



**PONTIAC CITY COUNCIL
STUDY SESSION**

March 30, 2017

6:00 p.m.

179th Session of the 9th Council

It is this Council's mission "To serve the citizens of Pontiac by committing to help provide an enhanced quality of life for its residents, fostering the vision of a family-friendly community that is a great place to live, work and play."

Call to order

Roll Call

Authorization for excused absences for councilmembers

Public Comment

Special Presentation-

1. Water Resource Commission- Title 20 Drain

Public Hearing-IFT for Denek Contracting

2. Public Hearing for the approval of the Plant Rehabilitation District.
3. Request for approval of the Plant Rehabilitation District.
4. Request to set a public hearing for the IFT application for Denek Contracting.

AGENDA ITEMS FOR CITY COUNCIL CONSIDERATION

5. Request for approval for Child Abuse Prevention and Awareness Month.
6. Budget Process Report/Discussion from Goal Setting Session (Information Only)
7. Update on The Pontiac Silverdome (Information Only)

Adjournment

DEPARTMENT OF PUBLIC WORKS SUB-COMMITTEE NOTES

March 14, 2017

I. Contract Extensions

DPW is granting a one year extension for the storm drain cleaning

Detroit Memorial contract was extended for 6 months.

In 2011 there was a \$795,000 endowment fund, but the EM exhausted all the funds.

There may be an option to maintain Ottawa. There were only 36 burials last year the revenue, \$45,000, but the cost to maintain the lawn \$55,000

An option may be to form a Commission for the Historical part of Oak Hill in order to seek funds to offset some costs

Approximately 266 headstones were damaged by the weather.

Right Arm Construction's contract ends March 17, but the contract was extended for 90 days.

Sidewalk replacement work has not been done since 2008. Potentially the City will do sidewalk replacement, but a program has not been rolled out yet. There is approximately \$75,000 in DPW Funds.

II. Contract Renewals

The landscaping Contract is being finalized. DPW is not going back with the old contractor as there were too many complaints. Pontiac business can bid on it.

Parking lot and snow removal will be out by May.

TDE will be out by May. Not as committed, but on an as needed basis.

III. Street Sweeping

Street sweeping will begin April 1st. The main streets will be done first then the local streets.

The same group and in house.

The streets that are less tree-lined will be the easiest and done first.

Please let people know to put the limbs on the curb and schedule a pick-up with DPW, so they can pick up the debris (DPW will come through with a grinder).

DPW will start picking up brown bags around April 15th, potentially, April 1st.

IV. Tree Maintenance Contract

The same company is coming back, 3yr contract. The owner sold it to the workers/children and now it's **Seasonal Property Maintenance**.

V. Lighting Contract

Harlem Electric

Installation of 594 street LED lights are needed, as well as the replacement of 90 street light poles and foundations and repair or replacement of defective wiring. Currently, there is bad lighting.

Downtown needs approximately \$500,000 in order to improve the lighting.

This would need TAD approval as the amount is over \$500,000

VI. Additional:

Senior Repairs at La Amistad and the Golden Opportunity Club include H-Vac units, one replaced at the Bowen Center and two at Ruth Peterson Center. A handicap controller in Bowen Center, new floors in bathroom, the front door at the Ruth Peterson Center has structural issues and has to be repaired and the parking lot will be repaired the mid-part of the summer.

COMMUNITY DEVELOPMENT SUB-COMMITTEE NOTES

March 20, 2017

I. Denek Construction IFT Request

- Mr. Denek requested a 12 year Industrial Facilities Tax Exemption on the property located at 451 E. Wilson.
- The property's taxable value in 2016 was \$358,000 and the total tax paid for all jurisdictions was approximately \$19,900.
- The 2017 tentative tax value is roughly \$154,820 which will yield \$8,400 for the total tax obligation and of that amount \$2,600 will go to Pontiac.
- The company seeks to bring in about 56 employees with a \$2 million dollar payroll.
- Not sure of the reason why Denek preferred the IFT over a Brownfield.
- IFT freezes the taxable value for 1-12 years and the tax will surpass the taxable value.
- A Brownfield allows the taxable value to go up, but the capture goes to the owner.
- The question is how long after Denek is approved will it take for him to start the operation?

There are 2 options:

1. Either pull permits himself and require a team inspection or have a design professional who is responsible for troubleshooting
 2. Or change the use.
- It is more effective to have a design professional, but it is the person's choice.

II. Nuisance Abatement

- Wade Trim indicated that a property owner threw stuff from their yard over into the next yard in an attempt to avoid getting a ticket. However, the cost of cleanup doubled.
- The second time they went onto the property with an exterminator and had an order for all three properties.
- There is a dangerous building with a demolition order on it set to be condemned. Tickets will be written for maintaining a dangerous commercial building.
- When Wade Trim attempts to go get an order, they will also try to have the order include neighboring properties with the same ownership.
- If people fail to pay the tickets, the amount goes on the taxes.
- Some people are paying the fines, but not cleaning up.

III. Blight Court

- According to the Deputy Mayor, Sterling Heights has the most effective and efficient Blight Court. She will be going Tuesday, March 21st to meet with the City Manager and others to see how Pontiac can duplicate Sterling Heights' program.
- It was recommended by the Pro Tem that the Chair should attend as well.
- The distinction was made between Sterling Heights having primarily home ownership and Pontiac having primarily rental homes.
- The goal is not to make money from blight court, but to assist the residents in having a clean City.

Resolution for the Approval of a Plant Rehabilitation District for Parcels 14-33-435-005, 14-33-435-017 and 14-33-436-042

Whereas, Thomas E. Denek, Denek Contracting has submitted an application for an Industrial Facilities Tax (IFT) Exemption Certificate to rehabilitate 451 E. Wilson into Denek Contracting Headquarters; and

Whereas, Application has been sent to the Office of the City Clerk for certification; and

Whereas, written notice by certified mail has been given to the owners of all real property within the proposed Plant Rehabilitation District; and

Whereas, a public hearing on the establishment of the Plant Rehabilitation District has been held before the Pontiac City Council at a regular City Council Meeting held on Thursday, March 30, 2017 at 6:00 p.m. in the evening in the City Council Chambers at Pontiac City Hall, Pontiac, Michigan, and the owners of all real property within the proposed Plant Rehabilitation District and any other resident or non-resident of the City of Pontiac were afforded the opportunity to appear and be heard.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to PA 198 of 1974, as amended, the Pontiac City Council does hereby establish a Plant Rehabilitation District consisting of the following described land:

Land situated in the City of Pontiac, Oakland County, Michigan, to-wit:

PARCEL 1: Lot 243, except the West 390 feet, being also described as the Easterly 560.42 feet of Lot 243, of FERRY FARM ADDITION TO THE CITY OF PONTIAC MICHIGAN, according to the plat thereof as recorded in Liber 5 of Plats, page 45, Oakland County Records.

PARCEL 2: Commencing at the Northeast corner of the East Wilson Avenue Subdivision; as recorded in Liber 21 of Plats, Page 28 of the Oakland County Register of Deeds and the principal place of beginning of parcel herein described; thence bearing North 25 degrees 24 minutes 05 seconds East, a distance of 107.08 feet to a point in the Southerly line of the East Boulevard Subdivision, as recorded in Liber 22 of Plats, Page 6 of the Oakland County Register of Deeds; thence along the Southerly line of said East Boulevard Subdivision, bearing South 63 degrees 31 minutes 28 seconds, a distance of 629.26 feet to a point on the Western right of way line of East Boulevard, said point 60 feet Westerly on the centerline of said East Boulevard; thence along the Western right of way line of said East Boulevard, bearing South 01 degrees 26 minutes 30 seconds East, a distance of 110.02 feet to the point of Intersection with the Northern right of way line of Wilson Avenue; thence along the Northern right of way line of said East Wilson Avenue, bearing North 65 degrees 22 minutes 16 seconds West a distance of 51.17 feet to an angle point; thence continuing along the Northern right of way line of said East Wilson Avenue bearing South 87 degrees 26 minutes 15 Seconds West a distance of 50.41 feet to a point thereon; thence

bearing North 62 degrees 05 minutes 29 seconds West a distance of 650.75 feet to the principal place of beginning, said line following the Northerly line of above described Parcel No. 1, being the Northerly line of Lot 243, "FERRY FARMS ADDITION", as recorded in Liber 5 of Plats, page 45, Oakland County Records.

PARCEL 3: Lots 761, 762, 763, and 764, of SUBDIVISION OF THE NORTH ½ OF LOT 246 EXCEPT WEST 150 FEET, S. ½ OF LOT 245 EXCEPT WEST 150 FEET AND EAST 361.5 FEET OF WEST 611.5 FEET OF N ½ OF LOT 245, AND EAST 366.2 FEET OF WEST 516.2 FEET OF LOT 244, OF FERRY FARM ADDITION, CITY OF PONTIAC, OAKLAND CO., MICH, according to the plat thereof as recorded in Liber 18 of Plats, page 16, Oakland County Records.

PARCEL 4: Lot 17, of EAST WILSON AVENUE SUBDIVISION OF WEST 240' OF EAST 800' OF LOT 243 ORIGINAL PLAT OF FERRY FARM ADDITION TO CITY OF PONTIAC, OAKLAND CO., MICHIGAN, according to the plat thereof as recorded in Liber of Plats, page 28, Oakland County Records

Commonly known as: 451 E. Wilson Ave, Pontiac, MI 48341

Tax ID: 14-33-435-017 & 14-33-436-042 & 14-33-435-005

Resolution to Set Public Hearing on the Application of Thomas E. Denek, Denek Contracting for an Industrial Facilities Tax (IFT) Exemption Certificate

Whereas, Thomas E. Denek, Denek Contracting has submitted an application for an Industrial Facilities Tax (IFT) Exemption Certificate to rehabilitate 451 E. Wilson into Denek Contracting Headquarters; and

Whereas, Application has been sent to the Office of the City Clerk for certification; and

Whereas, a public hearing on the establishment of the Plant Rehabilitation District has been held before the Pontiac City Council at a regular City Council Meeting held on Thursday, March 30, 2017 at 6:00 p.m. in the evening in the City Council Chambers at Pontiac City Hall, Pontiac, Michigan, and the owners of all real property within the proposed Plant Rehabilitation District and any other resident or non-resident of the City of Pontiac were afforded the opportunity to appear and be heard.

Whereas, after the public hearing the Pontiac City Council approved the establishment of a Plant Rehabilitation District consisting of the following described land:

Land situated in the City of Pontiac, Oakland County, Michigan, to-wit:

PARCEL 1: Lot 243, except the West 390 feet, being also described as the Easterly 560.42 feet of Lot 243, of FERRY FARM ADDITION TO THE CITY OF PONTIAC MICHIGAN, according to the plat thereof as recorded in Liber 5 of Plats, page 45, Oakland County Records.

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PARCEL 4: Lot 17, of EAST WILSON AVENUE SUBDIVISION OF WEST 240' OF EAST 800' OF LOT 243 ORIGINAL PLAT OF FERRY FARM ADDITION TO CITY OF PONTIAC, OAKLAND CO., MICHIGAN, according to the plat thereof as recorded in Liber of Plats, page 28, Oakland County Records

Commonly known as: 451 E. Wilson Ave, Pontiac, MI 48341

Tax ID: 14-33-435-017 & 14-33-436-042 & 14-33-435-005

Whereas, the Plant Rehabilitation and Industrial Development Act (Industrial Facilities Exemption) (PA 198 of 1974, as amended) Version 4/8/2014 4 MCL 207.555(2), requires that before acting upon an application, the governing legislative body conduct a public hearing,

NOW, THEREFORE, BE IT RESOLVED, that the Pontiac City Council, direct the City Clerk to schedule a public hearing on April 6, 2017 in accordance with the Plant Rehabilitation and Industrial Development Act (Industrial Facilities Exemption) (PA 198 of 1974, as amended).



DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Honorable City Council

FR: Garland Doyle, M.P.A., CNP, Deputy Director, Community Development Department

THRU: Jane Bais DiSessa, Deputy Mayor

DA: March 21, 2017

RE: Thomas E. Denek, Denek Contracting Application for Industrial Facilities Tax Exemption Certificate

Thomas E. Denek, Denek Contracting has submitted an application for an industrial facilities tax exemption certificate.

Mr. Denek is requesting that the City of Pontiac establish a Plant Rehabilitation District for the following parcels as provided in PA198 of 1974. Parcel numbers 14-33-435-005, 14-33-435-017 and 14-33-436-042 commonly known as 451 E. Wilson Ave.

Denek Contracting builds home foundations. They are proposing to move their company headquarters and 50 employees into the City and rehabilitate the former Planet Machinery Company building that has suffered decades of neglect.

The company will make a \$285,000.00 investment \$226,000.00 in real property and \$59,000.00 in personal property. The project will create 15 new jobs and the company will move 50 existing jobs to Pontiac. A total of 12 years is requested for the exemption.

After consulting with the Finance Department, the Community Development Department is recommending approval of the establishment of the plant rehabilitation district and subsequent approval of the application for an industrial facilities tax exemption certificate. Denek Contracting application for the Industrial Facilities Tax Exemption Certificate and the memo from the Finance Director are attached.

In accordance with the IFT regulations, before this application may be considered, a plant rehabilitation district must be established. Prior to the district being established, a public hearing is required. After the district has been established, then City Council can consider the application. City Council will also have to conduct a public hearing prior to approving the application. As such, the following resolution is recommended;

Whereas, Thomas E. Denek, Denek Contracting has submitted an application for an Industrial Facilities Tax (IFT) Exemption Certificate to rehabilitate 451 E. Wilson into Denek Contracting Headquarters; and

Whereas, Application has been sent to the Office of the City Clerk for certification; and

Whereas, before acting on said Application, the City must establish a Plant Rehabilitation District for the following parcels 14-33-435-005, 14-33-435-017 and 14-33-436-042 as provided in PA 198 of 1974. The legal description for the parcels are attached as schedule A; and

Whereas, the Plant Rehabilitation and Industrial Development Act (Industrial Facilities Exemption) (PA 198 of 1974, as amended) Version 3/31/2014 MCL 207.554, requires that before adopting a resolution establishing a Plant Rehabilitation District, the governing legislative body conduct a public hearing,

NOW, THEREFORE, BE IT RESOLVED, that the Pontiac City Council, direct the City Clerk to schedule a public hearing on March 30, 2017 in accordance with the Plant Rehabilitation and Industrial Development Act (Industrial Facilities Exemption) (PA 198 of 1974, as amended) .

cc: Nevrus Nazarko, CPA, Finance Director
Travis Mihelick, Esq., City Attorney

First American Title Insurance Company

SCHEDULE A - CONTINUED

Land situated in the City of Pontiac, Oakland County, Michigan, to-wit:

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PARCEL 4: Lot 47, of EAST WILSON AVENUE SUBDIVISION OF WEST 240' OF EAST 800' OF LOT 243 ORIGINAL PLAT OF FERRY FARM ADDITION TO CITY OF PONTIAC, OAKLAND CO., MICHIGAN, according to the plat thereof as recorded in Liber of Plats, page 28, Oakland County Records,

Commonly known as: 454 E Wilson Ave, Pontiac, MI 48341

Tax ID: 14-33-435-017 & 14-33-435-042 & 14-33-435-005

"The property address and/or tax parcel number are provided solely for informational purposes, without warranty as to accuracy and/or completeness and are not insured."

Memorandum

To: Pontiac City Council
From: Jane Bais-DiSessa, Deputy Mayor
Nevrus Nazarko, Finance Director
Date: 3/16/2017
Re: Denek Construction IFT request

Mr. Thomas E. Denek has requested a 12 year Industrial Facilities Tax exemption on the property at 451 E Wilson.

The property's taxable value in 2016 was \$358,000 and the total tax paid for all jurisdictions was approximately \$19,900.

The assessing department conducted a review of the property on December 20, 2016 and based on the factors such as occupancy, percentage of completions, permits issued etc., revised the 2017 tentative taxable value at \$154,820 which in turn will bring the total taxes for the 2017 tax year, around \$8,400. City's portion of this tax will be approx. \$1,800.

If the City Council was to approve the IFT Rehab exemption (as the owner is requesting), the taxable value will be "frozen" at the current level and so will the tax collected.

In their proposal, Denek Construction, indicates that they will bring in 56 employees, which in turn will bring some additional income tax revenue. Given the nature of construction workers (location worked), it is hard to figure out how much income tax revenue will be generated, however as an estimate, a 2 million dollar payroll brings in \$10,000 income tax revenue assuming it is on a non-resident rate.

This analysis is based on the current taxable value and if the building was to be used by another company with different set of factors and circumstances, the numbers presented will change.

Based on this analysis, the City will be able to bring in more revenue that we are currently receiving.

City of Pontiac, Michigan

2-2-2017

Thomas E Denek
475 Helmand
Rochester Hills, MI 48307
586-246-2775

RE: 451 E Wilson Ave, Pontiac MI 48341 IFT

To whom it may concern:

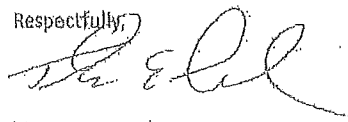
I respectfully request the City of Pontiac establish a Plant Rehabilitation District for the following Tax ID's as provided in PA-198 of 1974.

Tax ID : 14-33-435-017 & 14-33-436-042 & 14-33-435-005

Commonly known as: 451 E Wilson Ave, Pontiac MI 48341

We wish to move the Headquarters of our company and our 50+ employees into your city and rehabilitate the building that has suffered decades of neglect. Please consider this as an official request with the accompanying application for Industrial Facilities Tax Exemption Certificate.

Respectfully,



Thomas E Denek.

Industrial Facilities Exemption Application Checklist

Applicant Name: THOMAS E DENEK

GENERAL INFORMATION NEEDED FOR ALL APPLICATIONS:

- ☒ Completed Department of Treasury application Form 1012
- ☒ SIC/NAICS Code -- eligible business 238110
- ☐ Certified copy of the resolution approving the District. IDD. PRD
 - ☐ Was the request for the District done prior to construction? (Y/N)
- ☐ Certified copy of the resolution approving the application (must include the following statements):
 - ☐ ...SBV of real and personal property WILL/WILL NOT exceed 5% of
 - ☐ ...shall not have the effect of substantially impeding....or impairing the financial soundness...
 - ☐ Term of the exemption approved by the local governmental unit
- ☐ Letter of Agreement signed by the local unit and the applicant per MCL 207.572.
- ☐ Affidavit of Fees signed by the local unit and the applicant.
- ☐ Proof of Real Property Construction Begin Date (Building Permit, Footings Inspection, Signed Affidavit from Contractor, etc).
- ☐ List of Machinery and Equipment with installation dates.

REHAB ONLY:

- ☐ If machinery and equipment is being rehabilitated, a list of machinery, equipment and furniture and fixtures, including cost and installation dates.
- ☐ Signed Obsolescence Statement from assessor.

SPECULATIVE ONLY:

- ☐ Certified copy of the resolution to establish a speculative building.
- ☐ Statement of non-occupancy from the owner and the assessor.
- ☐ Was the speculative building constructed before a specific user was identified? MCL 207.553(B)(b). (Y/N)

TRANSFERS ONLY:

- ☐ Certified copy of the resolution approving the transfer.
- ☐ Notice was given to the holder, LGU, assessor and other local authorities for hearing.
- ☐ Name Change Only? If so, did we get proof of same ownership? (Y/N)

REVOCATIONS ONLY: ☐ Real Property ☐ Personal Property ☐ Both

Statutory Reason for Revocation:

- ☐ Certified copy of the resolution approving the revocation.

AMENDMENTS ONLY: ☐ Extension: ___ to ___ ☐ Increase: ___ to ___ ☐ Both/Other

- ☐ Certified copy of the resolution approving the amendment.
- ☐ Is the amendment to increase personal or real property? (Y/N) If so, obtain the following:
 - ☐ Amended application
 - ☐ Updated Machinery and Equipment List.

COMMENTS:

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk <i>Shirley R. Madison</i>	Date Received by Local Unit <i>2-2-17</i>
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION All boxes must be completed.

1. Company Name (Applicant must be the occupant/owner of the facility) <i>THOMAS E. DENER</i>		1c. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <i>238110</i>													
1a. Facility Address (City, State, ZIP Code) (rent and/or personal property location) <i>451 E. WILSON PONTIAC MI 48341</i>		1d. City/Township/Village (indicate which) <i>(CITY) PONTIAC</i>													
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input checked="" type="checkbox"/> Transfer <input checked="" type="checkbox"/> Rehabilitation (Sec. 3(8)) <input type="checkbox"/> Increase/Amendment		1e. County <i>OAKLAND</i>													
3a. School District where facility is located <i>PONTIAC</i>		1f. School Code <i>63030</i>													
4. Amount of years requested for exemption (1-12 Years) <i>12</i>															
5. For section 5, this application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional pages if more room is needed. <i>SEE ATTACHED SHEET 1 SECTION 5</i>															
6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		224,000													
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total		59,000.00													
6c. Total Project Costs * Round Costs to Nearest Dollar		283,000.00													
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate, unless otherwise approved by the STC. <table border="1"><thead><tr><th></th><th>Begin Date (MM/DD)</th><th>End Date (MM/DD)</th><th></th></tr></thead><tbody><tr><td>Real Property Improvements</td><td><i>2-8-2017</i></td><td><i>2-8-2027</i></td><td><input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased</td></tr><tr><td>Personal Property Improvements</td><td><i>2-8-2017</i></td><td><i>2-8-2027</i></td><td><input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased</td></tr></tbody></table>					Begin Date (MM/DD)	End Date (MM/DD)		Real Property Improvements	<i>2-8-2017</i>	<i>2-8-2027</i>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	Personal Property Improvements	<i>2-8-2017</i>	<i>2-8-2027</i>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
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Personal Property Improvements	<i>2-8-2017</i>	<i>2-8-2027</i>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased												
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
9. No. of existing jobs at this facility that will be retained as a result of this project <i>50+</i>		10. No. of new jobs at this facility expected to create within 2 years of completion. <i>15+</i>													
11. Rehabilitation applications only. Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant/rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation. <table border="1"><tbody><tr><td>a. TV of Real Property (excluding land)</td><td><i>122,970.00</i></td></tr><tr><td>b. TV of Personal Property (excluding inventory)</td><td><i>0</i></td></tr><tr><td>c. Total TV</td><td></td></tr></tbody></table>				a. TV of Real Property (excluding land)	<i>122,970.00</i>	b. TV of Personal Property (excluding inventory)	<i>0</i>	c. Total TV							
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b. TV of Personal Property (excluding inventory)	<i>0</i>														
c. Total TV															
12a. Check the type of District the facility is located in: <input type="checkbox"/> Industrial Development District <input checked="" type="checkbox"/> Plant Rehabilitation District															
12b. Date district was established by local government unit (contact local unit)		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name THOMAS E DEWICK	13b. Telephone Number 586-246-2775	13c. Fax Number	13d. E-mail Address thomas.dewick@cmca.net
14a. Name of Contact Person	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
15a. Name of Company Officer (No Authorized Agents) THOMAS E DEWICK			
15b. Signature of Company Officer (No Authorized Agents) <i>Thomas E Dewick</i>		15c. Fax Number	15d. Date
15e. Mailing Address (Street, City, State, ZIP Code) 4775 HELMUND ROCHESTER HILLS MI 48067		15f. Telephone Number 586-246-2775	15g. E-mail Address dewick@cmca.net

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12) _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission requires the following documents be filed for an administratively complete application. Check or indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease/Agreement showing applicant's tax liability.	16d. School Code
16c. LUCI Code	17. Name of Local Government Body
18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

18a. Signature of Clerk <i>[Signature]</i>	18b. Name of Clerk	18c. E-mail Address
18d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
18e. Telephone Number	18f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

Michigan Department of Treasury
State Tax Commission
PO Box 30474
Lansing, MI 48909

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
19. LUCI Code	20. Begin Date Real	21. Begin Date Personal	22. End Date Real	23. End Date Personal

IMPROVEMENTS ARE AS FOLLOWS: REAL PROPERTY

Roof Repairs	\$5,000.00
Door Replacements	\$28,000.00
Paint & Flashing Repair	\$54,000.00
Demolition	\$6,000.00
Flooring	\$6,000.00
Insulation	\$75,000.00
Bathroom Repairs	\$15,000.00
Lot Repairs	\$15,000.00
Cleaning	\$10,000.00
Heating Repair	\$12,000.00

TOTAL \$226,000.00

PERSONAL PROPERTY : INSTALLATION TO BE COMPLETED BY 6-1-2017

Computer System	\$ 10,000.00
Upgrading Lighting	\$ 30,000.00
Security System	\$ 19,000.00

TOTAL
TOTAL \$59,000.00

Section 5:

This building is approximately 40,000 square feet of warehouse space with a 1,400 square feet office. The building is in a state of disrepair from years of neglect and a leaking roof. This building has not been updated since the 1970's. We intend to refurbish it to house our excavation, trucking and foundation company. The ware house will mainly house our trucks and equipment and shelter from theft, weather and vandalism. Our office staff of 6 will operate out of the office and our 50 employees will be based out of there also.

City of Pontiac Resolution for Child Abuse Prevention and Awareness Month

- WHEREAS, abuse and neglect are suffered by children in our communities, regardless of age, race, gender, or economic situation; and,
- WHEREAS, one in four girls and one in six boys will be sexually abused before the age of 18; and,
- WHEREAS, this reported maltreatment is only a portion of the overall problem threatening our children, for so many cases go unreported, and today's technology has brought with it a new and dangerous form of child endangerment, the online predator; and,
- WHEREAS, the devastating consequences of physical and emotional abuse of our children affects the community as a whole and finding solutions needs to be attended to by the community as a whole; and,
- WHEREAS, the State of Michigan has mandatory reporting by professionals working with children of any suspected abuse and neglect incidences-a major step-but more is needed in the community; and,
- WHEREAS, CARE House of Oakland County works to break the cycle of child abuse and neglect; provides a protective circle of light and hope for a better life; and advocates for the safety and protection of children; and,
- WHEREAS, CARE House of Oakland County partners with community organizations and agencies to offer programs and services aimed at preventing child abuse and neglect, knowing that effective programs succeed because of the involvement and partnerships created among schools, social service agencies, religious and civic organizations, the business community, and law enforcement agencies; and

THEREFORE BE IT RESOLVED, it is the sentiment of the members of the Pontiac City Council and the Mayor that children deserve to grow and thrive in an environment that nurtures and keeps them safe.

NOW, THEREFORE BE IT RESOLVED, that the Members of Pontiac City Council and the Mayor, do hereby proclaim April as Child Abuse Prevention and Awareness Month in the City of Pontiac, Michigan. We call upon the citizens, community agencies, organizations, and businesses to increase their participation efforts to prevent the abuse of our children, thereby strengthening and protecting the community in which we live.

Dr. Deirdre Waterman, Mayor

Patrice Waterman, President

Mary Pietila, Pro-Tem

Don Woodward, Councilman

Randolph Carter, Councilman

Mark E. Holland, Sr., Councilman

Doris Taylor-Burks, Councilwoman

Kermit Williams, Councilman



CARE House of Oakland County

Crain's Detroit Best Managed
Non Profit

March 1, 2017

44765 Woodward Avenue
Pontiac, Michigan 48341

Office: (248) 332-7173
Fax: (248) 333-1539
www.carehouse.org

Ms. Sherikia Hawkins
City of Pontiac
47450 Woodward Ave.
Pontiac, MI 48342-2271

Dear Sherikia:

Board of Trustees

Amber Stack
President

Carol Curtis
Vice President

Lisa Payne
Treasurer

Brier Neel
Secretary

I am writing on behalf of CARE House of Oakland County to ask the City of Pontiac to join other Oakland County municipalities to declare April to be Child Abuse Prevention Awareness Month. This is an excellent opportunity for your municipality to demonstrate its support in ending child abuse and to support the numerous victims who are among us.

We would be honored if you would sponsor an official proclamation which would recognize the month of April as a way of educating the public on the seriousness of violence against our children. CARE House of Oakland County, as you may know, has been working tirelessly to end this crime through our prevention, intervention, and therapy programs for child victims and their families.

On March 30 at 9:30 AM in collaboration with the Oakland County Board of Commissioners, we are hosting the planting of a pin wheel garden at the Oakland County Court House as part of our effort to bring awareness to the accomplishments that have been made and the work that still needs to be done. We hope you or an official representative will join us. If you are unable to attend, we ask that your proclamation be read to your supporters at your municipality's April meeting. We would also be pleased to attend to share information and answer questions. A sample proclamation and information on the pin wheel garden ceremony are attached.

If you have any questions, please give me a call. Thank you for consideration of this special request that impacts all of our children.

Sincerely,

Blythe Spitsbergen
Executive Director

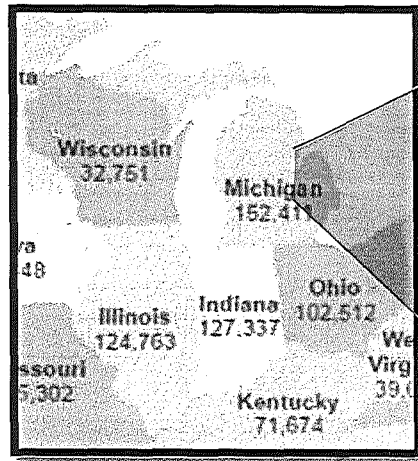
Blythe Spitsbergen
Executive Director

Denise Abrash
Diane K. Bert, PhD
Alicia Boler-Davis
Nikki Braddock
David Charlip
Kevin Cronin
Marla Feldman
Vincent Giovanni
Elise Guidos
Susan Ivanovic, MD
Capt. Michael Johnson
Donald R. Kegley, Jr.
Lisa MacDonald
Tracy Muscat
Murry Pierce
Maryclare Pulte
Tamara Rambus
Gabrielle Sims
Shannon Striebich
Stacy Sturgill
Kathleen Trott
Cathy Weissenborn
Brian Wolfe
Scott Wolffis

CHILD ABUSE & NEGLECT

AN EPIDEMIC!!!

These numbers only reflect reported cases!



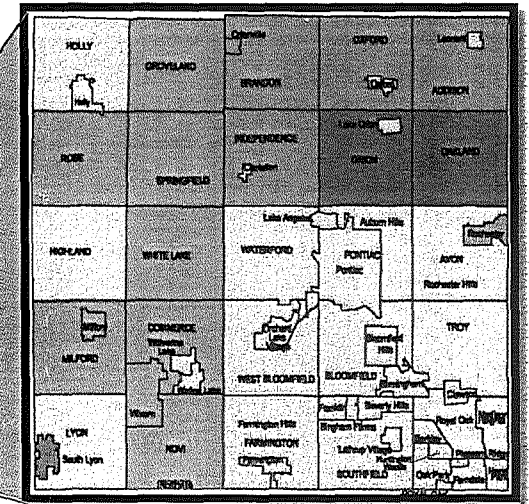
U.S. Child Maltreatment – 2014*

3,029,391 investigations annually
663,701 confirmations
Cost \$29.1 Billion – Federal, State, Local



MICHIGAN Child Maltreatment – 2014*

152,411 investigations (5% of U.S.)
30,586 confirmations
Cost: \$1.2 billion



OAKLAND COUNTY Child Maltreatment – 2014**

13,640 investigations (9% of Michigan's)
1,640 confirmed allegations

Anne Casey Foundation Kids Count Michigan League of Human Services Kids Count*

“APRIL”
is
**Child Abuse
Awareness &
Prevention Month**

YOU Can Help !

- ✓ Plant a “pinwheel” garden.
 - ✓ Learn about early childhood development to help you parent.
 - ✓ Learn about community resources.
 - ✓ Consider becoming a foster parent, adoptive parent, or mentor
 - ✓ Contact CARE House to help you plan – (248) 332-7173
 - ✓ **Report “suspected” neglect/abuse!**
- Call 1 - (855) - 444 - 3911**



*It shouldn't hurt
to be a child*

**CARE House
of Oakland County**

City of Pontiac
City Council Budgetary Goal Setting Session
March 23, 2017

Agenda

- I. Budget Process Overview and Session Expectations:
 - From the Executive Staff: Mayor Deirdre Waterman
 - From the City Council: Council President Patrice Waterman
- II. Fund Balance Update: Nevrus Nazarko, Finance Director
- III. Prioritization of Key Capital Improvement Projects:
 1. Youth Recreation Center - Discuss opinion from City Attorney regarding legal use of youth millage in accordance with State regulations.
 2. Prioritization of Facility Improvement repairs for:
 - a. District Court
 - b. City Hall
 - c. Youth Center
 3. Prioritization of Street Improvement Projects (Local and Major):
 - a. Review of current and future street replacement plan (based on PASER)
 - b. Discuss potential funding sources
 4. Overview of City's Street Lighting Replacement Plan and current and future funding needs:
 - a. City-wide Street Lighting Replacement Plan
 - b. Downtown Street Lighting Replacement Plan
 5. Discuss Steps for Re-building Department of Public Works
 - a. Additional New Staffing Needs
 - b. New Departmental Vehicle Needs
- IV. Finance Director Items:
 1. Discussion of GASB updates: 74, 75 and 77
 2. Financial Process Updates:
 - a. Development of 3 year rolling budget
 - b. Future Council Requests
- V. Adjournment/Wrap Up



CITY OF PONTIAC
DEPARTMENT OF FINANCE
47450 Woodward Avenue
Pontiac, Michigan 48342

2017 – 2018 Budget Calendar*

By ordinance, the following timeline has been established for the 2017-2018 Budget:

Date	Event / Activity
July 1, 2016	New fiscal year 2016-2017 begins.
February 9, 2017	Council receives the Budget Calendar and sets the date for a goal setting session.
March 15, 2017	Finance director distributes the budget request packet to each of the department heads.
March 31, 2017	Department heads return completed budget requests packets to the finance director.
April 14, 2017	Finance director to transmit the departmental requests to the Mayor.
May 1, 2017	Mayor returns a copy of the balanced budget to finance director
May 15, 2017	Mayor submits to the City Council the balanced budget and appropriations ordinance.
June 1, 2017	Council authorizes public hearing on the budget
June 8, 2017	Council adopts the appropriations ordinance and tax rate for the new year. (Because of RTAB deadlines as below this date needs to change to 06/04/2015)
June 9, 2017	RTAB deadline to receive the budget document
June 21, 2017	RTAB approves the balanced budget as approved by the City Council
July 1, 2017	New fiscal year 2017-2018 begins.

*Note that the deadlines above are mandated by the Budget Ordinance. Internal deadlines can be set by the Mayor for earlier dates of various steps in the process.



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Mayor Waterman

FROM: Jane Bais-DiSessa, Deputy Mayor, at the request of
Terrence King Director DPW

DATE: March 21, 2017

RE: Proposed work needed at City Hall

The DPW Engineering department had the City Hall evaluated in the spring of 2016

For some structural issues and maintenance items that needed attention.

The following are items that need to be repaired as soon as funds can be made available:

- Main Entrance Patio Steps (West side)
- Windows (Basement) 36 to be glass blocked
- 2 Exterior Stairways plus one terrace step and sidewalks restoration
- Machine Room (Penthouse brick wall plus basement machine room modifications)

The total above items are expected to cost approximately \$500,000

(See attached for a breakdown of the cost).

The DPW will be requesting the above items to be funded in the 2017/18 budget

		Pontiac City Hall Improvements			
Description		Estimated Construction Budget	Milestone Date	Actual Date Completed	Remarks
Main Entrance Patlon Entrance Patlo (Front Granite Steps West Side)		\$200,000			
	Draft Rendering				
	Final Rendering				
	Draft Construction Documents				
	Updated Cost Estimate				
	Final Construction Documents				
	Final Cost Estimate				
WIndows (Based on 36 windows)		80,000			
	Draft Construction Documents				
	Updated Cost Estimate				
	Final Construction Documents				
	Final Cost Estimate				
2 Exterior Stairways plus one terrace step and side walks Restoration		150,000			
	Draft Construction Documents				
	Updated Cost Estimate				
	Final Construction Documents				
	Final Cost Estimate				
Machine Room (Penthouse plus basement machine room modifications)		70,000			
	Draft Construction Documents				
	Updated Cost Estimate				
	Final Construction Documents				
	Final Cost Estimate				
Total City Hall Budget		\$500,000			



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Mayor Waterman

FROM: Terrence King, Director DPW, through
Jane Bais-DiSessa, Deputy Mayor

DATE: March 22, 2017

RE: **Proposed Facility Repairs for City of Pontiac 50th District Court Building**

Hubbell, Roth, & Clark (HRC) performed a Facility Evaluation of the 50th District Court Building in October 2016. The purpose of the evaluation was to provide an evaluation of building integrity, code compliance and general as-needed maintenance assessments.

Based on my review of this report, attached is a listing of facility repairs I believe should be addressed as soon as possible. Note that my list does not include all of HRC's recommended remediated tasks.

The court budget does not have the necessary funding to perform the needed repairs. In order to identify appropriate funds, the City will have to either approve a budget amendment in order to complete repairs this year, or consider a substantial maintenance budget increase in the upcoming FY 2017/18 budget year. The total cost estimate for these repairs is \$511,500.

TK

Attachment

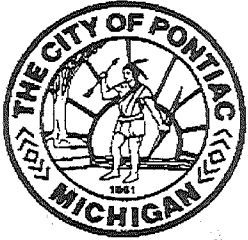
CITY OF PONTIAC
RECOMMENDED FACILITY REPAIRS 2017
PONTIAC 50TH DISTRICT COURT BUILDING

- Exterior Wall Air Infiltration: Caulk all exterior precast panel joints with a 2-part polyurethane sealant. Include the bottom edges of panels. Install new backer rod where required. **Cost Estimate: \$35,000.**
- Exterior Sill Repair: Repair broken, cracked and missing sill sections with cementitious material, matching existing texture and profile in appearance. Caulk with a 2-part polyurethane sealant, all sill mortar joints, including bed joint under sill. **Cost Estimate: \$5,000.**
- Repair existing roof soft area: Remove approximately 12' x 50' section of membrane and investigate reason for softness in area. Assuming insulation is soft and non-serviceable. Replace insulation and membrane. Verify roof will drain. **Cost Estimate: Roof soft area repair - \$3,000**
- Roof membrane: Re-work the existing roof membrane to wall seal at each of the stairways to the roof. The joint should include a new modified "Y" type flashing and quality sealant over the joint. **Cost Estimate: New roof to wall seal at 2 stairways - \$5,000**
- Interior Door Hardware (Excluding Courtroom Vestibule Doors): Provide lever handle hardware for all offices and public area doors currently equipped with knobs; install barrier free, delayed action closers on doors where the existing closer units cannot be adjusted to comply with Code required maximum 5-pounds of opening pressure. **Cost Estimate: \$56,000**
- Carpet: Remove the carpeting on the first floor in the public areas on the west side of the building. This includes the lobby at the entrance doors and the hall back to the Clerk's office. The replacement should be the hard surface tile to limit the maintenance required and extend the life of the flooring. All weather runners would still be advisable during inclement weather during the winter so the floor is not slippery in the area of the Security Station. **Cost Estimate: Hard surface tile/terrazzo flooring, \$45,000.**
- The height of the wall around the main stair: This wall serves as a guard around the open stairwell. Current Code requires 42 inch high guards; this existing wall is 32 inches high. A guardrail was added to the top of the existing wall since the last assessment but the east railing is still too low. This could be the installation of an additional horizontal wood member to the existing wood with sufficient height to match the height on the adjacent walls. The wood could be applied to the face of the existing wood and extend the full height of the existing plus the required additional height. The wood could be finished to match the existing wood on the stairway wall. **Cost Estimate: \$2,500.**

- Leaking Stairwell Masonry Walls: When water gets into masonry walls, it will migrate to the surface and evaporate, leaving salts from the masonry and mortar behind, resulting in a white coating (salt deposits) being left on the surface called efflorescence. This condition is most noticeable in the North and South exit stair towers at roof, yet the entire building shows varying degrees of this condition. The efflorescence should be cleaned off masonry building surfaces; inspect metal flashing cap at roof (of stair towers) and caulk as required; power wash and apply a clear, "breathable" masonry sealer to exterior surfaces. The sealer will allow vapor transmission but will block the salt particles from being deposited on the surface. **Cost Estimate: \$41,000.**
- Exterior Building Soffit Panels: The building exterior soffit on the west side is constructed to appear like a lay-in acoustical ceiling. The panels (not inspected up close) are probably a weather resistant type material. Several of the panels have been displaced and the cavity above has been exposed. These panels need to be inspected to determine if they are serviceable or if new panels are required. The panels should be reinstalled and determine if any hold down clips are required to keep the panels within the exposed framework. **Cost Estimate: \$4,000.**
- Miscellaneous Repairs: Several areas within the building need drywall work and painting. **Cost Estimate: \$4,000.**
- Lighting: Design and replace existing lighting with new energy efficient lighting to improve lighting levels, safety, appearance, as well as to save energy and lighting maintenance costs. **Cost Estimate: \$175,000**
- Alternate: Retrofit existing lights with LED Retrofit kits. Work with a lighting designer to specify similar color temperature luminaires to create continuity between spaces. **(Alternate) Cost Estimate: \$100,000**
- Electrical Work: Utilize the services of a full electrical testing company to rehabilitate the breakers, test the main Switchboard, the LVLDP Panelboard, the 150kVA transformer, and megger test the cable between the electrical equipment. **Cost Estimate: \$10,000**
- Electrical Analysis: Perform a Short Circuit and Arc Flash Hazard Analysis encompassing all electrical distribution equipment in the Courthouse. Provide and apply labels with the results of the Study conforming with the requirements of NFPA 70E. **Cost Estimate: \$7,500**
- Install 3-way light switch in basement at entrance to electrical/mechanical room. **Cost Estimate: \$2,500**
- Install wire-way covers and panelboard "blank" spaces in all equipment which do not have them. **Cost Estimate: \$5,000**
- Remove and relocate items in front of electrical distribution equipment in the basement and in 1st floor electrical closet **Cost Estimate: \$1,000**
- Remove and relocate panel HVLP/A out of the electrical closet where blocked by other panels. **Cost Estimate: \$10,000**



Road Capital Improvement 2017



MAJOR STREETS

MAJOR STREET PROJECTS

STREET	COST	FUNDING YEAR
NORTH SAGINAW	\$2,400,000	2016
JOSLYN	\$3,150,000	2017
SOUTH BOULEVARD	\$800,000	2020
UNIVERSITY DRIVE	\$1,800,000	2020
MARTIN LUTHER KING JR. BOULEVARD	\$5,700,000	N/A
PIKE STREET	\$1,800,000	N/A
MILL STREET	\$800,000	N/A
PERRY STREET	\$1,200,000	N/A
WEST COLUMBIA	\$2,200,000	N/A
GOLF DRIVE	\$2,153,000	N/A



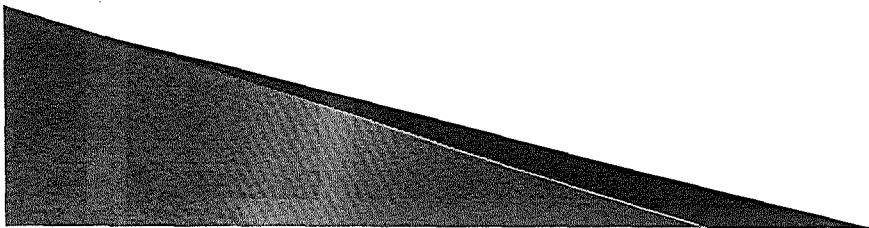
LOCAL STREETS

LOCAL STREET PROJECTS

STREET	COST	FUNDING YEAR
TERRY STREET	\$335,000	2016
DRESDEN STREET	\$95,000	2016
MICHIGAN AVENUE	\$1,186,675	2017
HILL	\$594,000	2017
KETTERING	\$800,000	2018
EARLMOOR	\$1,200,000	N/A
BLOOMFIELD	\$450,000	N/A
NEBRASKA	\$350,000	N/A
IRWIN	\$500,000	N/A
CENTRAL	\$500,000	N/A
FERRY	\$600,000	N/A
PRINCETON	\$200,000	N/A
HOPKINS	\$200,000	N/A
YALE	\$275,000	N/A

PASER RATING

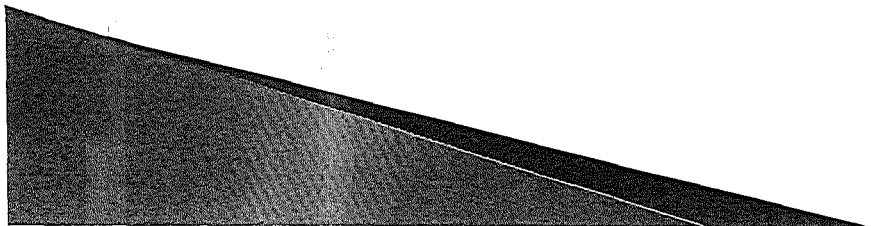
- ▶ PASER–Pavement Surface Evaluation and Rating
- ▶ Rating system used by the State of Michigan for roads eligible for Federal funding
- ▶ Road Commission for Oakland County rates all Federal fund eligible roads within the County
- ▶ The City responsible to rate our local roads



PASER RESULTS-MAJOR STREETS

Surface Rated (Ln Miles)	214.599
Good (Ln Miles)	40.48
Fair (Ln Miles)	63.43
Poor (Ln Miles)	60.13
Unrated (Ln Miles)	50.556*

*Lane miles currently un-rated. These will be complete prior to November 2017 by RCOC



PASER RESULTS-LOCAL STREETS

Surface Rated (Ln Miles)	363.922	100.0%
Good (Ln Miles)	8.058	2.2%
Fair (Ln Miles)	146.937	40.4%
Poor (Ln Miles)	208.927	57.4%



STREET FUNDING SOURCES

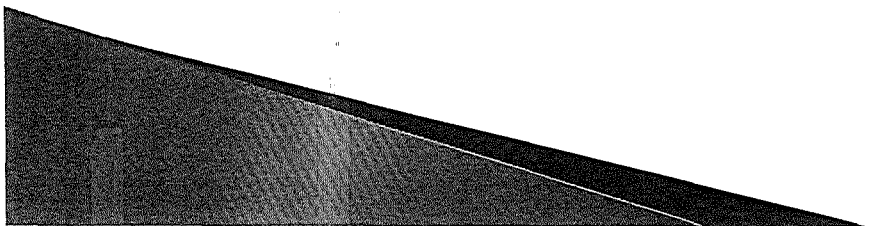
► Funding Sources

- ACT 51 – Approximately 4 million annually. Primarily used for road maintenance and match for State and Federally funded projects.
- Oakland County Federal Aid Committee–62 Communities plus the Road Commission for Oakland County competing for an average of 17 million annually. Available for Major Roads only.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ACT 51 FUNDING:	\$4,275,383	\$4,139,568	\$4,124,963	\$4,251,290	\$4,339,261	\$4,570,915	\$2,761,047	?	?	?
FAC FUNDING:	\$5,483,000	\$364,000	\$0	\$0	\$0	\$1,228,000	\$751,000	\$349,000	\$0	\$2,400,000

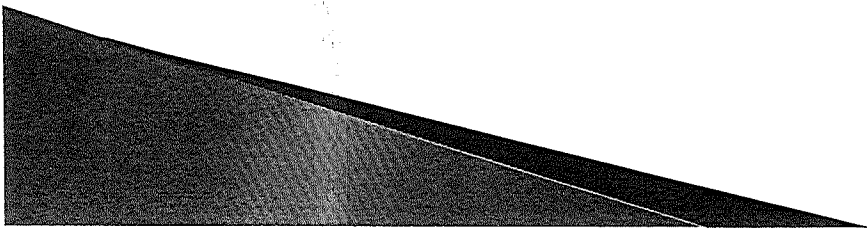
ROAD BUDGETING

- ▶ The current state of the City of Pontiac Major Streets are mostly average due to many projects over the last 10 years.
- ▶ The current state of the City of Pontiac Local Streets are mostly poor as the City has had almost no projects in recent years.



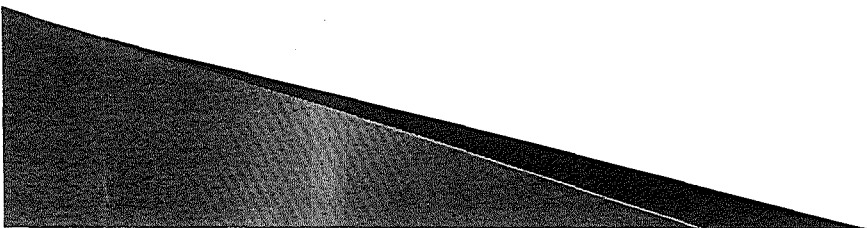
ROAD BUDGETING

- ▶ The current ACT 51 funding from the State totals approximately \$4 million per year. This is split between Major Streets and Local Streets (75% Major, 25% Local)
- ▶ The Department of Public Works spends approximately \$2 million annually on maintenance activities and \$1 million on road construction on Major Streets.



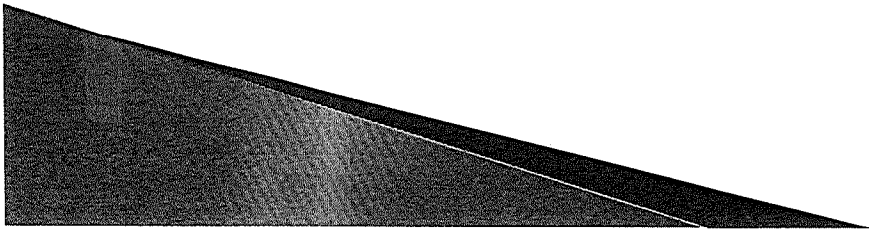
ROAD BUDGETING

- ▶ The Department of Public Works spends approximately \$700,000 annually on maintenance activities and approximately \$300,000 on road construction in Local Streets



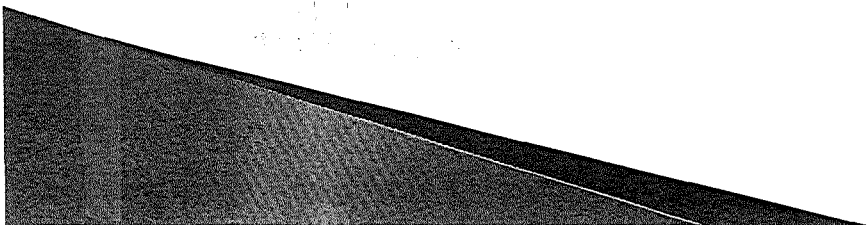
CONCLUSION

- ▶ The current state of the City of Pontiac Major Streets are mostly average or below due to many projects over the last 10 years.
- ▶ The current state of the City of Pontiac Local Streets are mostly poor as the City has had almost no projects in recent years.
- ▶ Due to current ACT 51 funding, the City cannot afford perform road reconstruction or resurfacing at the required rate.



ROAD FUNDING OPTIONS

- ▶ Bond for Construction
- ▶ Millage for Construction
- ▶ Special Assessment District
- ▶ Continue current path.



STATE OF MICHIGAN
IN THE 50TH DISTRICT COURT

CITY OF PONTIAC.

Plaintiff,

v.

TRIPLE INVESTMENT GROUP, LLC,

Defendant.

Case Nos. 17-144131-136 ON

Ticket Nos: 20811, 20814-17

Hon. Rhonda Gross

GIARMARCO, MULLINS & HORTON, P.C.

By: John C. Clark (P51356)

J. Travis Mihelick (P73050)

Attorney for City of Pontiac

101 W. Big Beaver Road, 10th Floor

Troy, Michigan 48064

(248) 457-7000

HONIGMAN MILLER SCHWARTZ &
COHN, LLP

J. Patrick Lennon (P49248)

350 E. Michigan Avenue,

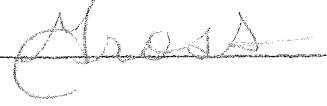
Suite 300

Kalamazoo, Michigan 49007-3804

(269) 337-7712

JUDGMENT

At a session of said Court, held in the City
of Pontiac, County of Oakland, State of
Michigan, on 3-28-, 2017

PRESENT: 

This matter having come before the Court upon the Plaintiff City of Pontiac (the "City") having issued Tickets Nos. 20811, 20814, 20815, 20816, 20817, and 20818 (the "Tickets") on Defendant Triple Investment Group, LLC ("TIG"), as owner of the property located at 1200 Featherstone, Pontiac, Michigan, which is legally described in the attached Exhibit A (the "Property") and the City having filed a Motion to Abate Real Property, the parties having stipulated and agreed to the conditions below, and the Court being otherwise fully advised in the premises:

IT IS HEREBY ORDERED as follows:

1. TIG shall continue its existing updated security measures, including a 24-hour on-site guard until the completion of the demolition described in Paragraph 2:

2. TIG shall commit to demolishing the physical, above-ground structure known as the Silverdome, and following such demolition, filling and grading the footprint area of such building as detailed in the Scope of Work attached as Exhibit B (the "SOW"). This demolition shall be done in conformity with the relevant City Ordinances regarding demolition and backfill. However, to the extent that those ordinances impose obligations upon TIG that are different from the work to which TIG has committed to perform in the SOW, TIG will only be obligated to comply with the work to which it has committed in the SOW. For clarity and confirmation, TIG shall not be required to remove, demolish or disturb foundations, footings, pilings or other improvements that are more than twenty (20) feet below the current elevation of the surface of the parking lot and such improvements or facilities may remain in place; and TIG shall not be obligated to demolish any portion of this Property other than the foregoing identified Silverdome building located within the Property. The Parties agree that the areas more than twenty (20) feet below the parking lot grade and such other portions of the Property, may be demolished in connection with a redevelopment of the Property at a future time but are not required to be demolished at this time or by this Judgment. TIG shall also perform the demolition in a manner that would allow any rain or ground water to readily escape the footprint of the demolition site, provided however that with regard to the so-called field slab which is located below the former field, TIG shall not be required to remove or demolish such slab but shall be required to drill a sufficient number of holes through such slab to permit the escape of rain or ground water. Finally, any backfill shall comply with the backfill requirements in the relevant City ordinances and shall be compacted to at least 95% before grading. TIG shall obtain a so-called demolition bond under Section 22-541 of the Pontiac

Municipal Code to the extent required in connection with the SOW and the work contemplated above. However, so long as TIG completes the work contemplated above and in the SOW, the City shall not require or impose a so-called special conditions or maintenance bond under Section 22-540 of the Pontiac Municipal Code and any all obligations to do so are hereby ordered waived, released and discharged;

3. TIG shall have the right to seek variances from City Ordinances but only to the extent they do not seek to relieve TIG from its demolition obligation set forth above or in the SOW. The City will promptly consider and may grant such variances upon TIG's application, so long as the variances are within the City's discretion, are appropriate, and do not adversely impact the health, safety and welfare of the citizens;

4. TIG shall continue to actively market the property for development;

5. TIG shall present evidence to the City of retaining a certified demolition contractor on or before May 12, 2017;

6. TIG and/or their demolition contractor shall submit a demolition permit application, including a complete scope of work plan and demolition start date for the demolition work identified in Paragraph 2, to the City of Pontiac Building Department on or before June 9, 2017;

7. The parties shall have regular update meetings regarding the progress under this Judgment and any recent developments regarding the Property;

8. The vehicles that are the subject of the City's Motion to Abate may remain at the Property, and other vehicles may be brought to and parked at the Property, so long as TIG is in compliance with this Judgment and so long as the parking and storage of vehicles does not adversely impact the health, safety and welfare of the citizens. TIG may relocate the vehicles

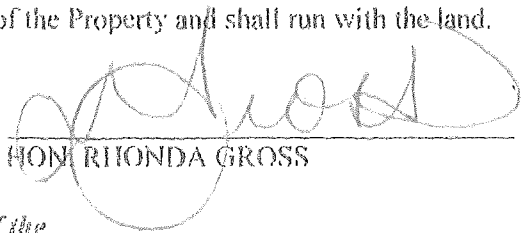
throughout the Property in connection with and to facilitate the demolition activities described in Paragraph 2 and the dirt/fill storage described in Paragraph 9. TIG is not required to obtain site plan approval, or other zoning ordinance approvals or permits, for the storage of the vehicles. The City shall issue TIG or TIG's designee a business license for the storage of vehicles upon proper application by TIG or its designee, and the City will continue to renew that license and will not revoke or terminate it absent violation of this Judgment:

9. TIG may store dirt or fill material that is to be utilized as part of demolition on the Property, as long as all relevant City, County, and State environmental and regulatory requirements are met. To the extent that any of those requirements are discretionary, the City agrees to exercise its discretion in favor of TIG's storage of dirt/fill, so long as the storage of dirt or fill does not adversely impact the health, safety and welfare of the citizens. TIG is not required is not required to obtain any additional licenses, approvals or permits from the City for the storage of this dirt or fill material.

10. The Tickets and the City's pending Motion to Abate Real Property are adjourned until June 14, 2017, at 9:00 a.m, solely to address TIG's compliance with the requirements of this Judgment. TIG is released from any fines, penalties or other remedies under the Tickets and/or the Motion to Abate for the period prior to such hearing, but in the event TIG fails to comply with this Judgment, the City may seek fines, penalties or other remedies under the Tickets and/or the Motion to Abatement for the period commencing on and after the date it is determined that TIG violated the Judgment. If TIG is not is not in violation of this Judgment as of June 14, 2017, the Tickets and Motion to Abate will be dismissed with prejudice. The City agrees not to issue, prior to June 14, 2017, any additional tickets with regard to the Property, except to the extent that any such tickets do not relate to any violations at the Property that are covered under this Judgment; and

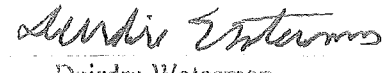
10. In the event of any conflict or inconsistency between the terms of this Judgment and any law, ordinance, regulation, approval, or permit within the scope of this Judgment, the terms of this Judgment shall govern and prevail. This Judgment shall be binding against the Property, against all successors and assigns of the Property and shall run with the land.

SO ORDERED.


HON. RHONDA GROSS

The undersigned hereby consent to entry of the above Judgment and waive Notice of Entry of same.

CITY OF PONTIAC

By: 
Deirdre Waterman
Its: Mayor


J. TRAVIS MIHELICK (P73050)
Attorney for City of Pontiac

TRIPLE INVESTMENT GROUP, LLC

By: 
Andreas Apostolopoulos
Its: Co.



J. PATRICK LENNON (P49248)
Attorney for Triple Investment Group, LLC

EXHIBIT A

LEGAL DESCRIPTION

SILVERDOME PROPERTY

LEGAL DESCRIPTION - OVERALL PARCEL (14-27-200-006)

Part of the Northwest 1/4 of Section 26 and Northeast 1/4 of Section 27, T3M, R10E, City of Pontiac, County of Oakland, State of Michigan, described as follows:

Beginning at the Northwest corner of said Section 26, said point also being Northeast corner of said Section 27; thence N.88°20'00"E (recorded as N.88°10'35"E.) along the Northerly line of said Section 26 and centerline of Featherstone Road (right-of-way varies), 488.67 feet to a point on the Westerly right-of-way line of Opaske Road (120 feet wide); thence S.15°23'37"W. along said right-of-way line, 836.31 feet to a point of curvature; thence 1030.33 feet along said right-of-way line and along an arc of a curve to the left (radius 5789.58 feet, internal angle 10°12'08", long chord bears S.10°17'32"W., 1028.57 feet) to the Northerly right-of-way line of M-59 expressway, thence the following six (6) courses and distances along said expressway right-of-way line: (1) S.47°38'28"W., 180.31 feet, and (2) S.86°30'28"W. (recorded as S.86°30'28"W.), 130.03 feet, and (3) N.87°00'08"W., 260.00 feet, and (4) S.90°58'50"W., 763.79 feet, and (5) S.83°34'30"W., 268.87 feet, and (6) N.88°00'23"W., 1140.25 feet (recorded as 1140.27 feet) to Easterly right-of-way line of Grand Trunk Western Railroad (G.T.W.R.R.); thence N.02°22'58"W. (recorded as N.02°23'21"W.) along said right-of-way line, 2058.11 feet; thence N.88°00'07"E., 224.75 feet (recorded as 225.00 feet); thence N.02°33'21"W., 220.00 feet to a point on the North line of said Section 27 and centerline of said Featherstone Road, said point being distant N.88°00'07"E. along said North line of Section 27, 374.73 feet from North 1/4 corner of said Section 27; thence N.88°00'07"E. along said section line, 602.16 feet; thence S.01°59'53"E., 80.00 feet to a point on the South line of said Featherstone Road (120 feet wide); thence N.88°00'07"E. along South line of said Featherstone Road and a line distant 60.00 feet from and parallel to said section line, 511.00 feet; thence N.01°59'53"W., 80.00 feet to a point on the North line of said Section 27 and centerline of said Featherstone Road; thence N.88°00'07"E. along the North line of said Section 27 and centerline of Featherstone Road, 1960.21 feet to the point of beginning.

Containing 5,697.885 square feet or 130.801 acres of land and being subject to all restrictions of the record.

EXHIBIT B

STATEMENT OF WORK

1. Demolish Silverdome Stadium (subject to limitations and clarifications set forth herein)
2. Intentionally deleted
3. Demolish all concrete footing and foundations to 20' below grade of existing parking lot elevation.
4. Backfill with clean fill, as provided for under relevant city ordinance, and compact such fill to at least 95% compaction prior to grading.
5. Take reasonable steps to ensure that any rain or ground water can readily escape the footprint of the site, provided however that with regard to the so-called field slab which is located below the former field, TIG shall not be required to remove or demolish such slab but shall be required to drill a sufficient number of holes through such slab to permit the escape of rain or ground water;
6. Prepare, size, sort and load all scrap into containers as required.
7. Prepare, sort, and load all C&D debris into containers for proper legal disposal.
8. Pavements, roadways, parking lots, and adjacent structure will remain in place.