



**PONTIAC CITY COUNCIL
STUDY SESSION
January 30, 2018
6:00 p.m.
5th Session of the 10th 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 to excuse councilmembers

Amendments to and approve the agenda

Approval of Minutes

1. Minutes of January 25, 2018.

Public Comment

Information Only-No Action Required

2. Budget Calendar – FY 2018/2019. (Background information is forthcoming)

Review Agenda Items for Council Consideration

3. Request to set a Public Hearing for Williams International Co., LLC-Application for Industrial Facilities Tax (IFT) Exemption Certificate for parcel 19-06-201-002, commonly known as 1999 Centerpoint Parkway.
4. Resolution to consider Meter Gateway License Agreement for WRC. (Resolution is forthcoming)

Adjournment

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**Official Proceedings
Pontiac City Council
4th Session of the Tenth Council**

A Formal Meeting of the City Council of Pontiac, Michigan was called to order in City Hall, Thursday, January 25, 2018 at 6:00 p.m. by President Kermit Williams.

Call to Order at 6:02 p.m.

Invocation – Pastor Lepage

Pledge of Allegiance

Roll Call

Members Present: Carter, Miller, Pietila, Taylor-Burks, Waterman, Williams and Woodward.

Mayor Waterman was absent.

Clerk announced a quorum.

Attorney Chubb addressed the Council to make sure their microphone is on and directly in front of them when they are speaking to make sure everyone can hear and understand them.

18-24 **Approval of the Agenda.** Moved by Councilperson Woodward and supported by Councilperson Waterman.

Ayes: Miller, Pietila, Taylor-Burks, Waterman, Williams, Carter and Miller

No: None

Motion Carried.

18-25 **Journal of January 11, 2018.** Moved by Councilperson Waterman and supported by Councilperson Pietila.

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

No: None

Motion Carried.

18-26 **Journal of January 18, 2018.** Moved by Councilperson Pietila and supported by Councilperson Waterman.

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

No: None

Motion Carried.

Deputy Mayor Report or Departmental Head Report – Jane Bais-DiSessa

Recognition of Elected Officials – H. Bill Maxey Pontiac Library Treasurer, Melanie Rutherford Pontiac Library Secretary and Mike McGuinness Pontiac School Board Trustee.

Council President Williams opened up for discussion regarding 2018 meeting schedule. There are two proposals, one for Tuesdays and one for Thursdays.

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President Pro Tem Carter would like to meet on Tuesdays. He stated we are in violation of the Open Meetings Act not allowing 18hrs of posting to the public.

Councilperson Woodward said why we do not keep Thursdays until the end of the month. Council told him this is the last Thursday of the month.

Councilperson Pietila asked why we do not move for entire time.

Councilperson Waterman asked Councilperson Pietila for clarification.

Council President Williams stated that they have to vote on what is presented.

Deputy Mayor and City Planner is checking to see when planning and ZBA Board meets.

Councilperson Waterman and Pietila assured that planning meets on Wednesdays.

City Planner said ZBA meets on Tuesdays.

Councilperson Pietila asked Sam Anderson Jr. (who is on the ZBA Board) is there a problem for them to change their meeting to Thursdays, and he said no problem.

Discussion Closed.

18-27 **Adoption of a 2018 Meeting Calendar.** Moved by Councilperson Taylor-Burks and supported by Councilperson Woodward.

Be It Resolved, that the Pontiac City Council will hold its regular meeting on Tuesday evenings at 6:00 p.m. in the Council Chambers of City Hall 47450 Woodward Ave. Pontiac, Michigan 48342 unless otherwise noted.

THE SCHEDULE OF MEETINGS OF THE PONTIAC CITY COUNCIL

To comply with the Michigan Open Meeting Act (MCL 15.265)

Internet website where meetings are posted www.pontiac.mi.us

The dates are as follows:

Tuesday, January 30, 2018 6:00 p.m. Study Session
Tuesday, February 6, 2018 6:00 p.m. Formal Meeting
Tuesday, February 13, 2018 6:00 p.m. Study Session
Tuesday, February 20, 2018 6:00 p.m. Formal Meeting
Tuesday, February 27, 2018 6:00 p.m. Study Session
Tuesday, March 6, 2018 6:00 p.m. Formal Meeting
Tuesday, March 13, 2018 6:00 p.m. Study Session
Tuesday, March 20, 2018 6:00 p.m. Formal Meeting
Tuesday, March 27, 2018 Noon Study Session
Tuesday, April 3, 2018 6:00 p.m. Formal Meeting
Tuesday, April 10, 2018 6:00 p.m. Study Session
Tuesday, April 17, 2018 6:00 p.m. Formal Meeting

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Tuesday, April 24, 2018 6:00 p.m. Study Session
Tuesday, May 1, 2018 6:00 p.m. Formal Meeting
Tuesday, May 8, 2018 6:00 p.m. Study Session
Tuesday, May 15, 2018 6:00 p.m. Formal Meeting
Tuesday, May 22, 2018 6:00 p.m. Study Session
Tuesday, May 29, 2018 6:00 p.m. Formal Meeting
Tuesday, June 5, 2018 6:00 p.m. Study Session
Tuesday, June 12, 2018 6:00 p.m. Formal Meeting
Tuesday, June 19, 2018 6:00 p.m. Study Session
Tuesday, June 26, 2018 6:00 p.m. Formal Meeting
Tuesday, July 3, 2018 Noon Study Session
Tuesday, July 10, 2018 6:00 p.m. Formal Meeting
Tuesday, July 17, 2018 6:00 p.m. Study Session
Tuesday, July 24, 2018 6:00 p.m. Formal Meeting
Tuesday, July 31, 2018 6:00 p.m. Study Session
Tuesday, August 7, 2018 6:00 p.m. Formal Meeting
Tuesday, August 14, 2018 6:00 p.m. Study Session
Tuesday, August 21, 2018 6:00 p.m. Formal Meeting
Tuesday, August 28, 2018 6:00 Study Session
Tuesday, September 4, 2018 6:00 p.m. Formal Meeting
Tuesday, September 11, 2018 6:00 p.m. Study Session
Tuesday, September 18, 2018 6:00 p.m. Formal Meeting
Tuesday, September 25, 2018 6:00 p.m. Study Session
Tuesday, October 2, 2018 6:00 p.m. Formal Meeting
Tuesday, October 9, 2018 6:00 p.m. Study Session
Tuesday, October 16, 2018 6:00 p.m. Formal Meeting
Tuesday, October 23, 2018 6:00 p.m. Study Session
Tuesday, November 6, 2018 6:00 p.m. Formal Meeting
Tuesday, November 13, 2018 6:00 p.m. Study Session
Tuesday, November 20, 2018 6:00 p.m. Formal Meeting
Tuesday, November 27, 2018 6:00 p.m. Study Session
Tuesday, December 4, 2018 6:00 p.m. Formal Meeting
Tuesday, December 11, 2018 6:00 p.m. Study Session
Tuesday, December 18, 2018 6:00 p.m. Formal Meeting
Thursday, December 27, 2018 Noon Formal Meeting

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

No: None

Resolution Passed.

18-28 **Resolution to appoint Patrice Waterman to the GERS Board of Trustees.** Moved by Councilperson Woodward and supported by Councilperson Miller.

Whereas, Section 3 of General Employees Retirement System Ordinance requires the City Council to appoint a member of the City Council to the General Retirement Board; and,
Whereas, Patrice Waterman has agreed to be re-appointed; and

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Now, Therefore, Be It Resolved, that the Tenth Pontiac City Council appoint Patrice Waterman as the City Council representative to the General Employee Retirement System Board of Trustees.

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

No: None

Motion Carried.

18-29 **Resolution for the Approval of the Waiver required for all Eligible Early Retirees.**
Moved by Councilperson Pietila and supported by Councilperson Carter.

At a regular meeting of the Pontiac City Council of the City of Pontiac, Michigan, held at Pontiac City Hall on January 26, 2018, the following resolution was offered by Councilperson Waterman and supported by Councilperson Pietila.

Whereas, on December 21, 2017, the City Council of the City of Pontiac passed a resolution and Ordinance amendment affording certain early retirement benefits to 67 former City of Pontiac employees; and

Whereas, on December 28, 2017, the Mayor vetoed that Resolution pursuant to and consistent with the procedure set forth in Pontiac City Charter Provision 3.112(f) because she determined that moving forward without the approval of the Waiver was not in the best interests of the City; and

Whereas, on December 30, 2017, pursuant to Pontiac City Charter Provision 3.112(f), the City Council voted to override Mayor's veto the Mayor's Veto; and

Whereas, that resolution and Ordinance require any employees wishing to participate in the program to sign a waiver of any right to health care benefits until such time as they reach the age of 60;

Now Therefore, Be It Resolved, that the Pontiac City Council hereby approves the content and form of the waiver agreement as attached hereto as Exhibit A.

EXHIBIT A

GENERAL WAIVER AND RELEASE AGREEMENT

This General Waiver and Release Agreement ("Agreement") is entered by and among [Name of Retiree] and his/her spouse [Name of Spouse] (collectively referred to as "Retiree") and the City of Pontiac ("Pontiac"). Retiree enters into this Agreement on behalf of himself/herself/themselves, his/her/their heirs, successors, assigns, executors and representatives of any kind, if any.

In consideration of the terms, conditions and agreements hereinafter set forth, Retiree and PONTIAC agree as follows:

1. Consideration: PONTIAC agrees to provide the following to the Retiree:
 - a. Early Retirement pension benefits as set forth in Ordinance No. 2349 (Attached as Exhibit A).

Retiree agrees that he/she/they is/are not otherwise entitled to the Early Retirement Benefits described in Paragraph 1(a). Retiree agrees to accept this consideration as a complete compromise of any claim(s) for other retiree pension, medical, dental and vision insurance coverage and benefits.

2. Tax Treatment: Retiree agrees to pay all taxes which may be due in connection with the aforementioned consideration or any portion thereof in a timely manner. Retiree and his/her/their attorney understand that PONTIAC does not make any representations with regard to the tax consequences Retiree may incur with regard to the payments set forth above.

3. Releases: Retiree hereby releases and forever discharges PONTIAC and its past, present and future elected officials and emergency managers, its past and present plan sponsors, its benefit plans and programs (including but not limited to the General Employees Retirement System), and its past and present employees, directors, officers, agents, insurers, attorneys, plan administrators, claims administrators, executors, heirs, assigns and other representatives of any kind (referred to in this Agreement as "Released Parties") from any and all claims, demands, rights, liabilities, and causes of action of any kind or nature, known or unknown, arising prior to or through the date Retiree executes this Agreement, including but not limited to any claims, demands, rights, liabilities, grievances, and causes of action arising or having arisen out of or in connection with Retiree's former employment with any Released Party.

4. Scope of Release: The release by Retiree contained in Paragraph 3 above specifically includes, but is not limited to, a release of any and all claims pursuant to federal and state wage payment laws; any and all federal, state and local fair employment laws including, but not limited to: the Elliott Larsen Civil Rights Act; Title VII of the Civil Rights Act of 1964; the Americans with Disabilities Act; the Age Discrimination in Employment Act of 1967 as amended; Executive Order 11246; the Rehabilitation Act of 1973; the Family and Medical Leave Act; the Fair Labor Standards Act; the Reconstruction Era Civil Rights Acts; the Civil Rights Act of 1991; state and federal family and/or medical leave acts; the Public Employment Relations Act; the Public Employee Retirement System Investment Act; the Consolidated Omnibus Budget Reconciliation Act of 1985; the Employee Retirement Income Security Act of 1974; the Labor Management Relations Act; any other federal, state or local laws or regulations of any kind, whether statutory or decisional; and any amendments to the foregoing statutes. The general release contained in this Agreement also includes, but is not limited to, a release by Retiree for any retiree health benefits except as outlined in Exhibit A, tort, breach of express or implied contract, defamation, misrepresentation, discharge against public policy, intentional infliction of emotional distress, conspiracy and retaliatory discharge claims. Retiree also agrees not to participate in or receive damages from any class action or collective action asserting any of the claims mentioned in this Paragraph, and to seek exclusion or opt-out from any certified class. This release covers both claims that Retiree knows about and those Retiree may not know about as well as both liquidated and unliquidated claims, up to and through the date of this Agreement. Retiree represents that he/she/they has/have not given or sold any portion of any claim discussed in this Agreement to anyone else. Retiree understands and agrees that, by signing this Release, retiree irrevocably waives any right or claim to PONTIAC-provided and/or PONTIAC-paid retiree health benefits up to the day the Retiree turns age sixty (60). Upon reaching age sixty (60), retiree may receive retiree health benefits if: (a) retiree is eligible for those benefits under the applicable labor agreement(s), summary plan description(s) and controlling plan documents; (b) retiree is otherwise not excluded from receiving those benefits; and (c) such retiree health benefits are subject to PONTIAC's right, if any, to modify, amend or terminate the benefits. Such retiree health care benefit shall be strictly guided by any settlement agreement reached in the litigation entitled, *City of Pontiac Retired Employees Association, et al. v. City of Pontiac, et. al.*, U.S. District Court Case No. 2:12-cv-12830.

5. No Admission of Liability: Retiree agrees that this Agreement and its proposal is not intended, and shall not be considered as an admission of any liability whatsoever by any of the Released Parties.

6. Capacity to Execute. Retiree represents that he/she/they has/have the capacity and authority to consent to the terms of this Agreement.

7. Severability: If any portion of this Agreement is found to be unenforceable, all parties desire that all other portions that can be separated from it, or appropriately limited in scope, shall remain fully valid and enforceable.

8. Entire Agreement: This Agreement constitutes and contains the entire agreement and understanding between the parties concerning the subject matter of this Agreement and supersedes all prior negotiations, agreements or understandings concerning any of the provisions of this Agreement. A photocopy of this Agreement as signed is effective as an original.

9. Retiree's Decision Whether To Sign Agreement: Retiree understands that he/she/they has/have the right under the Age Discrimination in Employment Act and the Older Workers Benefit Protection Act to consider this Agreement for forty-five (45) days, but that he/she/they can decide to sign this Agreement prior to the end of the forty-five (45) day period if he/she should so voluntarily choose. Retiree acknowledges that he/she/they was/were encouraged to consult with an attorney prior to signing this Agreement and, in fact, did consult an attorney. If Retiree decides to sign this agreement prior to the end of the forty-five (45) day period, such decision is knowing and voluntary and was not induced by PONTIAC, or any agent or employee of PONTIAC, through fraud, coercion, misrepresentation or a threat to withdraw or alter PONTIAC's offer, prior to the expiration of the forty-five (45) day time period.

10. Retiree's Decision Whether To Revoke Agreement: Retiree understands and agrees that this Agreement is revocable by him/her/them for seven (7) days following the signing of this Agreement, and that this Agreement shall not become effective or enforceable until that revocation period has expired. Retiree understands and agrees that to revoke this Agreement, he/she must send, via certified mail, a written revocation, signed by herself/herself/themselves, to [Insert name and address of designated person to collect these], within seven (7) days of signing this Agreement. Retiree understands and agrees that this Agreement shall automatically become enforceable and effective on the eighth (8th) day after he/she signs this Agreement, so long as he/she/they has/have not revoked his/her/their signature in the manner prescribed herein. Should Retiree exercise his/her/their right to revoke the Age Discrimination in Employment Act waiver within the seven (7) day period following his/her/their signature of this Agreement, he/she/they understands and agrees that he/she/they will not be eligible to receive the Consideration set forth in Paragraph 1, above. If either signatory to this Agreement revokes their Age Discrimination in Employment Act, neither signatory is entitled to the Consideration set forth in Paragraph 1, above.

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

No: None

Abstain: Miller

18-30 **Resolution request to schedule a public hearing to consider amending Tax Increment Finance Authority (TIFA district boundaries for parcel #64-14-34-380-043.** Moved by Councilperson Woodward and supported by Councilperson Pietila.

Whereas, the City of Pontiac has received a request to establish a brownfield district within the existing TIFA district; and,

Whereas, in order for the brownfield district to be established, the parcel must either be removed from the TIFA district or the district must be removed from the TIFA development plan: and,

Therefore, be it resolved that the Pontiac City Council shall hold a public hearing during its regular scheduled City Council meeting at 6:00 P.M. on Tuesday, February 27, 2018 in Pontiac City Hall, City Council Chambers, 47450 Woodward Ave., for the purpose of receiving public comment on the proposal to remove from the boundaries of the Tax Increment Finance Authority parcel 14-34-380-043.

Parcel 14-34-380-043

T3N, R10E, SEC 34 OAKLAWN FARMS SUB PART OF VAC BRADFORD AVE DESC AS BEG AT PT DIST S 87-21-04 E 1678.86 FT & N 00-31-33 E 59.28 FT FROM SW SEC COR, TH N 00-31-33 E 328.80 FT, TH ALG CURVE TO LEFT, RAD 330 FT, CHORD BEARS N 16-30-08 E 181.66 FT, DIST OF 184.03 FT, TH S 00-31-33 W 504.53 FT, TH N 88-13-17 W 50.01 FT TO BEG 9-24-07 FR RD

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

No: None

Resolution Passed.

18-31 Resolution for a Zoning Map Amendment for PF 17-25 parcel #64-14-378-012. (1023 E. Walton Blvd.) Moved by Councilperson Pietila and supported by Councilperson Taylor-Burks.

Whereas, the City has received an application for a Zoning Map Amendment for 1023 E. Walton, identified as parcel (64-14-10-378-012) from Bloomfield Alliance LLC. The applicant's petition is for rezoning of four parcels adjacent and the land area of the petition (PF 17-25) that includes parcels (64-14-10-378-012/013/018/019).

Whereas, the Planning Department has reviewed the applicants rezoning request and the requirements set forth by Section 6.804 of the Zoning Ordinance. The Planning Department has determined the aforementioned request and proposed intended use of the property to comply with the City of Pontiac Zoning Ordinance.

Whereas, In accordance with the procedures outlined in the Zoning Ordinance, Sections 6.802 as it relates to Zoning Map Amendments. The Zoning Map Amendment request has undergone the required: technical Review, public Hearing, and Planning Commission recommendation.

Whereas, on December 6, 2017, a public hearing was held, and in consideration of public opinion, the Planning Commission recommends City Council approve the Zoning Map Amendment request for 1023 E. Walton approving the change from the current R-1 One Family Dwelling District zoning to C-1 Local Business.

Now Therefore, Be It Resolved, that the City Council for the City of Pontiac approve the Planning Commission recommendation for the Zoning Map Amendment (PF 17-25) request for 1023 E. Walton, to amending the current zoning from R-1 One Family Dwelling District zoning to C-1 Local Business.

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

No: None

Resolution Passed.

18-32 Resolution for an Alley Vacation request submitted by Auch East Gateway, LLC, 65 University Dr. for PF 17-28 parcel #64-14-29-428-002; 64-14-29-428-007; and 64-14-428-008 lots 2, 3-7, 16 & 17, 8-15 of Assessor's Plat 121, a re-plant of Part of Chamberlin's Addition. Moved by Councilperson Taylor-Burks and supported by Councilperson Woodward.

Whereas, The City is in receipt of an alley vacation request submitted by Auch East Gateway, LLC, 65 University Drive, Pontiac, MI 48342 for vacation of an alley north of University Street, between North Mill Street and Northbound Woodward Avenue, legally described as: Alley abutting parts or all of Lots 2, 3-7, 16 & 17, 8-15 of Assessor's Plat 121, a Re-plat of Part of Chamberlin's Addition, City of Pontiac, Oakland County, Michigan; and

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Whereas, The Pontiac Planning Commission held a Public Hearing on Tuesday January 3, 2018 in regards to the alley vacation request; and

Whereas, The Pontiac Planning Commission has found that the subject alley is not required to remain for the access to the adjoining properties and the closure is in accordance with the City's 2014 Master Plan; and

Whereas, The Pontiac Planning Commission recommends City Council approve the requested alley vacation; and

NOW, THEREFORE BE IT RESOLVED, that the vacation of alley abutting parts or all of Lots 2, 3-7, 16 & 17, 8-15 of Assessor's Plat 121, a Re-plat of Part of Chamberlin's Addition, City of Pontiac, Oakland County, Michigan is hereby approved by the City Council on January 28, 2018; and

BE IT FURTHER RESOLVED, that a permanent easement is hereby reserved over and across the entire parcel for the benefit of the Augusta Drain Drainage District for the operation and maintenance of the Augusta Drain and any other necessary utility easements.

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

No: None

Resolution Passed.

18-33 **Resolution for a Street Vacation submitted by Tarlton R. Small, 315 Gallogly for PF 17-29 parcel #64-14-02-426-017, 64-14-02-426-016, 64-14-02-426-008, 64-14-07-426-007, 64-14-07-426-015, 64-14-07-428-001, 64-14-07-428-002, and 64-14-07-428-003. New Haven Ave. between Telegraph Rd. & Charleston Ave and Charleston Ave. between New Haven Ave. & Trenton Ave.)**
Moved by Councilperson Woodward and supported by Councilperson Taylor-Burks.

Whereas, The City is in receipt of street vacation request submitted by Tarlton R. Small, 315 Gallogly, Pontiac, MI 48326 for vacation of New Haven Avenue between Telegraph Road and Charleston Avenue and Charleston Avenue between New Haven Avenue and Trenton Avenue; and

Whereas, The Pontiac Planning Commission held a Public Hearing on Tuesday January 3, 2018 in regards to the street vacation request; and

Whereas, The Pontiac Planning Commission has found that the subject street is not required to remain for the access to the adjoining properties and the closure is in accordance with the City's 2014 Master Plan; and

Whereas, The Pontiac Planning Commission recommends City Council approve the requested street right-of-way vacation; and

NOW, THEREFORE BE IT RESOLVED, that the vacation of two streets - New Haven Avenue between Telegraph Road and Charleston Avenue and Charleston Avenue between New Haven Avenue and Trenton Avenue, abutting Parcel Identification Numbered parcels 14-02-426-017, 14-02-426-016, 14-02-426-008, 14-07-426-007, 14-07-426-015, 14-07-428-001, 14-07-428-002, and 14-07-428-003 is hereby approved by the City Council on January 28, 2018; and

BE IT FURTHER RESOLVED that a permanent easement is hereby reserved over and across the entire street vacations for the benefit of the County of Oakland for the operation and maintenance of the water supply system, sanitary sewer system, and any other necessary utility easements.

There were 12 individuals who addressed the body during public comment.

Attorney Anthony Chubb, Councilwoman Doris Taylor-Burks, Councilman Don Woodward, Councilwoman Mary Pietila, Councilwoman Patrice Waterman, Councilwoman Gloria Miller, Pro-Tem Randy Carter and President Kermit Williams made closing comments. Acting City Clerk Sheila Grandison had no closing comments.

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President Kermit Williams adjourned the meeting at 8:17p.m.

SHEILA GRANDISON
ACTING CITY CLERK

DRAFT



DEPARTMENT OF COMMUNITY DEVELOPMENT

26

MEMORANDUM

TO: Honorable City Council

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

THRU: Jane Bais DiSessa, Deputy Mayor

DA: January 26, 2018

RE: Williams International Co., LLC Application for Industrial Facilities Tax Exemption Certificate

CC:: Rachel Loughrin, Economic Development Director
Nevrus Nazarko, CPA, Finance Director
Anthony Chubb, Esq., City Attorney

Williams International Co., LLC has submitted an application for an industrial facilities tax exemption certificate.

Williams is relocating its Commerce Township operation to Pontiac in order to meet the current and anticipated business growth in both its military and commercial operations. Relocating its headquarters to Pontiac will put Williams into a region with a large, highly trained workforce including those with high tech engineering and manufacturing skills. With significant investment, the Pontiac project area provides Williams the framework for a new headquarters, immediate upgrade and expansion of manufacturing capabilities, and sufficient expansion area to meet its near-term needs.

1999 Centerpoint will be immediately retrofitted to serve as the new headquarters for Williams. Further, the former motion studios located at 1999 Centerpoint will be reconstructed into a highly automated, high-tech manufacturing facility for the development and testing of new product lines under development by Williams. Williams plans to invest over \$300,000,000 dollars in the next five years to transform 1999 Centerpoint into a state-of-the-art aerospace headquarters and manufacturing facility.

The development of new product lines for aerospace products requires significant research, design, redesign, testing, and retesting before commencing full manufacture of the product. For certain product lines currently under development, Williams projects the timeline for this development process to continue until 2022. The existing facility at 1999 Centerpoint, once

reconstructed and retrofitted, will be used, for the continued research, design and development of these new product lines.

Sometime around 2033, Williams expects to commence the manufacturing of these product lines, and for this purpose a new approximately 800,00 – 1,000,000 square foot facility will be constructed within the Pontiac Project Area on the currently vacant 120 acres adjacent to 1999 Centerpoint. This new facility will facilitate the high volume production of the new product lines. The staggered expansion timeframe is intentional, because it takes time to develop and certify new products, develop demand, and to prepare for larger, mass production. It is imperative that the production facilities remain in close proximity to the research and development facilities to allow efficient production of final products to Williams' standard of excellence.

The space known as 2001 Centerpoint will be transformed into Williams' product support facility and quick-turn manufacturing function. This operation is currently in Commerce Township and will remain there until space is made available at 200 Centerpoint. Further, 2001 Centerpoint provides additional high tech office space for the continued growth of the company.

The inclusion of the vacant 120 acres and 2001 Centerpoint also provide an additional security perimeter for Williams, widening its footprint surrounding its core operations.

Williams ultimately projects to bring 900 or more jobs to the City by 2022, 500 of which will be relocated from Commerce Township, and 400 of which will be new jobs in both Pontiac and the State of Michigan.

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 application for an industrial facilities tax exemption certificate. Williams International Co., LLC application for the Industrial Facilities Tax Exemption Certificate and the memo from the Finance Director regarding Williams International are attached.

On June 22, 2017, your honorable body approved the establishment of the plant rehabilitation district for parcel 19-03-201-002 and supported the application to the Michigan Strategic Fund for a renaissance zone designation for parcels 19-03-201-002, 19-03-202-001, 19-03-200-022 and 19-03-200-023. The Michigan Strategic Fund approved the renaissance zone on June 27, 2017.

In accordance with the IFT regulations, before this application may be considered, a public hearing is required. As such, we are requesting that you adopt the following resolution at your meeting on January 30, 2018.

Whereas, Williams International Co, LLC has submitted an application for an Industrial Facilities Tax (IFT) Exemption Certificate to rehabilitate 1999 Centerpoint Parkway; 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 was held before the Pontiac City Council at a regular City Council Meeting on Thursday, June 22, 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 in the County of Oakland in the State of Michigan:

Part of Section 3, Town 2 North, Range 10 East, City of Pontiac, Oakland County, Michigan, also being part of Lots 5, 6 and 7 and part of Beltline Railroad excepted, as platted a part of ASSESSOR'S PLAT NO. 110, as recorded in the Liber 52, Page 26 of Plats, Oakland County Records, being more particularly described as follows: Beginning at a point distant South 89 degrees 46 minutes 13 seconds East along the North line of Section 3, 71.08 feet and South 02 degrees 36 minutes 47 seconds West along the extension of the Easterly line of Centerpoint Parkway (120 feet wide), 67.78 feet, from the North 1/4 corner of said Section 3, Township 2 North, Range 10 East, said Point of Beginning being on the South line of South Boulevard (120 feet wide) and Easterly line of said Centerpoint Parkway; thence due East along Southerly line of said South Boulevard, 1227.63 feet; thence Due South, 185.48 feet; thence South 44 degrees 50 minutes 04 seconds East 20.48 feet; thence Due East 453.06 feet; thence North 74 degrees 26 minutes 44 seconds East, 16.09 feet to a point on the West line of North Connector Road (66 feet wide); thence due South along the West line of said North Connector Road 336.65 feet to a point on the North line of Campus Drive (width varies); thence the following five (5) courses along the Northerly line of said Campus Drive: (1) North 89 degrees 22 minutes 30 seconds West, 856.31 feet; and (2) 356.03 feet along a curve to the left (radius 443.00 feet, central angle 46 degrees 02 minutes 49 seconds, chord bearing and distance South 67 degrees 36 minutes 06 seconds West, 346.52 feet); and (3) South 44 degrees 34 minutes 41 seconds West, 56.60 feet; and (4) 296.63 feet along a curve to the right (radius 350.00 feet, central angle 48 degrees 33 minutes 32 seconds, chord bearing and distance South 69 degrees 52 minutes 06 seconds West, 287.83 feet); and (5) North 87 degrees 23 minutes 13 seconds West, 260.00 feet to a point on the Easterly line of Centerpoint Parkway (120 feet wide); thence Northerly along Easterly line of said Centerpoint Parkway North 02 degrees 36 minutes 47 seconds East, 783.39 feet to the Point of Beginning.

Commonly known as: 1999 Centerpoint Pkwy, Pontiac, Michigan

Parcel Number: 64-19-03-201-002

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 February 6, 2018 at 6:00 p.m. in accordance with the Plant Rehabilitation and Industrial Development Act (Industrial Facilities Exemption) (PA 198 of 1974, as amended).

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	Date Received by Local Unit

STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Williams International Co., LLC		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3724	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1999 Centerpoint Parkway, Pontiac, MI 48341		1d. City/Township/Village (Indicate which) City	1e. County Oakland
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input checked="" type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Transfer <input checked="" type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Pontiac	3b. School Code 63030
4. Amount of years requested for exemption (1-12 Years) 12			

5. Per section 5, the 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 page(s) if more room is needed.

The rehabilitation project will be undertaken by Williams International Co., LLC, which has acquired the property. Costs below are for 2 years. Project will be operational, but total investment will be much greater over 12+ years. Please refer to other supporting materials accompanying this application.

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.	▶ \$86,980,890 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ \$165,894,597 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ 252,875,487 Total of Real & Personal Costs

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.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	▶ 10/25/2017	4/1/2021	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements	▶ 10/25/2017	4/1/2021	▶ <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 a signed MEDC Letter of Commitment to receive this exemption. ☒ Yes ☐ No

9. No. of existing jobs at this facility that will be retained as a result of this project. 0	10. No. of new jobs at this facility expected to create within 2 years of completion. 500
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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.

a. TV of Real Property (excluding land)	\$6,260,250
b. TV of Personal Property (excluding inventory)	\$67,670
c. Total TV	\$6,327,920

12a. Check the type of District the facility is located in:
☐ Industrial Development District ☒ Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) June 23, 2017	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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 complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Kyle Hauberg	13b. Telephone Number 248-203-0700	13c. Fax Number	13d. E-mail Address khauberg@dykema.com
14a. Name of Contact Person Gary A. Schopa	14b. Telephone Number 248-721-2000	14c. Fax Number	14d. E-mail Address gschopa@williams-int.com
▶ 15a. Name of Company Officer (No Authorized Agents) Gary A. Schopa, Vice President and Chief Financial Officer			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1999 Centerpoint Parkway, Pontiac, MI 48341		15f. Telephone Number 248-960-2762	15g. E-mail Address gschopa@williams-int.com

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 checked="" type="checkbox"/> Abatement Approved for <u>12</u> Yrs Real (1-12), <u>12</u> Yrs Pers (1-12) After Completion <input checked="" 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 checked="" type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input checked="" type="checkbox"/> 2. Resolution establishing district <input checked="" type="checkbox"/> 3. Resolution approving/denying application. <input checked="" type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input checked="" type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input checked="" type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input checked="" type="checkbox"/> 7. Equipment List with dates of beginning of installation <input checked="" 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 checked="" type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input checked="" type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input checked="" type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.			
16c. LUCI Code 63-2170		16d. School Code 63030	
17. Name of Local Government Body City of Pontiac, Michigan		▶ 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.

19a. Signature of Clerk Sheila Grandison	19b. Name of Clerk Sheila Grandison	19c. E-mail Address SGrandison@pontiac.mi.us
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) 47450 Woodward Ave, First Floor, Pontiac, MI 48341		
19e. Telephone Number (248) 758-3200	19f. Fax Number (248) 758-3160	

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 30471
Lansing, MI 48909**

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

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.**)

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.)

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.

4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).

5. Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample).
6. Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be incorporated into the Letter of Agreement (see sample).
7. Treasury Form 3222 (if applicable - Fiscal Statement for Tax Abatement Request.

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor. Please refer to the following Web site for P.A. 198 of 1974:

Please refer to the following Web site for P.A. 198 of 1974: www.legislature.mi.gov/. For more information and Frequently Asked Questions, visit our Web site at www.michigan.gov/propertytaxexemptions.

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



MEMORANDUM

City of Pontiac
Finance Director
Nevrus P. Nazarko, CPA
47450 Woodward Avenue
Pontiac, Michigan 48342
Phone: 248.758.3118
Fax: 248.758.3197

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DATE: June 20, 2017

TO: Mayor Deirdre Waterman,

FROM: Nevrus P. Nazarko, CPA, Finance Director
Jane Bais-DiSessa, Deputy Mayor

SUBJECT: Williams International Tax Abatements

Mayor Waterman,

As you are aware, during the last few weeks, we have been reviewing the proposal from Williams International Co, LLC, a company that intends to move its operations in the City of Pontiac, in the area where Michigan Movie Production studios are currently located at 1999 Centerpoint and three other parcels adjacent to it.

Williams International Co, LLC is seeking various tax abatements (PA 198 relief and Renaissance Zone designation) for these parcels that will extend the tax abatements for the next 15 years.

Our analysis of the 4 parcels shows that the property taxes expected to be collected in tax year 2017 by the City of Pontiac on all these parcels amounts to \$36,765. Furthermore, the income tax collections from the employers/employees currently located at the location during 2016 were approximately \$6,300.

Williams International Co, LLC and the Mayor's office have exchanged proposals back and forth that resulted in the final offer from Williams International Co, LLC of fees and commitment to the City of Pontiac to be higher than their initial proposal.

First of all, the projected capital investment from Williams in the area, based on their proposal will be approximately 300 million dollars within 5 years of their move into the City, and could go as high as 1.5 billion dollars by year 2034.

Second, the workforce to support their operations moving into the City will start with approximately 500 employees and could reach as high as 1,589 employees by 2034 (schedule attached)

Third, I find impressive their commitment to the City of Pontiac to aid the youth obtaining the necessary skills needed in the high tech manufacturing industry. The company is committing \$150,000 annually to be spent on training and education of Pontiac residents to be better prepared for the careers of tomorrow.

Based on our conservative estimates, Williams International Co, LLC will directly contribute approximately \$500,000 annually to the City of Pontiac and that amount is expected to be as high as \$750,000 per year by 2032 (schedule attached).

While the indirect impact of their investment in the area has to be estimated, the consensus is that their move will spur other development and businesses in the surrounding community that in turn will provide additional revenues for the City of Pontiac.

Based on the above facts and figures, we strongly recommend the move to grant the abatements to Williams International Co. LLC

Please let me know if you have any questions or need additional information.

Williams International
New Project / Headquarters Relocation
Summary Statistics

	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M	\$M
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total		
Capital Expenditures:																						
Land / Building Purchases (Real Property)	\$ 57.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57.0	
Building Improvements	\$ 18.8	\$ 25.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 60.9	
IT Software / Hardware	\$ 24.4	\$ 3.8	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 45.3	
Machinery Capex - New Projects*	\$ 33.2	\$ 48.4	\$ 44.6	\$ 22.2	\$ 21.0	\$ 37.9	\$ 174.4	\$ 50.1	\$ 69.2	\$ 69.2	\$ 67.4	\$ 179.0	\$ 111.5	\$ 103.2	\$ 103.2	\$ 67.6	\$ 67.6	\$ 47.7	\$ 47.7	\$ 47.7	\$ 1,365.2	
	\$ 133.4	\$ 77.3	\$ 46.6	\$ 24.2	\$ 23.0	\$ 38.9	\$ 176.4	\$ 52.1	\$ 71.2	\$ 71.2	\$ 69.4	\$ 181.0	\$ 113.5	\$ 105.2	\$ 105.2	\$ 69.6	\$ 69.6	\$ 49.7	\$ 49.7	\$ 49.7	\$ 1,528.4	
Capex Site Breakout																						
1998 Office/MMP5	\$ 133.4	\$ 52.3	\$ 46.6	\$ 24.2	\$ 23.0	\$ 38.9	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	
1999 Vacant Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174.4	\$ 50.1	\$ 69.2	\$ 69.2	\$ 67.4	\$ 179.0	\$ 111.5	\$ 103.2	\$ 103.2	\$ 67.6	\$ 67.6	\$ 47.7	\$ 47.7	\$ 47.7	\$ 47.7	
2001 CP Product Support	\$ -	\$ 25.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
*Excludes Tooling of \$27M (2017-2018) & \$34M (2019-2022)																						
	Current	Current	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	Year End	
Labor Location:	Before Move	After Move	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Pontiac	-	385	440	599	651	724	811	903	922	947	1,109	1,134	1,153	1,171	1,248	1,266	1,343	1,458	1,472	1,575	1,589	
Commerce	500	115	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	500	500	564	599	651	724	811	903	922	947	1,109	1,134	1,153	1,171	1,248	1,266	1,343	1,458	1,472	1,575	1,589	
Change Year-over-Year			64	35	52	73	87	92	19	25	182	25	19	18	77	18	77	113	14	103	14	
New Hire Average Wages	\$50k - \$70k		Cumulative Increase-->																			
Existing Workforce Average Wages	\$85k - \$90k			99	151	224	311	403	422	447	609	634	653	671	748	765	849	958	972	1,075	1,089	
Estimated annual wages (\$M)	\$ 43.8	\$ 47.9	\$ 50.2	\$ 53.6	\$ 58.3	\$ 64.0	\$ 69.8	\$ 71.2	\$ 72.8	\$ 83.3	\$ 85.0	\$ 86.2	\$ 87.4	\$ 92.4	\$ 93.5	\$ 98.5	\$ 106.0	\$ 106.9	\$ 113.6	\$ 114.5		
Total Michigan Investment (Excluding Tooling of \$52M)			2017-2022																			
Total Incentives Offered			\$ 1,328.4																			
Net Investment Cost			\$ (45.0)																			
			\$ 1,482.4																			

2017-2022

\$ 1,528.4

\$ (46.0)

\$ 1,482.4

Year	Williams TIFA Payment	Williams Development Fee	Williams Training & Education Investment	Estimated City Employment Tax	Total Williams Annual Return	Discount Rate
2018	\$50,000.00	\$20,000.00	\$150,000.00	\$251,000.00	\$471,000.00	4.000%
2019	\$50,000.00	\$20,000.00	\$150,000.00	\$268,000.00	\$488,000.00	
2020	\$50,000.00	\$20,000.00	\$150,000.00	\$291,500.00	\$511,500.00	
2021	\$50,000.00	\$20,000.00	\$150,000.00	\$320,000.00	\$540,000.00	
2022	\$50,000.00	\$20,000.00	\$150,000.00	\$349,500.00	\$569,500.00	
2023	\$50,000.00	\$20,000.00	\$150,000.00	\$356,000.00	\$576,000.00	
2024	\$50,000.00	\$20,000.00	\$150,000.00	\$364,000.00	\$584,000.00	
2025	\$50,000.00	\$20,000.00	\$150,000.00	\$416,500.00	\$636,500.00	
2026	\$50,000.00	\$20,000.00	\$150,000.00	\$425,000.00	\$645,000.00	
2027	\$50,000.00	\$20,000.00	\$150,000.00	\$431,000.00	\$651,000.00	
2028	\$50,000.00	\$20,000.00	\$150,000.00	\$437,000.00	\$657,000.00	
2029	\$50,000.00	\$20,000.00	\$150,000.00	\$462,000.00	\$682,000.00	
2030	\$50,000.00	\$20,000.00	\$150,000.00	\$467,500.00	\$687,500.00	
2031	\$50,000.00	\$20,000.00	\$150,000.00	\$492,500.00	\$712,500.00	
2032	\$50,000.00	\$20,000.00	\$150,000.00	\$530,000.00	\$750,000.00	
Present Value of 15 Year Return	\$555,919.37	\$222,367.75	\$1,667,758.11	\$4,193,028.32	\$6,639,073.56	

**OAKLAND COUNTY
WATER RESOURCES COMMISSIONER****MEMORANDUM****TO:** Tim Prince, P.E., Chief Manager**FROM:** Amy Ploof, P.E.**SUBJECT:** Pontiac Gateway Locations**DATE:** January 5, 2018

WRC is working with Vanguard Utilities to replace existing water meters and reading devices in the City of Pontiac. The new meters will operate within acceptable accuracy ranges, be properly installed, and have accurate data for customer billing. The new meters have additional capabilities including leak detection, reverse flow detection, etc.

WRC has identified six locations for the installation of Neptune Gateway equipment in the City of Pontiac. The purpose of the Gateway equipment is to collect the water meter data transmitted by the R900 meter interface units.

There are several anticipated benefits to the collectors:

1. Better customer service. WRC will be able to provide customers daily reads upon request for use by landlords, etc.
2. Better customer service when responding to high bill complaints. WRC will be able to review usage over the recent past to provide customers detail on when the water was used.
3. WRC anticipates less time spent driving in the water system to read meters. We estimate approximately \$24,000 is spent annually reading water meters in the City of Pontiac. With the new Gateways we anticipate approximately \$6,000 will be spent annually.

The collectors can be installed in three basic configurations:

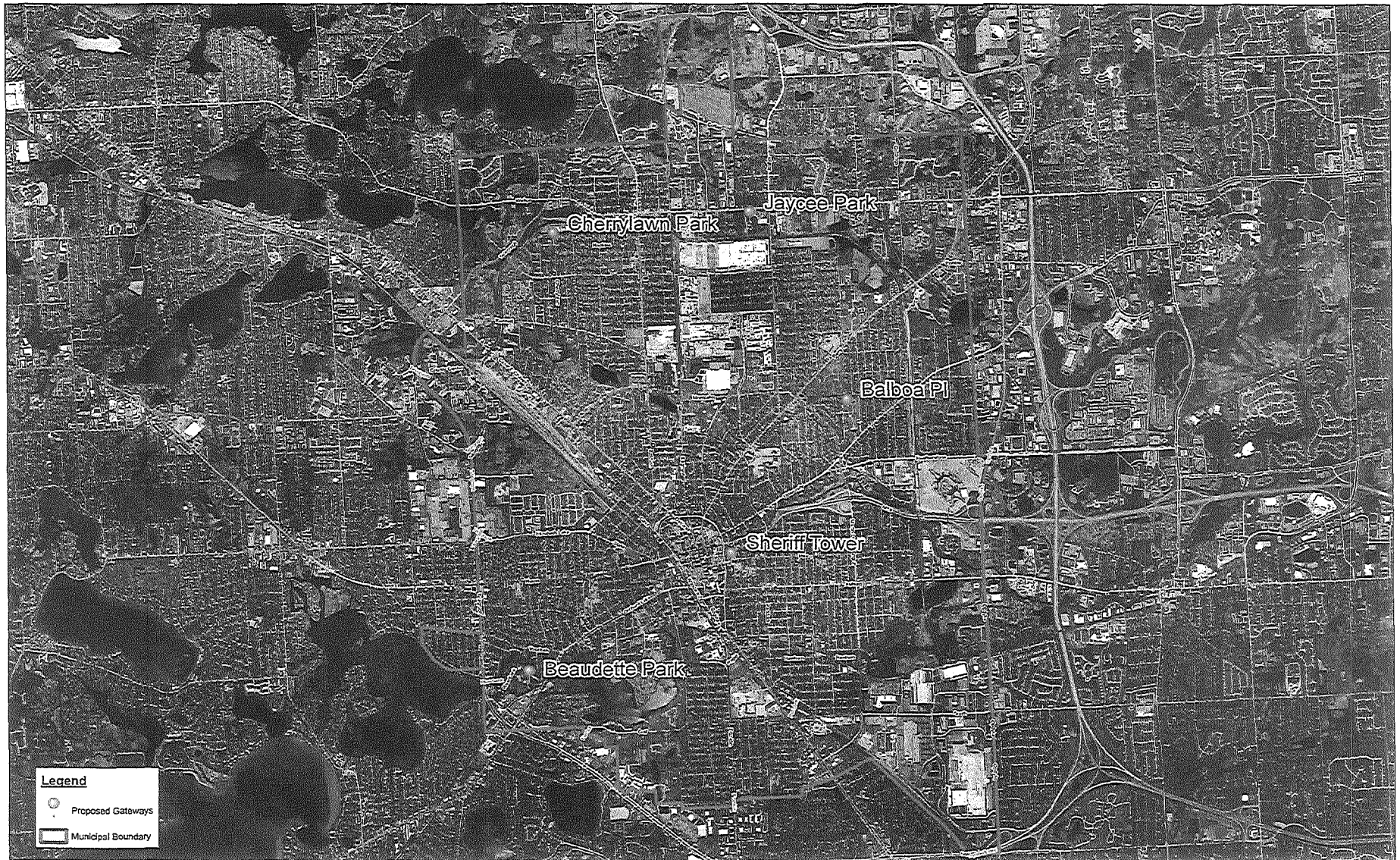
1. New utility pole with Gateway equipment
2. Adding Gateway equipment to an existing utility pole
3. Adding Gateway equipment to an existing tower

The six sites recommended for collectors are based on a recommendation from the meter manufacturer using the location of water meters in the system and approximate elevations.

1. Beaudette Park – New pole with Gateway equipment. City of Pontiac property.
2. Cherrylawn Park – New pole with Gateway equipment. City of Pontiac property.
3. Ballboa Park – New pole with Gateway equipment. City of Pontiac property.
4. Jaycee Park – Adding Gateway equipment to an existing utility pole. City of Pontiac property.
5. OC Sheriff's Station – Adding Gateway equipment to existing Tower. City of Pontiac property.
6. OC RCS Tower – Adding Gateway equipment to existing Tower. Oakland County property.

We respectfully request the City of Pontiac approve the agreements for the five locations on City property. Once approved, WRC's contractor will install the poles and/or equipment. Once installed, WRC will visit the sites as-needed for maintenance which is expected to be quarterly.

Please let me know if we can supply any additional information to support this request.



REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	 1 inch = 1,000 feet		 Johnson & Anderson 1000 East Grand Avenue, Suite 100 Pontiac, Michigan 48342 Tel: 248.861.1234 Fax: 248.861.1235 www.janderson.com	1000 East Grand Avenue, Suite 100 Pontiac, Michigan 48342 Tel: 248.861.1234 Fax: 248.861.1235 www.janderson.com	2500 River Road, Suite 100 Pontiac, Michigan 48342 Tel: 248.861.1234 Fax: 248.861.1235 www.janderson.com	Pontiac Water Meter Gateway Installation Project	JOB NO. 18185	DATE ISSUED 1/1/2018	SHEET NO. 1

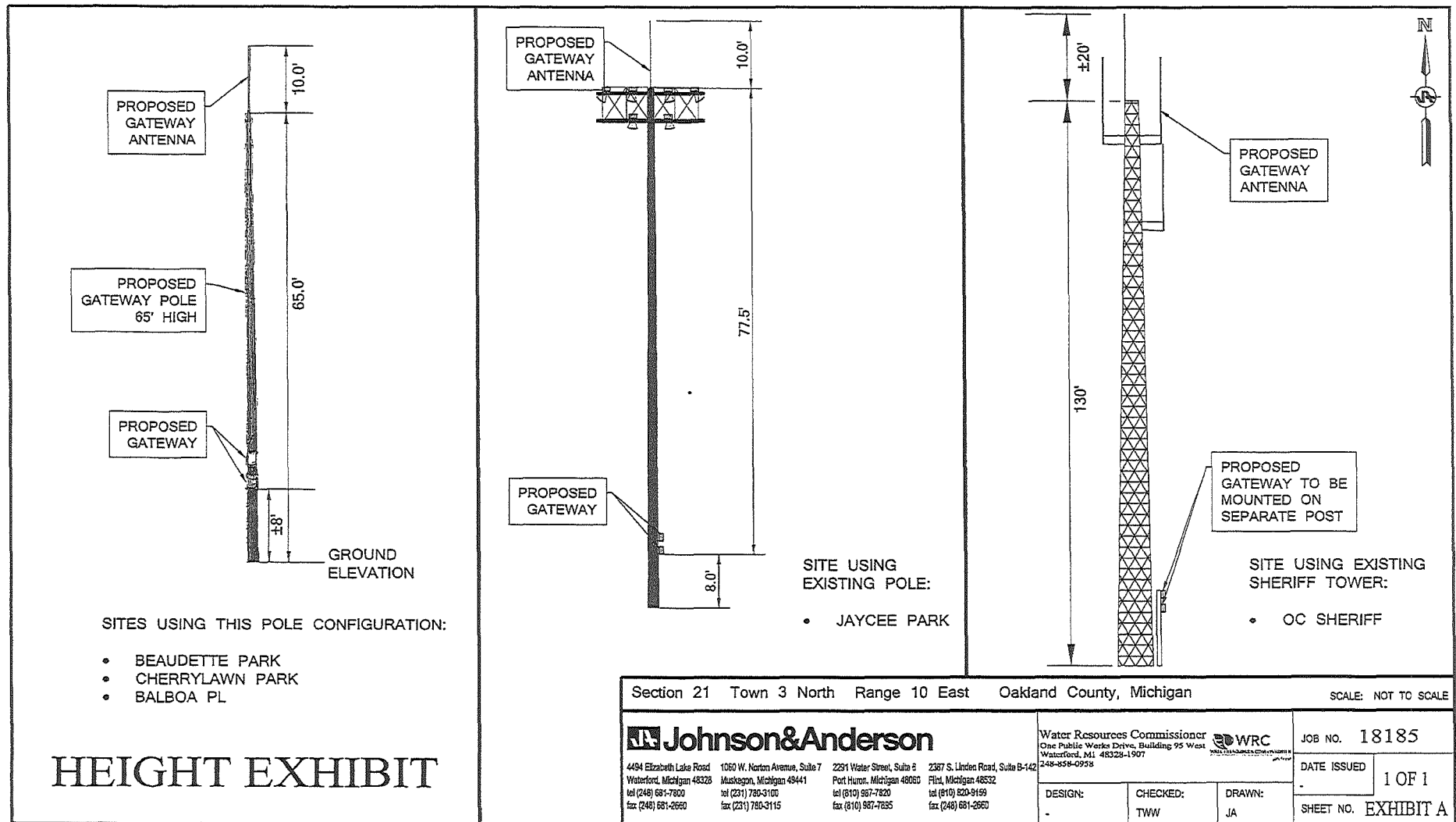
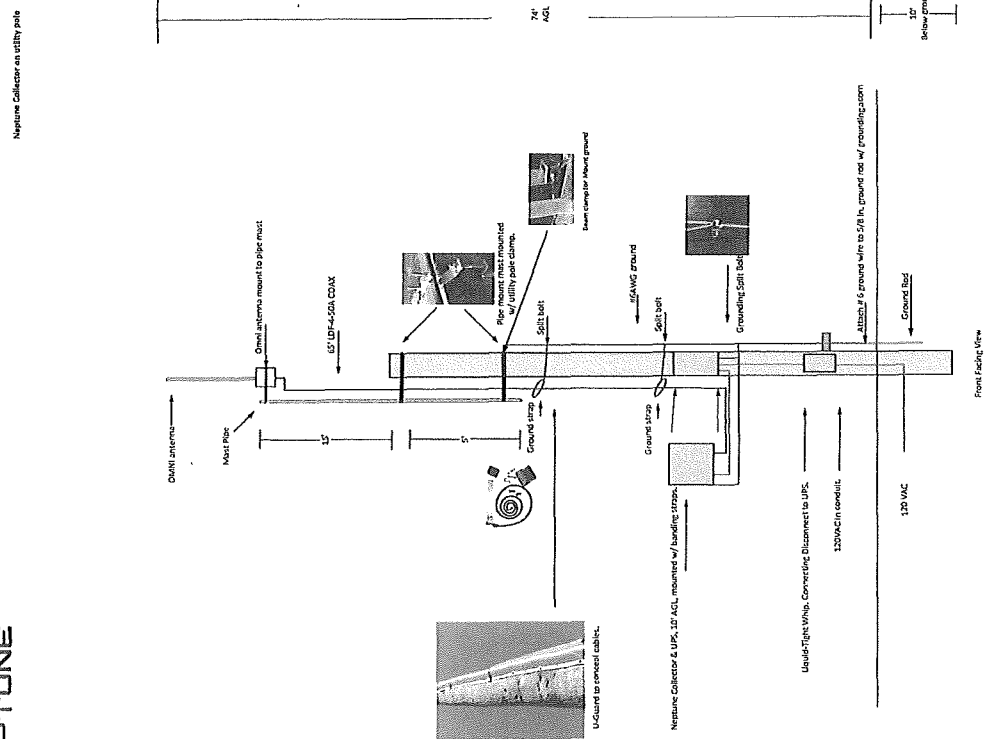



EXHIBIT 2 – “GATEWAY” EQUIPMENT AND SITE REQUIREMENTS

1. List of Equipment
 2. Power/electrical work
 3. Antennas/radios on property
 4. Access
 5. Location of equipment
 6. General description of equipment use/need
-
1. The list of equipment at each GATEWAY site location will consist of a Gateway Unit (approximate size is 13 inches high by 9 inches wide by 7 inches deep) which contains the following equipment:
 - a. Neptune R900 Gateway Unit
 - b. 900 MHZ Receiver
 - c. Calamp Vanguard 3000 Cell Modem
 2. The power and electrical work required at a minimum is as listed:
 - a. Lockable Power Switch – Mounted 6' from ground
 - b. Mount the new Gateway unit
 - c. Mount Outdoor DC-UPS-5009A
 - d. Install ¾ inch conduit and 120V power wire from new power switch to new UPS unit
 - e. Connect power from UPS unit to Gateway unit
 - f. At tower/pole, mount the omni directional antenna
 - g. Install new 1/2 inch LDF-4-50A heliax coaxial cable from the new gateway to the top of the tower/pole and attach to antenna
 - h. Attach #6 ground wire to 5/8 inch ground rod w/ grounding acorn to ground entire system
 3. The radios and antennas that will be installed on the property include:
 - a. 900 MHZ Gateway Receiver
 - b. 860-960 MHZ Andrew Decibel model DB589T3-Y omni directional antenna
 4. For access, WRC staff will need 24 hour access to the gateway unit and the antenna that are installed on the top of the tower/pole. Routine inspections could include checking battery status, and testing their back-up monitoring and communications as well as trouble shooting other parts of the system by connecting to the new gateway unit at each location.
 5. Regarding location of equipment, the new gateway unit will be located outdoors in its own weatherproof enclosure attached to tower/pole.
 6. The proposed equipment will function to collect data from water meters and transmit this information on to the WRC offices in Pontiac. The equipment will provide 24 hour consumption/leak information with automatic emails being sent to WRC staff for potential leaks. This tower/pole will be needed in order for various sites to be able to communicate to WRC offices. Once a gateway is configured and communicating from the tower, the information will be transmitted to WRC offices on the existing OAKNet backbone that already exists via cell modem.



Proposed Sites

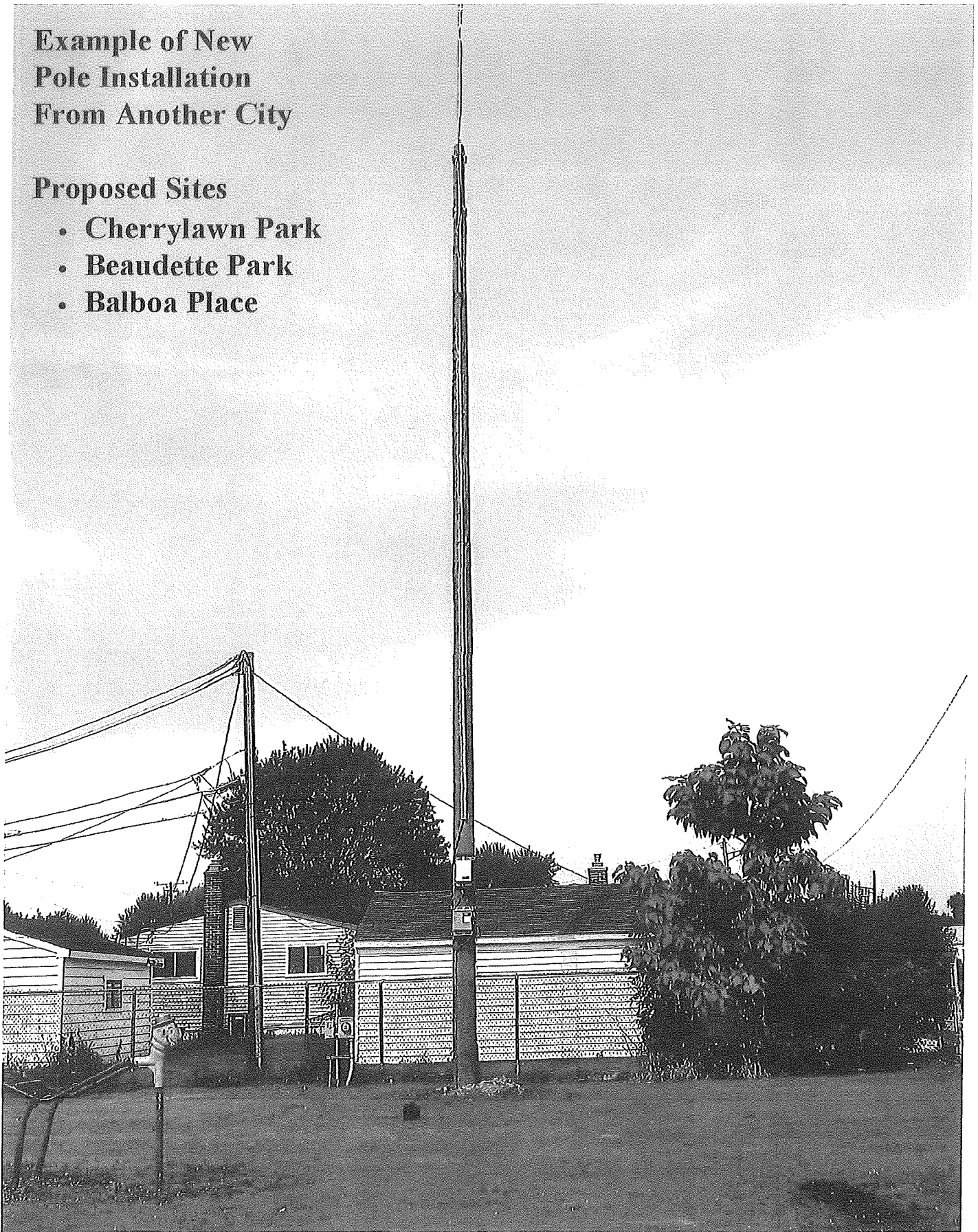
- Beaudette Park
- Cherrylawn Park
- Balboa Pl

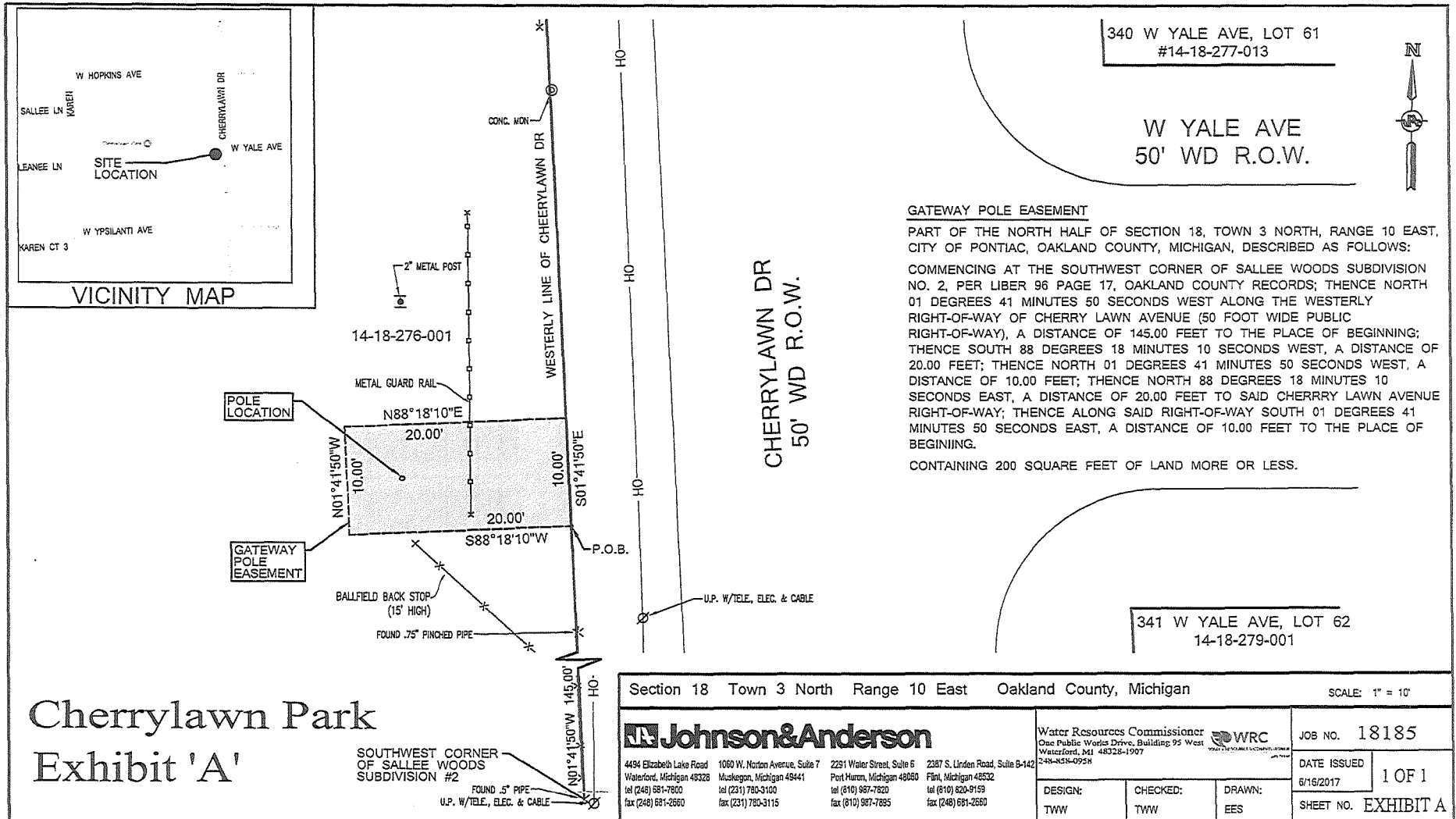
NEPTUNE TONGUE AL AND / OR NEPTUNE TONGUE POLE NEPTUNE COLLECTOR POLE INSTALLATION		ENTER LOCATION HERE
Drawn and Checked Completed By	Date	Date
Approved By	Date	Date

Example of New Pole Installation From Another City

Proposed Sites

- **Cherrylawn Park**
- **Beaudette Park**
- **Balboa Place**





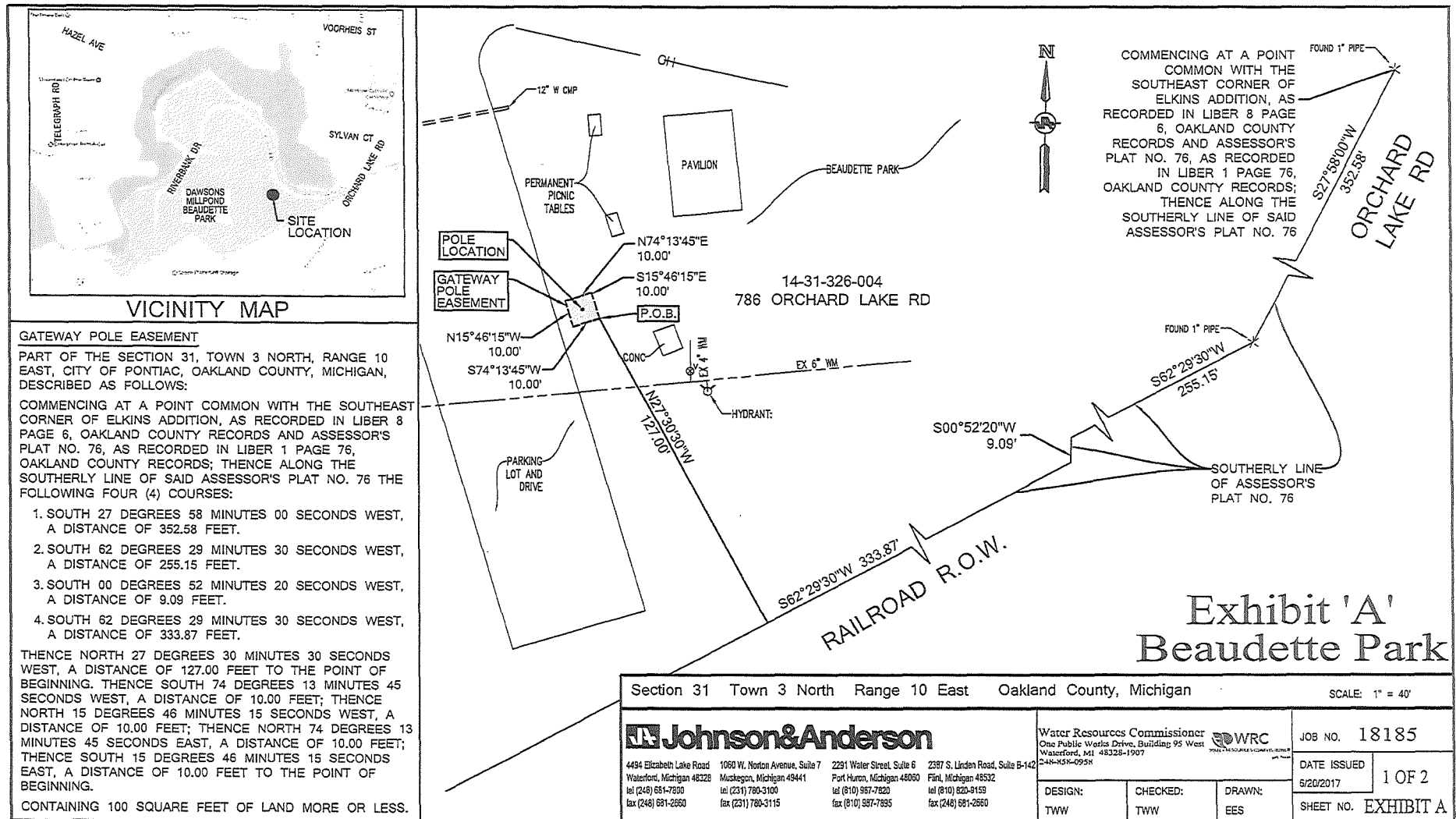


EXHIBIT 3 - LOCATION MAP

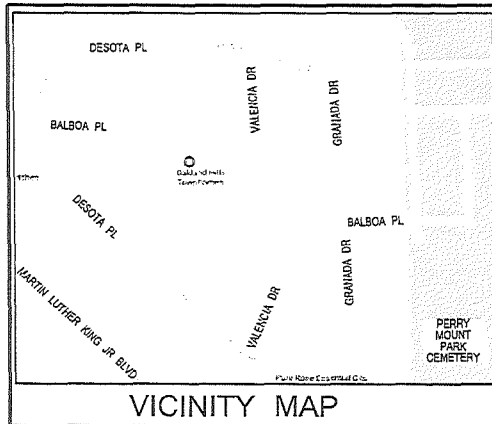


Legend

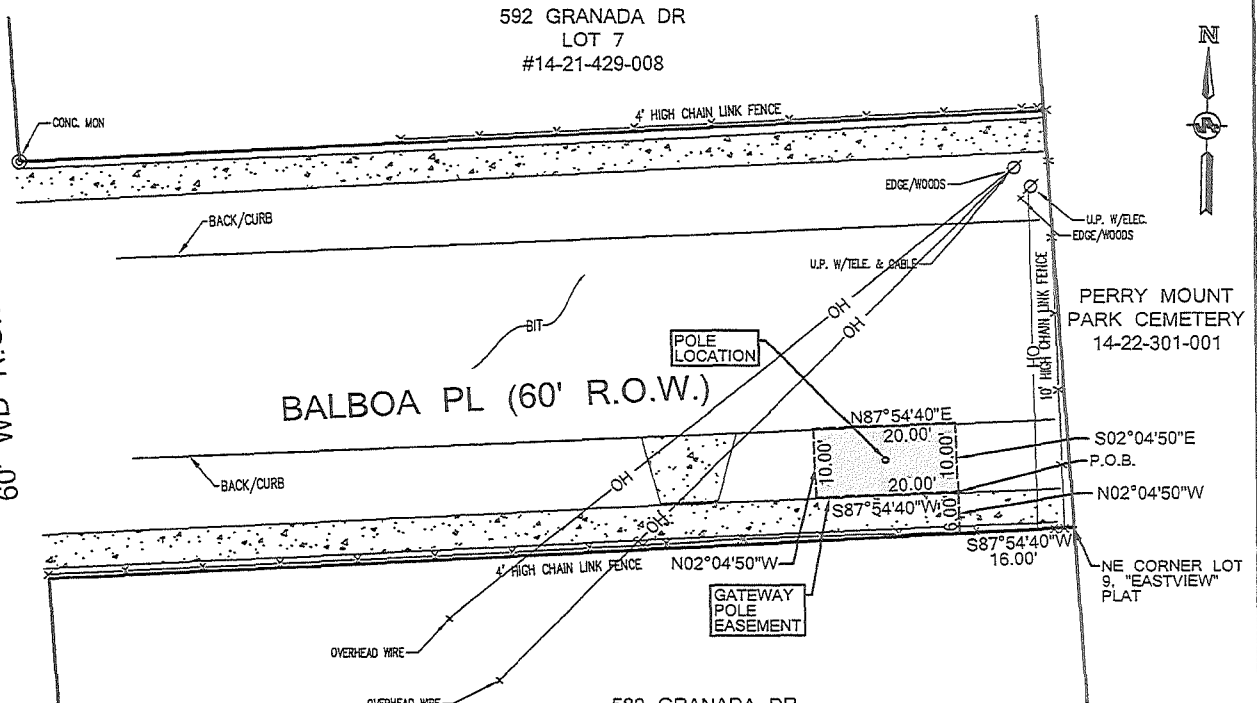
- Proposed Pole Location
- g/s/vac1.O.C.TaxParcel
- Road R.O.W.

**BEAUDETTE PARK
ORCHARD LAKE ROAD, SW 1/4 OF SECTION 31
CITY OF PONTIAC
SCADA TOWER SITE LICENSE AGREEMENT**

N
↑
1 Inch = 300 feet



CHERRYLAWN DR
60' WD R.O.W.



GATEWAY POLE EASEMENT

PART OF SECTION 21, TOWN 3 NORTH, RANGE 10 EAST, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF EASTVIEW PLAT, AS RECORDED IN LIBER 78 PAGE 4, OAKLAND COUNTY RECORDS ; THENCE SOUTH 87 DEGREES 54 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 16.00 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF SAID GATEWAY POLE EASEMENT; THENCE SOUTH 87 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 40 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OF LAND MORE OR LESS.

Section 21 Town 3 North Range 10 East Oakland County, Michigan

SCALE: 1" = 20'

Johnson & Anderson

4494 Elizabeth Lake Road
Waterford, Michigan 48328
tel (248) 681-7800
fax (248) 681-2660

1060 W. Norton Avenue, Suite 7
Muskegon, Michigan 49441
tel (231) 780-3100
fax (231) 780-3115

2291 Water Street, Suite 6
Port Huron, Michigan 48060
tel (810) 987-7620
fax (810) 987-7695

2387 S. Linden Road, Suite B-142
Flint, Michigan 48632
tel (810) 820-9159
fax (248) 981-2660

Water Resources Commissioner
One Public Works Drive, Building 95 West
Waterford, MI 48328-1907
248-636-0958



JOB NO. 18185

DATE ISSUED
06/16/2017

SHEET NO. EXHIBIT A

DESIGN:
TWW

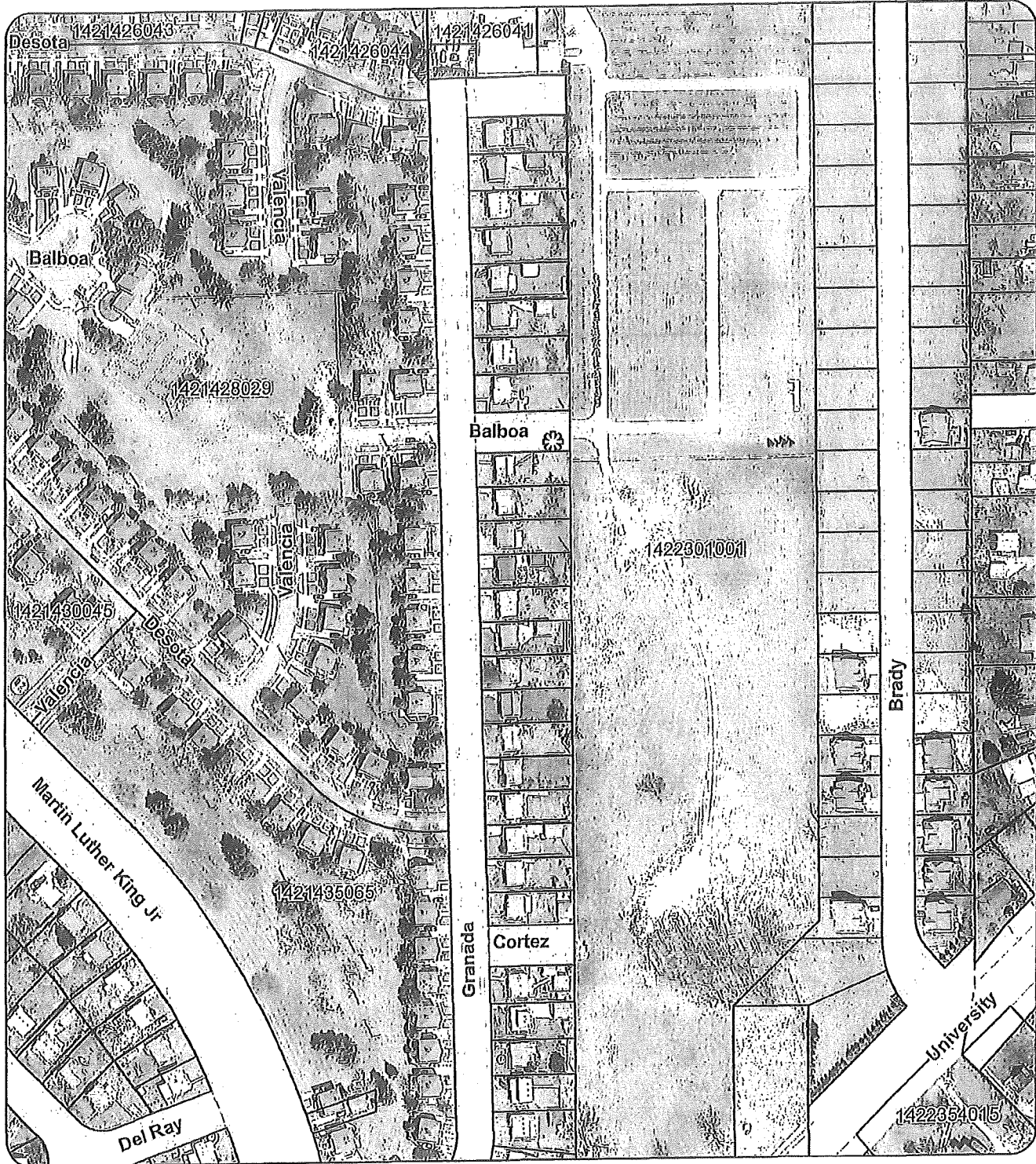
CHECKED:
TWW

DRAWN:
EES




1 OF 1

Exhibit 'A'
Balboa Pl

EXHIBIT 3 - LOCATION MAP



Legend

-  Proposed Pole Location
-  gisvec1.OCC.TaxParcel
-  Road R.O.W.

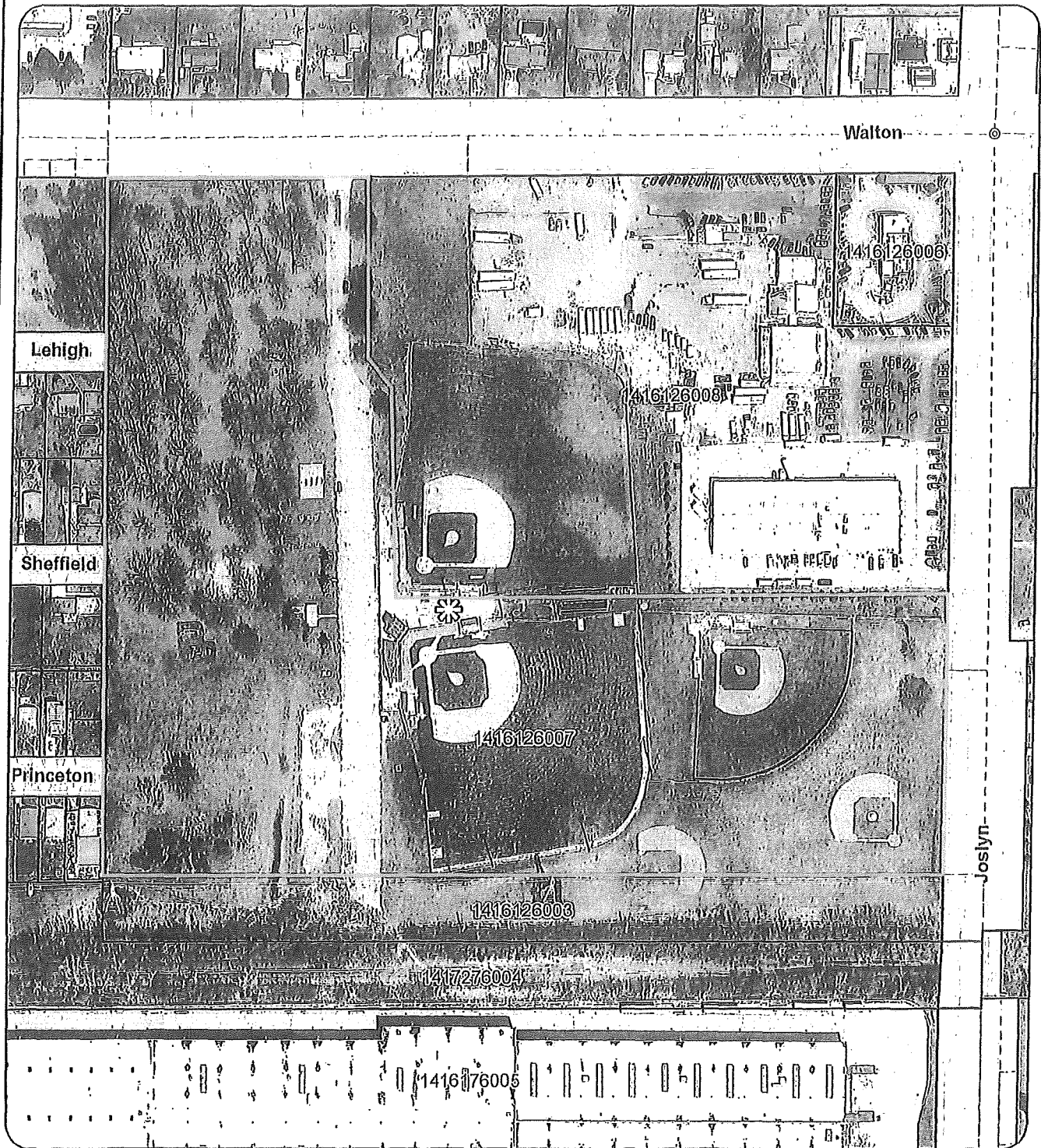
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BALBOA PLACE
ROAD RIGHT OF WAY, SE 1/4 OF SECTION 21
CITY OF PONTIAC
SCADA TOWER SITE LICENSE AGREEMENT






1 inch = 200 feet

EXHIBIT 3 - LOCATION MAP



Legend

-  Existing Light Pole Location
-  glsVac1, OC, TaxParcel
-  Road R.O.W.

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JAYCEE PARK
WALTON BOULEVARD, NW 1/4 OF SECTION 16
CITY OF PONTIAC
SCADA TOWER SITE LICENSE AGREEMENT



1 inch = 200 feet

Jaycee Park

Proposed Adding Equipment To Existing Pole

