

**Official Proceedings  
Pontiac City Council  
256<sup>th</sup> Session of the Tenth Council**

**Call to order**

A Special Meeting of the City Council of Pontiac, Michigan was called to order at the Bowens Senior Center, 52 Bagley Pontiac, MI 48342 on Thursday, September 30, 2021 at 10:00 a.m. by Council President Kermit Williams.

**Roll Call**

**Members Present** – Carter, Pietila, Waterman and Williams

Mayor Waterman was present.

A quorum was announced.

**Public Hearing**

Council President Kermit Williams opened up public hearing regarding Option to sell 25 S. Sanford Street also known as Perdue School to Community Housing Network at 10:09 a.m. Three (3) individuals addressed the body during the public hearing.

1. Mark Holland – 1580 Pebble Beach Dr. Pontiac, MI. He states “I am here to speak for the public hearing regarding pilots. Uh we’ve heard a lot of negative of pilots and I just want to give some positive on pilots in the city. Uh the pilot program helped renovate Newman Court Apartments. And with the pilot program, Newman Court Apartments did received a total of renovation. Each unit got central air as well and so I ask this honorable body, my former colleagues and the citizens that have been calling me regarding this pilot, uh the Perdue site has been sitting vacant, dormant for years. Uh it used to be an alternative school and now it’s just sitting. We don’t when the former owners, it’s been its third ownership here, first with the schools, then it was Mr. Stevens and now the City has it. We don’t have a lot of people standing in line ready to buy this building but we have a lot of people calling us looking for places to stay and looking for somewhere to reside. So if you looking to add to 76 apartments and doubling that because of the families that’s going to dwell in that apartment. So I do ask that you have some consideration and look at the positive pilots that we have throughout our community. I know its mixed emotions because I not always supportive of pilots but I do know pilots do work here in Pontiac within our community. So I do ask that you guys look at maybe 47 years but the extra 7 years from a 40 situation still won’t make a difference for us. Especially if you got something that wasn’t on a tax base but now would be back on a tax base and that area alone definitely needs it. That renovation and that area alone definitely needs some decent housing. So I do ask that you guys really consider, take all the negatives out and start focusing on the positives that you’re going to provide homes, your going to provide a tax base in that area, and if we don’t take what we get and lastly let me say that I heard someone say sell it for a dollar but that would put us a negative \$599,000 but if we can get the money that we put out for which is the \$600,000, we would break even and would be moving in the positive part when you put families in those homes that definitely needed in that area so I ask that you guys really consider moving this pilot forward because it will help that area. Thank you again. I am a resident here. I pay taxes here for those that want to check. Been here all my life. Have a great one.”
2. Larry Jasper – “Hi. My name is Larry Jasper. I’m from Omega Investments. I understand you are looking to sell for two and I agree that we should sell it for a dollar. Presently, you shouldn’t be selling it because we don’t have the partnership papers or how it’s going to effect the community.

Remember this is all a big deal that went down with the mayor and a few people a while back. And this Perdue school had huge issues with it. We had black mold that been sitting there for 15 years and \$600,000 would not be fair value. No one can explain why that's in there. This public housing is for low income and the deal is really going to hurt Pontiac and I'll tell you why. They're looking at paying a whole lot of money the next few years and how's this affect the bonds or the money that the city's still paying on that partnership deal. We don't know what is going on in there so why mess with the deal? An why is the Ottawa Tower for sell for \$5.9 million on one of them when they've paid \$7.4 million supposedly from the City of Pontiac? None of this makes any reasonable consideration unless you're liquidating. This is not going to help the city. I can guarantee you. But this is why I said in a separate meeting it wasn't put into regular processing and they're just slamming the deal through. They want to put this through. Now, I liked to know where those funds are coming from and whose putting up the money and I would like to see the books. I'd like to see the partnership agreement. All these things have issues. So I'm just going to let you sit with that for a moment but the bottom line is, there is no asset value in that school. It should have never been purchased for \$600,000. The cost to cleanup on that is \$1.5 million. So you have to ask yourself, why was he putting in a deal for \$600,000? What are they doing? Why would they pay that? Why would the city pay \$600,000 for that? You're paying for 7 years, higher interest rate and they're not paying any money. The City of Pontiac is paying money for it. What is the deal? How's it work? How does the city get reimbursed on this and where's the reimbursement coming from? Now all these are going to be coming do. That's right. The point is that if you sell it right now, you don't know what's going on. You don't have a partnership agreement to look at that went into the City of Pontiac. You signed a deal with a resolution that the mayor, new mayor and the council members aren't going to have any say so in it without looking at it. First thing any attorney tells you, never sign a contract unless you've read it beforehand. You haven't read this before. This is being slammed like every other deal that has come in here. And that money is being taken out the city through Brownfield, through tax abatements, through state and federal money that's being put together on that, housing commission. All this is not reviewed by the council so you can't make a decision to sell this if you don't know what is going on. You haven't read your contract. Period. With that being said, the city is paying interest and hasn't paid on the deal that's going on with the Ottawa Towers. How are they being reimbursed for that and why are they paying extra money? And where's that coming with the partnership agreement? Why has this deal supposedly been going on since March of this year and yet nobody knows about it until 2 weeks before it's done?"

3. Brian Killam – “Good evening everyone. Honors to everyone that's here. My name is Brain Killam Bey, son of Evelyn Laduff. I'm here today to speak on behalf of why it seems like Pontiac is always the one when it comes to housing or any type of contracts, we always have to rush into everything. I haven't seen any citizens in that area being able to access any of the development or anything to do with it. So I would just like to ask us, why do we have a lot of outside people coming into Pontiac at the last minute, always dumping a contract or something into our city? Thank you and everybody have a honorable day.”

Council President Kermit Williams closed public hearing at 10:18 a.m.

### **Adjournment**

Council President Kermit Williams adjourned the meeting at 10:19 a.m.

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Garland Doyle  
Interim City Clerk