01%
Huron Clinton Metropolitan Authority	\$ 7,300	Under .01%
Wayne County Parks	\$ 8,400	Under .01%
Wayne County Transit Authority	\$ 34,200	Under .01%

The comparison of the captured amounts to the total levy indicates the tax capture has very nominal impact upon other taxing jurisdictions averaging well under 1% of their total collections. In relationship to the City's total collection the impact is minor as the amount totals less than 5% of its current tax revenues.

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<sup>3</sup> Grosse Pointe Schools, State Education, and Intermediate Schools Districts, Zoo, and Library taxes are not included in accordance with MCL §125.4301 (aa)(iv).



**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**10. Conclusion.**

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In conclusion, the long term benefit resulting from the implementation of the Amended Development Plan will continue the revitalization of the Development Area with increased activity and capital investment which will further support greater increases of assessed values for all jurisdictions.

At this time the TIFA proposes to finance the entire sixteen (16) year Amended Development Plan through captured tax increment revenues.

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

## **APPENDIX A**

Legal Description

- 37 -

Amended Development Plan and TIF Plan  
Northwest Tax Increment Finance Authority  
Grosse Pointe Park, Michigan

Bodman\_16617027\_3

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**LEGAL DESCRIPTION**

Beginning at a point on the centerline of Mack Avenue, 120' wide, which is 233' from, as measured perpendicular to, the centerline of Alter Road 66' wide; thence Southerly along the boundary between the City of Grosse Pointe Park and the City of Detroit to the Southeasterly corner of Lot 199, Turnbull and Epstean's Jefferson Avenue Subdivision; thence Southeasterly along the Southerly line of Lot 199 to the point of intersection with the Westerly right-of-way of Wayburn Avenue; then N68°45'E to the Easterly right-of-way of Wayburn Avenue; then Southerly along the Easterly right-of-way of Wayburn Avenue to the Northwest corner of Lot 203 of said Subdivision; then Easterly along the Northerly boundary of Lots 203 and 204 of said Subdivision to the Northeast corner of Lot 204; then Southerly along the Westerly edge of Lot 205d of said Subdivision to the Southwest corner of Lot 205d; then Easterly along the Southerly boundary of Lots 205d and 206d to the point of intersection with the Westerly right-of-way of the Maryland Avenue; then Northerly along the Westerly right-of-way of Maryland Avenue to the Southeast corner of Lot 156 of said Subdivision; then N68°45'E to the point of intersection with the Easterly right-of-way of Maryland Avenue; then Southerly along the Easterly right-of-way of Maryland Avenue to the Southwest corner of Lot 157 of said Subdivision; then Easterly along the Southerly boundary of Lot 157 of said Subdivision to the Southeast corner of Lot 157; then N68°36'E to the Easterly edge to said Subdivision; then Southerly along the Easterly edge of said Subdivision to the Northwest corner of Lot 1 of Bern's Jefferson Avenue Subdivision; then Easterly along the Northerly boundary of Lot 1 of said Subdivision to the Northeast corner of said lot; then N64°21'E to the Northwest corner of Lot 112 of said Subdivision; then Southerly along the Westerly boundary of Lot 112 to the Southwest corner of said Lot; then Easterly along the Southerly boundary of Lot 112 to the Southeast corner of said Lot; then Southerly along the Westerly boundary of Lots 70, 71, 72, 73 and 74 of Pinney's Plat to the Southwest corner of Lot 74 of said Plat; then Easterly along the Southerly boundary of Lot 74 to the Southeast corner of said Lot; then N63°48'E to the Southwest corner of Lot 7 of said Plat; then Easterly along the Southerly boundary of Lot 7 of said Plat to the Southeast corner of said Lot; then Northerly along the Easterly boundary of Lots 7, 8, 9 and 10 of said Plat; then N63°48'E to the Westerly boundary of Lot 4 of Freudhurst, Leopold Freud's Subdivision; thence Northerly along the Westerly line of Lots 5 through 83 inclusive of said Subdivision and the extensions thereof; thence Easterly along the Northerly line of said Lot 83 to the Easterly line of said Lot 83; thence Southerly along the Easterly line of said Lot 83 to the Northerly line of Lot 98 of said Subdivision as extended to the Westerly right-of-way of Nottingham Road; thence Easterly along said Northerly line of Lot 98 as extended to the Easterly line of said Lot 98; thence Southerly along the Easterly line of said Lot 98 to the Southwesterly corner of Lot 9 of Somerset Road Subdivision; thence Easterly along the Southerly line of said Lot 9 to the Southeasterly corner of said Lot 9; thence along a line from the Southeasterly corner to the Southwesterly corner of Lot 96 of said Somerset Road Subdivision; thence along the Southerly line of said Lot 96 to the Southeasterly corner of said Lot 96; thence Northerly along the Easterly line of Lots 96 and 1 of said Subdivision extended to the centerline of Mack Avenue; thence Westerly along the centerline of Mack Avenue to the point of beginning.

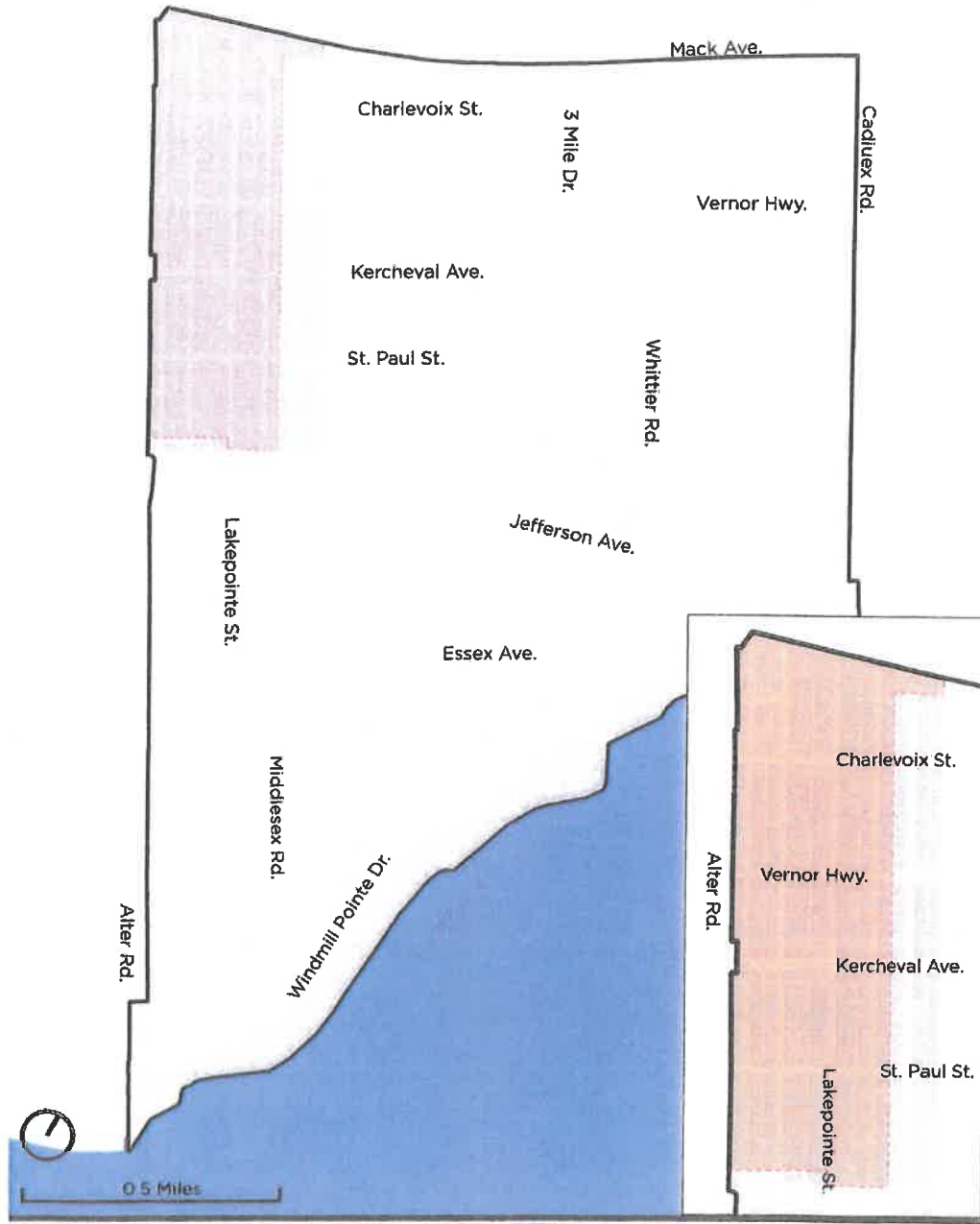
**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**

**TABLE 1**

- 39 -

Amended Development Plan and TIF Plan  
Northwest Tax Increment Finance Authority  
Grosse Pointe Park, Michigan

**SUBJECT TO APPROVAL BY  
GROSSE POINTE PARK CITY COUNCIL**



**NORTHWEST TAX INCREMENT FINANCING AUTHORITY DISTRICT**  
GROSSE POINTE PARK, MI  
8/6/2019



CITY OF GROSSE POINTE PARK  
WAYNE COUNTY, MICHIGAN

RESOLUTION APPROVING AMENDMENTS TO THE  
GROSSE POINTE PARK NORTHWEST TAX INCREMENT FINANCE AUTHORITY  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Minutes of a regular meeting of the City Council of the City of Grosse Pointe Park, Wayne County, Michigan (the "City"), held at 15115 East Jefferson Avenue, Grosse Pointe Park, Michigan, on May 11, 2020, at \_\_: \_\_ p.m., local time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

OTHERS PRESENT: \_\_\_\_\_

The following Resolution was offered by Council Member \_\_\_\_\_ and supported by Council Member \_\_\_\_\_:

WHEREAS, the City has, pursuant to the provisions of Act 450, Public Acts of Michigan, 1980, as amended, now Part 3 of Act 57, Public Acts of Michigan, 2018 (the "Act") created the Grosse Pointe Park Northwest Tax Increment Finance Authority (the "Authority") and has designated the boundaries of the Authority district; and

WHEREAS, the City adopted a Development Plan and Tax Increment Financing Plan with respect to the Authority at a meeting held on October 27, 1986; and

WHEREAS, the last amendments to the Development Plan and Tax Increment Financing Plan were adopted by the City Council of the City on May 23, 2016; and

WHEREAS, the Authority has submitted amendments to the last approved Development Plan and Tax Increment Financing Plan to this City Council for governing body consideration in accordance with Section 318(2) of the Act; and

WHEREAS, the Authority has fully informed the taxing jurisdictions in the development area about the fiscal and economic implications of the proposed amendments to the Development Plan and Tax Increment Financing Plan pursuant to Section 313 of the Act, and the City Council has provided a reasonable opportunity to such taxing jurisdictions to express their views and recommendations regarding said amendments as required by Section 313 of the Act; and

WHEREAS, the City Council of the City has given order to, and completed the necessary public notification requirements by mail and by publication in a newspaper of general circulation as required by Section 317 of the Act; and

WHEREAS, the City Council has conducted a public hearing in accordance with Section 317 of the Act;

NOW THEREFORE, be it resolved by the City Council of the City of Grosse Pointe Park, as follows:

1. That the Authority's Development Plan and Tax Increment Financing Plan, as amended, continue to constitute and embody a public purpose.
2. Pursuant to Section 318 of the Act, the City Council finds:
  - (a) That the Tax Increment Financing Plan, as amended, meets the requirements set forth in Section 313(1) of the Act, and the Development Plan, as amended, meets the requirements set forth in Section 316(2) of the Act;
  - (b) That the proposed method of financing the development described in the Development Plan, as amended, is feasible and that the Authority has the ability to arrange the financing;
  - (c) That the development described in the Development Plan, as amended, is reasonable and necessary to carry out the purposes of the Act;
  - (d) That the amount of captured assessed value estimated to result from the adoption of the amended Plans is reasonable;
  - (e) That land which may be acquired within the development area to carry out the purposes of the Development Plan, as amended, is reasonably necessary to carry out the Development Plan and the purposes of the Act;
  - (f) That the Development Plan, as amended, is in reasonable accord with the approved master plan of the City;
  - (g) That the public services, such as fire and police protection and utilities, are or will be adequate to service the development area; and
  - (h) That such changes in zoning, streets, street levels, intersections and utilities as contemplated by the Development Plan, as amended, if any, are reasonably necessary for the development area and for the City.

3. In accordance with the above foregoing considerations, the Amended Development Plan and Tax Increment Financing Plan in the form attached hereto as APPENDIX I is hereby approved and adopted for all purposes of the Act.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.



**APPENDIX I**

**CITY OF GROSSE POINTE PARK  
NORTHWEST TAX INCREMENT FINANCE AUTHORITY  
AMENDED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

A vote was taken on the foregoing Resolution, the results of which were as follows:

YES: Council Members: \_\_\_\_\_

\_\_\_\_\_

NO: Council Members: \_\_\_\_\_

\_\_\_\_\_

ABSTAIN: Council Members: \_\_\_\_\_

\_\_\_\_\_

The Resolution was thereupon declared adopted.

### CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Grosse Pointe Park, Michigan, at its regular meeting held on May 11, 2020, at \_\_:\_\_ p.m., local time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended by State of Michigan Governor's Executive Order 2020-15 (COVID-19), and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Jane M. Blahut  
City Clerk  
Dated: May \_\_, 2020

**CITY OF GROSSE POINTE PARK  
RESOLUTION NO. 1**

**RESOLVED**, that in accordance with P.A. 5 of 1982, requiring the governing body to establish the millage rate required to balance the 2020-21 fiscal year budget and in accordance with Section 8.4 of the City of Grosse Pointe Park Charter, it is hereby determined that the millage rate for general operating purposes for the fiscal year 2020-21 be \$17.1831 or \$17.1831 per \$1,000 of Taxable Value (10.9093 general operating; 1.6150 rubbish disposal; 0.0771 communication fees; 0.9350 bond issue; 1.0000 roads; 2.6467 public safety).

**SPECIAL ASSESSMENT ROLL  
RESOLUTION NO. 2**

**WHEREAS**, in accordance with Section 20.12 of the City of Grosse Pointe Park City Code whereby when any expense shall have been incurred by the City in respect to any single premise and subsequently such expense remain unpaid, and

**WHEREAS**, such premises have been advised that such unpaid bills will be placed as a lien against such property, plus fifteen percent (15%) service charge if not paid by a certain date.

**BE IT RESOLVED**, that a Special Assessment Roll for delinquent bills for water and miscellaneous items be placed upon the property described in the Exhibits as presented, copies of which are on file in the City Clerk's office and are a part of these minutes, in the respective amounts set forth opposite said properties in said Exhibits, including a service charge of fifteen percent (15%) for placing the bills for water and miscellaneous items on the Special Assessment Roll, and that Special Assessment shall be due and payable at the time 2020 City taxes are next due and payable with respect to such property.

**CITY OF GROSSE POINTE PARK  
RESOLUTION NO. 3**

**RESOLVED**, that having published proper notices and held a public hearing for the budgets of the following funds for the fiscal year 2020-21, such budgets are hereby adopted in the amounts set forth and purpose intended along with increases in related revenue sources:

GENERAL FUNDS

Estimated Revenue

Property Taxes	\$8,692,015
Licenses	39,100
State Shared Revenues	1,059,161
Charges for Services	628,600
Fines & Forfeits	425,000
Interest & Rents	339,700
Other Revenue	670,995

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Total Estimated Revenues	<u>\$ 11,854,571</u>
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Appropriations

City Council	\$ 107,594
Judicial	335,800
City Manager	185,000
Public Service	345,582
Elections	122,690
Financial Administration	282,026
City Clerk	183,196
Public Safety	7,441,734
Public Works	344,470
Tree Maintenance	255,153
Parks	535,490
Recreation	546,722
Fitness/Activity Center	599,525
Planning & Beautification	13,607
Transfer to Other Funds	552,468

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Total Appropriations	<u>\$ 11,851,057</u>
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Major Street Fund

Total Estimated Revenues	\$ 1,314,587
Total Appropriations	1,298,747

Local Street

Total Estimated Revenues & T/I	\$ 1,001,519
Total Appropriations	985,393

Garbage & Rubbish Collection

Total Estimated Revenues	\$ 1,235,642
Total Appropriations	1,219,189

Building Department

Total Estimated Revenues	\$ 321,369
Total Appropriations	321,295

Downtown Development Authority Fund

Total Estimated Revenues	\$ 193,426
Total Appropriations	191,000

Tax Increment Financing Fund

Total Estimated Revenues	\$ 1,318,070
Total Appropriations	1,316,500

Indigent Defense Fund

Total Estimated Revenues	\$ 10,400
Total Appropriations	10,400

Drug Law Enforcement Fund

Total Estimated Revenues	\$ 3,000
Total Appropriations	3,000

Block Grant Fund

Total Estimated Revenues	\$ 20,000
Total Appropriations	20,000

Road Fund

Total Estimated Revenues	\$ 648,321
Total Appropriations & T/O	640,000

Bond Debt

Total Estimated Revenues	\$ 594,000
Total Appropriations	593,023

Capital Improvement Bonds Series 2019

Total Estimated Revenues	\$ 2,215,000
Total Appropriations	\$ 2,215,000

Capital Improvement Fund

Total Estimated Revenues	\$ 552,468
Total Appropriations	552,468

Water & Sewer Fund

Total Estimated Revenues	\$ 5,564,015
Total Appropriations	6,373,733

Marina Fund

Total Estimated Revenues	\$ 293,000
Total Appropriations	274,400



# City of Grosse Pointe Park

15115 EAST JEFFERSON AVENUE □ GROSSE POINTE PARK, MICHIGAN 48230 □  
PHONE (313) 822-6200

To: The Honorable Mayor Denner and City Council

From: Leah Smith, Assistant to the City Manager

CC: Nick Sizeland, City Manager; Jane Blahut, City Clerk and Treasurer

Date: May 8<sup>th</sup>, 2020

RE: Proposed PY 2020 Community Development Block Grant Program Funding

The City is a participant in Wayne County's Community Development Block Grant Program. As an entitlement county, Wayne County distributes funds to participating communities, such as Grosse Pointe Park, through a formula grant application process. For Plan Year (PY) 2020 the City has been allocated \$20,000 in CDBG funds.

The proposed activities include:

Activity	Amount
Senior Services (The Helm)	\$14,000.00
Transportation Services (PAATS)	\$6,000.00

Wayne County is also continuing the additional opportunity for participating communities to jointly apply for larger projects with a minimum value of \$100,000. Each joint application will be granted in a five-year cycle.

The CDBG Coordinators of Grosse Pointe, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores and Grosse Pointe Woods met and are recommending submitting the same joint application that was submitted last year. The aforementioned communities would like to submit a request of \$400,000 to renovate the basement at The Helm. The project would convert the basement into useable space for classrooms, storage, and a workshop. Design and engineering on the project would not comment until the project was awarded by Wayne County, which will likely occur in year four or five of the funding cycle.

The Administration is recommending that the Council authorize Administration to submit the City's 2020 CDBG application and to proceed with the joint application with the other Grosse Pointe Communities to Wayne County of inclusion in the Wayne County's Annual Action Plan to the U.S. Department of Housing and Urban Development by the May 29<sup>th</sup>, 2020 deadline.

**Attachments: 1) Resolution Approving PY 2020 CDBG Application; and 2) Letter of Support from The Helm Life Center**

**City of Grosse Pointe Park  
County of Wayne**

**Resolution Approving PY 2020 CDBG Application**

WHEREAS, Wayne County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and

WHEREAS, Wayne County has allocated \$20,000.00 to each of the 34 participating communities and requested CDBG-eligible projects for inclusion in the Action Plan, and

WHEREAS, the City of Grosse Pointe Park found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high priority need.

Activity	Amount
Senior Services (The Helm Life Center)	\$14,000.00
Transportation Services (PAATS)	\$6,000.00

WHEREAS, Wayne County has requested separate proposals for CDBG-eligible projects with a minimum cost of \$100,000.00 from participating communities for inclusion in the Action Plan, and

WHEREAS, Grosse Pointe, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores and Grosse Pointe Woods found that the following project meets the objective of the CDBG Request for Proposal Program and is prioritized by the communities as a high priority need.

Joint-RFP Project	Amount
The Helm Life Center Renovation	\$400,000.00

NOW, THEREFORE, BE IT RESOLVED THAT: the City of Grosse Pointe Park CDBG application is hereby authorized to be submitted to Wayne County for inclusion in Wayne County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and that Nick Sizeland, City Manager, is hereby authorized to execute all documents, agreements, or contracts which result from this application to Wayne County.

Made and passed this 11th day of May, 2020.

I, Jane Blahut, the duly authorized Clerk of the City of Grosse Pointe Park, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City of Grosse Pointe Park City Council on May 11, 2020.

---

Name: Jane Blahut  
City of Grosse Pointe Park, City Clerk  
County of Wayne, Michigan



**ADDRESS**

The Helm — At the John A. & Marlene L. Boll Life Center  
158 Ridge Road, Grosse Pointe Farms, MI 48236

**PHONE**

(313) 882-9600

**WEBSITE**

helmlife.org

**Services for Older Citizens is now The Helm**

**SERVING SENIORS IN THE  
GROSSE POINTES AND HARPER  
WOODS SINCE 1978.**

May 4, 2020

**BOARD OF TRUSTEES**

Chairman  
Doug Blatt

City of Grosse Pointe Park  
Mayor and City Council  
15115 East Jefferson Avenue  
Grosse Pointe Park, MI 48230

Vice Chair  
Prudence Cole-Klimisch

Treasurer  
Richard Widgren

Honorable Mayor and Council,

Secretary  
David Stephens

We appreciate the opportunity to apply for CDBG major project funds. Please know that if we are fortunate enough to receive these critical funds, we would put them to use renovating the basement at The Helm to create usable space for classrooms, create efficient storage space and a workshop for use by our senior clients. This renovation will enable us to better serve our clients and expand or create additional programs.

**TRUSTEES**

Gary Colett  
Judith Diebolt  
Kevin Grady, MD  
M.A. Hastings  
Michele Kemler  
Derrick Kozicki  
Marianne Langlois  
Jane Lightfoot  
Gary Marowske  
Frederick Minturn  
Catherine O'Malley  
Carolyn Skaff  
Pamela Stanton  
Randall Tallerico  
David Zmyslowski

As the premier provider of programs and services to seniors in the Grosse Pointe and Harper Woods, as well as their caregivers, we have a forty plus year history of effectively and efficiently meeting community needs.

We welcome any additional requests for information or questions you may have.

With appreciation,

Peggy Hayes  
Executive Director

Robert Rader  
*Ex Officio Member*

**EXECUTIVE DIRECTOR**

Peggy Hayes

501(C)(3)  
nonprofit organization  
EIN: 38-2254509

**LIFE'S A JOURNEY. FIND YOUR WAY HERE.**

# City of Grosse Pointe Park

15115 EAST JEFFERSON AVENUE • GROSSE POINTE PARK, MICHIGAN 48230 • PHONE: 822-6200

JANE M. BLAHUT  
Finance Director / City Clerk

TO: Mayor Denner and Members of Council

FROM: Jane M. Blahut, City Clerk

DATE: May 7, 2020

SUBJECT: Temporary relocation of Precincts 5 & 6 for August 4, Primary Election and November 3, Presidential Election

Mayor Denner and Members of Council will be asked to adopt a resolution authorizing a temporary relocation of Precincts 5 & 6 currently located at Defer Elementary School for the Primary Election, August 4, 2020 and General Presidential Election, November 3, 2020.

The Grosse Pointe Public School System has notified the City that construction will be undertaken this summer and early fall requiring temporary relocation of Precincts 5 & 6.

The resolution reads as follows:

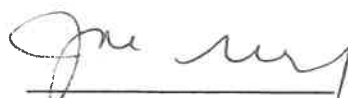
WHEREAS, the Grosse Pointe Public School System has requested the Grosse Pointe Park Mayor and Council to temporarily authorize the relocation of precincts 5 & 6 currently located at 15424 Kercheval, due to the upcoming construction within Defer Elementary School, and temporarily relocating to the Lavins Gymnasium located at 14920 Windmill Pointe Park on Windmill Pointe Drive; and

WHEREAS, all residents who are registered voters within Precincts 5 & 6 will receive written notification informing them of the temporary relocation; and

WHEREAS, public notice will be posted on the City website and all City buildings notifying residents of the upcoming temporary relocation of Precincts 5 & 6; and

WHEREAS, notice will be published in the Grosse Pointe News informing residents of the upcoming temporary relocation of Precincts 5 & 6; and

NOW, THEREFORE BE IT RESVOLVED, Mayor Denner and Members of Council authorize the temporary relocation of Precincts 5 & 6 currently located at Defer Elementary School to the Lavins Gymnasium at Windmill Pointe Park located at 14920 Windmill Pointe Drive

  
Jane M. Blahut, City Clerk



**April 2020**

***Invoices over \$5,000 for Review & Acceptance***

<b><u>Date</u></b>	<b><u>Vendor</u></b>	<b><u>Description</u></b>	<b><u>Current Payment</u></b>	<b>Fiscal year to Date or <u>Project to Date</u></b>
<b>04/03/20</b>	<b>Bodman</b>	<b>Pros. Atty. &amp; retainer fee</b>	<b>\$ 10,000</b>	<b>90,772</b>
<b>04/03/20</b>	<b>Build Safe</b>	<b>Building Inspector- March</b>	<b>9,600</b>	<b>86,400</b>
<b>04/03/20</b>	<b>Great Lakes Water</b>	<b>Water usage- Feb.</b>	<b>109,475</b>	<b>1,031,073</b>
<b>04/10/20</b>	<b>Great Lakes Water</b>	<b>Waste water- March</b>	<b>151,000</b>	<b>1,359,000</b>
<b>04/13/20</b>	<b>Green for Life</b>	<b>Recycling for April</b>	<b>18,756</b>	<b>187,562</b>
<b>04/13/20</b>	<b>Green for Life</b>	<b>Rubbish for April</b>	<b>36,848</b>	<b>394,590</b>