

PONTIAC CITY COUNCIL

Mike McGuinness, District 7
President
William A. Carrington, District 6
President Pro Tem



Melanie Rutherford, District 1
Brett Nicholson, District 2
Mikal Goodman, District 3
Kathalee James, District 4
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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."

47450 Woodward Pontiac, MI 48342

Phone: (248) 758-3200

Garland S. Doyle, M.P.A., City Clerk

18th Session of the 11th Council

April 19, 2022 at 6:00 P.M.

Meeting Location: City Council Chambers 47450 Woodward Pontiac, MI 48342

Meeting Agenda

Call to Order

Invocation

Pledge of Allegiance to the Flag of the United States

Moment of Silence

Roll Call

Authorization to Excuse Councilmembers from the Meeting

Amendments to and Approval of the Agenda

Approval of the Consent Agenda

April 12, 2022 City Council Meeting Minutes

Recognition of Elected Officials

Agenda Address (Two Minutes Time Limit)

Discussion

1. Cleaning Up Our Pontiac Neighborhoods Together

Special Presentation

2. Michigan Department of Transportation (MDOT) Woodward Loop Reconfiguration Project
Presentation Presenters: Veronica Lamb, Design Project Manager, MDOT and Abdul Siddiqui, PE, City Engineer

Agenda Items

Public Hearings

3. Public Hearing to Establish an Obsolete Property Rehabilitation District for Parcel Number 64-14-30-453-001 for Micah 6 Community, LLC Project Webster Community Center, located at 640 W. Huron Street
4. Public Hearing for Approval of Application for an Obsolete Property Rehabilitation Exemption Certificate for Micah 6 Community, LLC Project Webster Community Center, located at 640 W. Huron Street

Resolutions

City Council

5. Council Resolution Recognizing Earth Day on April 22, 2022 (*Discussion and Action*)
6. Council Resolution Recognizing Arbor Day on April 29, 2022 (*Discussion and Action*)
7. Council Resolution Celebrating Pontiac Rotary Club 100th Anniversary (*Discussion and Action*)
8. Council Resolution Supporting Body Cameras for Oakland County Sheriff Deputies (*Discussion and Action*)

Finance

9. Resolution to Authorize the City Clerk to Publish the Notice of a Proposed Budget Amendment for Fiscal Year 2021-22 to Transfer \$55,000 from General Fund Balance GL Account 101-000-309-000 to the General Fund GL Account 101-270-818.000 – Personnel Services-Other Professional Services for the Human Resources Contractual Services (*Discussion and Action*)
10. Resolution to Authorize the City Clerk to Publish the Notice of a Proposed Budget Amendment for Fiscal Year 2021-22 to transfer \$136,000 from General Fund Balance GL Account 101-000-309-000 to the General Fund General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services Forensic Audit Services (*Discussion and Action*)

Grants

11. Resolution to Approve a Proposed Budget Amendment for the Fiscal Year 2021-22 to Transfer \$30,000 out of the General Fund-Fund Balance GL account 101-000-390.000 and \$30,000 is transferred to the General Fund– Economic Development Department GL Account 101-690-818.000 Other Professional Services to cover Contractual Services from Baker Tilly (*Discussion and Action*)

Communications

City Council

12. City-Wide Community Cleanup Days April 18-23 Throughout Pontiac
13. Free Landfill Days for Pontiac Residents April 23, April 30, May 7 from 8:00 am to 3:00 pm at 575 Collier Road, Pontiac 48340
14. Household Hazardous Waste Collection, Free for Pontiac Residents, April 30 from 8:00 am to 2:00 pm at Oakland County Service Center Complex, 1200 N. Telegraph Road, Pontiac 48341
15. Second Chances Expungement Fair for Oakland County Convictions, April 30 from 10:00 a.m.-2:00 p.m. at UWM Sports Complex, 867 South Boulevard, Pontiac, MI 48341

Public Comment (Three Minutes Time Limit)

Closing Comments

- Mayor Greimel (Seven Minutes Time Limit)
- Clerk and City Council (Three Minutes Time Limit)

Adjournment

Amendment to the Agenda



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 5, 2022

RE: **ECONOMIC DEVELOPMENT**

Resolution to Establish an Obsolete Property Rehabilitation District for Parcel Number 64-14-30-453-001 for Micah 6 Community, LLC project Webster Community Center, located at 640 W. Huron Street

Micah 6 Community, LLC is requesting the City of Pontiac establish an Obsolete Property Rehabilitation District on parcel 64-14-30-453-001, located at 640 W. Huron in the City of Pontiac. The process to establish an obsolete property rehabilitation district is detailed in the Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended. Prior to approval of establishing the district, a Public Hearing is required. A separate hearing and resolution to approve the application for an obsolete property rehabilitation exemption certificate is required after approval of the district.

Micah 6 Community, LLC is requesting tax exemption for the property at 640 W. Huron St. The project is an estimated \$17,785,613 rehab to create the Webster Community Center in the previous Webster School. The 53,000 SF building on a 5-acre campus has been vacant since 2006. The rehabbed project will service the community, providing a base location for Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. The center will also home to a Pontiac Food Hub, connecting growers around the community with food entrepreneurs and retailers. A commercial kitchen will be available for rent to them as well. Plans for an indoor bus terminal are being considered with SMART and MDOT.

The Webster Community Center will provide approximately 50 jobs during the 14-month construction period and 90 jobs from tenants in the building. Construction is projected to commence August 15, 2022 and be completed by October 15, 2022. The COP recommends a six year OPRA.

Micah 6 Community has completed all of the requested and required documentation in compliance with Michigan's Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended and has a Certificate of Obsolescence affidavit. Also as required, a notice for the public hearing was posted on April 9, 2022 and scheduled for April 19, 2022.



CITY OF PONTIAC CITY COUNCIL

**RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT FOR PARCEL 64-14-30-453-001, MICAH 6
COMMUNITY, LLC PROJECT WEBSTER COMMUNITY CENTER, LOCATED
AT 640 W. HURON STREET**

Whereas, pursuant to Obsolete Property Rehabilitation Act (OPRA) P.A. 146 of 2000 as amended, the City of Pontiac, by resolution may establish an obsolete property rehabilitation district; and

Whereas, prior to establishing an obsolete property rehabilitation district, a written public notice was publicly posted and available for any and all residents or taxpayers in the City of Pontiac may appear and be heard; and

Whereas, Micah 6 Community LLC ("Petitioner") is the owner of that certain real property located in the City of Pontiac and legally described below (the "Property"); and

Whereas, Petitioner is requesting establishment of an obsolete property rehabilitation district for parcel number 64-14-30-453-001, located at 640 W. Huron Street in Pontiac, Michigan; and

Whereas, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

Whereas, the use of this property shall be restricted to non-marihuana related uses during the effective period of the OPRA Certificate. Shall use of the property become marihuana related, the OPRA Certificate shall be immediately revoked by the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pontiac hereby grant an Obsolete Property Rehabilitation District for the real property located in the Obsolete Property Rehabilitation District located at 640 W Huron Street, Pontiac, MI 48341 (parcel number 64-14-30-453-001) for 6 years commencing upon approval of the exemption certificate. Additionally, a Development Agreement will be engaged for compliance to terms specified.

**LAND IN THE CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN,
DESCRIBED AS FOLLOWS:**

**LOTS 34 THROUGH 61, BOTH INCLUSIVE OF RECREATON PARK
ADDITIONA TO THE CITY OF PONTIAC, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 13, AND AS**

**AMENDED IN LIBER 15 OF MISCELLANEOUS RECORDS, PAGE 522,
OF OAKLAND COUNTY RECORDS.**

Attachments:

1. *Certificate of Obsolescence*
2. *Application for Exemption Certificate*
3. *Memorandum for Recommended OPRA Terms with Worksheet*
4. *Micah 6 Overview*



AFFIDAVIT

STATE OF MICHIGAN
CITY OF PONTIAC
COUNTY OF OAKLAND)

NOW COME Interim Assessor Terry Schultz, MMAO (4) and Jane T. Walsh, MAAO (3) of Oakland County Equalization, both being first duly sworn, depose and state as follows:

I, Terry Schultz, am the Interim Assessor for the City of Pontiac, Oakland County, Michigan and make this affidavit in conjunction with an application under the Obsolete Property Rehabilitation Act. (OPRA), PA 146 of 2000, as amended, for a commercial building and land improvements located at 640 W Huron Street, City of Pontiac, Oakland County, Michigan. The related parcel identified as follows: Parcel No. 64-14-30-453-001

I, Jane Walsh MAAO (3), did on March 18, 2022, inspect the above referenced parcel in the City of Pontiac and issue the following opinion:

It is my expert opinion that the commercial office building found on the above referenced property is functionally obsolete as defined in MCL 126.2652 of the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended. Based on the functional utility, which is defined as an impairment of the functional utility of a property or building according to market tastes and standards; equivalent to functional obsolescence because ongoing change makes the plan, form, style, design, layouts, or features obsolete. (Appraisal Institute's Dictionary of Real Estate Appraisal *Fifth Edition*).

The building was once a one-story elementary school built in the 1920's which closed permanently in 2007. The structure has sustained extensive deferred maintenance over the last decade. The interior of the building has no functioning mechanicals with extreme damage to walls, flooring, ceilings, windows, and doors. The basement currently has standing water throughout. Asphalt paving shows damage due to weathering and neglect.

In the opinion of the Assessor, because of the extreme interior deficiencies along with need for intensive remediation, the property suffers more than 50% functional obsolescence.

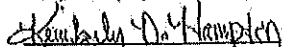
I, Terry Schultz, after inquiry and review of the findings of Jane Walsh, as well as review of records of the City of Pontiac related to this property find the above property functionally obsolete.

Further deponents sayeth not.


Terry Schultz


Jane T. Walsh

Subscribed and sworn to before me
This 21st day of March 2022


Notary Public

Oakland County, Michigan
My Commission Expires: 1-14-2025
Acting in the County of Oakland

2

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments; The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Mioah 8 Community, LLO		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 32 Newberry St, Pontiac, MI 48341		
Location of obsolete facility (No. and street, City, State, ZIP Code) 640 W. Huron Street, MI, 48341		
City, Township, Village (Indicate which) Pontiac	County Oakland	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 08/15/2022	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/15/2023	School District where facility is located (include school code) Pontiac
Estimated Cost of Rehabilitation \$17,785,613	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment: 140		
Each year, the State Treasurer may approve 26 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

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 of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, 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 Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Coleman Yoakum	Telephone Number (248) 632-4399	Fax Number
Mailing Address 32 Newberry Street Pontiac, MI 48341	Email Address coleyoakum@gmail.com	
Signature of Company Officer (no authorized agents) 	Title Executive Director	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1; 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUGI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____

Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

Denied

Date District Established	LUGI Code	School Code
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PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 190 of 1974 (IFTs) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value (SEV) of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Building(s)	Taxable Value	State Equalized Value (SEV)	
Name of Governmental Unit		Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call 517-335-7401.

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



CITY OF PONTIAC

OFFICIAL MEMORANDUM

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Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 12, 2022

RE: Memorandum Regarding Supplemental Information Related to Micah 6 Community, LLC Request for Approval of Application for an Obsolete Property Rehabilitation Exemption Certificate for the Property Located at 640 W. Huron Street

The City of Pontiac supports and encourages business expansion and investment through the use of economic development incentives in conjunction with Michigan Public Acts. The primary goal of proposed incentives is to create jobs, alleviate blight and assist and retain local industries and commercial enterprises, strengthen and revitalize the COP's economy, attract business, increase and maintain the local tax base.

Micah 6 Community, LLC, a 501 (c)(3) non-profit organization has submitted an application for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 640 W. Huron. The applicant has submitted and satisfied the requirements for support documentation specified in the Obsolete Property Rehabilitation Act (OPRA), P.A. 146 of 2000 check list.

The property is the former Webster School which closed in 2006 an. It remained closed and continued to deteriorate until it was purchased by Micah 6 in 2016. The developer is planning to invest \$17.8M to bring the 53,000 SF blighted building up to code. The property sits on 5 acres of land and will be home to the Webster Community Center. Upon completion, the newly renovated center should be an enhancement to the Huron Corridor, situated between Johnson Street and Telegraph.

Webster Community Center will be a food hub to area Pontiac residents, connecting food growers, retailers and entrepreneurs to provide healthy food, eating and lifestyle. All of the 12 tenants who will occupy the center are directly or indirectly health and nutrition conscious businesses. The project will provide 68 jobs through placements of Micah 6 and their 12 tenants. As a result of these jobs, there is a secondary job multiplier with a positive economic effect.

Recommendation

The COP is recommending a 6 year OPRA for the Micah 6 Community, LLC rehab to convert to the Webster Community Center. During the 6-year period, the COP will realize a cumulative tax gain of \$21,646. Calculations are based on a \$800,000 SEV for tax year 2023. The estimated income tax revenue from employees both local and those who live outside the City is \$17,000 for Year 1 and increases incrementally each year of the OPRA. The estimated tax loss for Year 1 is \$13,569 and also increases incrementally each year the OPRA is in effect. (See Analysis Attachment)

Micah 6 OPRA Exempt Analysis

City of Pontiac		OPRA PA 146 of 2000			
Micah 6 Community, LLC		OPRA PA 146 of 2000			
Estimated Tax Gain / (Loss) If OPRA exemption is granted for 6 years:-					
	Property Tax Loss to the City	Potential Income Tax Revenue Gain (2% Increase/year)	Net Tax gain	Cumulative Net Tax Gain for each OPRA year	
Year 1	\$ (13,569)	\$ 17,000	\$ 3,431	\$ 3,431	
Year 2 - assumed 2% increase in taxable value every year	\$ (13,840)	\$ 17,340	\$ 3,500	\$ 6,931	
Year 3	\$ (14,117)	\$ 17,687	\$ 3,570	\$ 10,501	
Year 4	\$ (14,399)	\$ 18,041	\$ 3,641	\$ 14,143	
Year 5	\$ (14,687)	\$ 18,401	\$ 3,714	\$ 17,857	
Year 6	\$ (14,981)	\$ 18,769	\$ 3,789	\$ 21,646	
Grand Total Loss	\$ (85,592)	\$ 107,238	\$ 21,646		
Property Tax Revenue Loss Computation:					
Taxable value - Tax year 2022	\$ 800,000	SEV	\$ 800,000		
Estimated Project cost	\$ 17,785,613				
		Tax Value \$ 800,000	Taxable value \$800,000		
		If OPRA Tax Abatement Granted	Ad Valorem Tax If OPRA not Approved	Tax Revenue Loss If OPRA Granted	
Tax collections:					
City Operating	11.05030	\$ -	\$ 8,840		
Capital Improvement	1.38110	\$ -	\$ 1,105		
Sanitation	2.76240	\$ -	\$ 2,210		
Youth Center	0.75000	\$ -	\$ 600		
Senior Services	0.49000	\$ -	\$ 392		
Admin fee	1% of tax levy	\$ 27	\$ 449		
Total City		\$ 27	\$ 13,596	\$ (13,569)	
County Operating	4.01320	\$ -	\$ 3,211		
OIS Allocated	0.19020	\$ -	\$ 152		
OIS Voted	3.01100	\$ -	\$ 2,409		
OCC Voted	1.50570	\$ -	\$ 1,205		
State education	6.00000	\$ 687	\$ 4,800		
School operating	18.00000	\$ 2,061	\$ 14,400		
School Debt	2.00000	\$ -	\$ 1,600		
Library	0.98010	\$ -	\$ 784		
MESSA	0.40000	\$ -	\$ 320		
Sinking Fund	0.79920	\$ -	\$ 639		
Library	0.98010	\$ -	\$ 784		
County Parks	0.34700	\$ -	\$ 278		
HCMA	0.20890	\$ -	\$ 167		
OCPA	0.97650	\$ -	\$ 781		
ZOO Authority	0.09560	\$ -	\$ 76		
ART Institute	0.18970	\$ -	\$ 152		
Total Other Entities		\$ 2,748	\$ 31,758		
Property tax revenue loss for the City				\$ (13,569)	
Income Tax Revenue Computation:					
Yearly Income Tax Revenue Gain for the City:					
Number of direct jobs Full time			44 FTE		
Number of Part-time jobs 47 i.e 24FTE			24 FTE		
			68 FTE		
Estimated number of employees living inside the City		25%	17 FTE		
Estimated number of employees living outside the City		75%	51 FTE		
Estimate Annual Pay and benefit			\$ 50,000		
Estimated Taxable Pay and Benefit			\$ 40,000		
Estimated Revenue from employees living inside the City		\$40,000x17 FTE x 1%	\$ 6,800		
Estimated Revenue from employees living outside the City		\$40,000x51 FTE x 0.5%	\$ 10,200		
		Yearly Income Tax Revenue Gain for the City		\$ 17,000	

Micah 6 Community
A Community Development Corporation

Mission: Building the Neighborhood that Pontiac Deserves

Background

Micah 6 Community is a 501(c)3 community development corporation serving Western Pontiac, Michigan since 2012. We do this through increasing access to healthy food, improving the quality of housing, and providing enrichment opportunities to local children. The organization grows gardens on eight vacant city lots, left behind after home demolitions. We have renovated and rented out two duplexes in the community. We have also renovated a small commercial building that now houses one of our small businesses: Sprout Fresh Food Store.

Our community was extremely hard-hit by the 2008 financial crisis and maintains a poverty rate of almost 42% with a median income of \$16,200. The homeownership rate in our community is only 39% and unemployment is at 27%. We keep in mind that these numbers are pre-COVID, which affected communities like ours disproportionately since most of our neighbors do have some sort of underlying condition and are most likely to work in service industry jobs, coming in contact most often with the public. The three main race groups in our community are African American (51%), Hispanic (15%) and White (38%).

Micah 6 Community currently has nine employees. Two, our Executive Director and our Manager of Sprout Fresh Food Store, are full-time. The other seven are part-time employees. All employees at Micah 6 Community live in the city of Pontiac and all but one live in our census tract.

- Coleman Yoakum, our Executive Director is the founder of Micah 6 Community. He comes from a background in social work having served at a number of organizations and our local Community Action Agency prior to his work at Micah 6 Community. Combined he has thirteen years of experience in the nonprofit sector.
- Katie Romska, our Executive Assistant manages our finances, volunteer groups, and logistics.
- Bethany Yoakum is the manager at Sprout Fresh Food Store. Bethany came to our organization with ten years in food and restaurant management. She has managed Sprout Fresh Food Store since it opened 2017; building relationships with local farms as well as retailers whom we connect to fresh produce.
- Emma Tracy, our Assistant Executive Director, manages all of our children's programs. She has a master's degree from Ball State in Applied Behavioral Analysis with an emphasis in Autism.

In 2021, our operating budget was \$1.2 million dollars. This is due to a large amount of support from the foundation community who stepped in to support our work around food and relief during COVID-19. Our support is typically an even split between individual donations, grant support, and support from various faith communities including churches and synagogues.

Webster Community Center

Webster Elementary School is a vacant school building located in the heart of our community and sits directly on M59, passed by 25,000 cars a day. The building was built in 1920 and shuttered in 2006 after years of declining enrollment. With 26 classrooms, a gymnasium, and impressive foyer, the building comes in at 53,000 square feet and sits on a 5-acre campus, taking up an entire city block.

Micah 6 Community purchased the building in 2016 on a land contract and the balance was forgiven in 2018. Since then, we've been able to commit our energy to finding partners, creating a pro forma, doing our feasibility study, and building our team.

We surveyed our neighbors to help determine our focus areas and the priorities of the neighborhood in their community center. With over 220 respondents, we discerned the following four focus areas for the building: Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. Once we had those priorities established, we were able to then reach out to organizations, businesses and community groups and invite them to be partners and tenants in our community center. Today, the majority of rentable square footage is already committed. Future tenants include PAL, OLHSA, Honor Community Health and Rochester University.

Webster will be the home to a Pontiac Food Hub, connecting growers around Oakland County with food entrepreneurs and retailers. We will also have a rentable commercial kitchen for food entrepreneurs, as a key aspect of the food hub. We are also exploring the possibility of an indoor, weekly, farm and craft market, cooking classes, a rentable refrigerator space, and more.

We are also working closely with SMART and MDOT to create an indoor bus terminal, consolidating several road-side, uncovered and unmaintained bus stops into one indoor stop where riders can watch monitors for travel updates and bus times. We hope that this encourages employees and visitors to the building alike to use public transportation to come to the building. This room will be adjacent to a small coffee shop.

Our Team

Architect - CBI Designs Bloomfield TWP, working with Hopkins + Burns on historical consulting

Construction - Spence Brothers

Accounting - Plante Moran

Legal - Warner Norcross + Judd

Environmental - PM Environmental

Timeline

Micah 6 Community has recently finished building our team for this project. We are currently in the pre-development and fundraising stage. We plan to begin construction in late summer of 2022. Spence Brothers has communicated a 12-month construction period. We are in a hurry to get two of our tenants in before the end of 2023, with the remainder of tenants moving in early in 2024.

Amendment to the Agenda



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 19, 2022

RE: ECONOMIC DEVELOPMENT

Resolution to Approve the Application of Exemption Certificated for Micah 6 Community, LLC for Obsolete Property Rehabilitation Act (OPRA), located At 640 W. Huron for Webster Community Center

Synopsis

Micah 6 Community, LLC is requesting the City of Pontiac approve the application for an Obsolete Property Rehabilitation Tax Exemption Certificate for the project to become the Webster Community Center. Obsolete Property Rehabilitation District is required.

Micah 6 Community, LLC is requesting tax exemption for the property at 640 W. Huron St. The project is an estimated \$17,785,613 rehab to create the Webster Community Center in the previous Webster School. The 53,000 SF building on a 5-acre campus has been vacant since 2006. The rehabbed project will service the community, providing a base location for Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. The center will also home to a Pontiac Food Hub, connecting growers around the community with food entrepreneurs and retailers. A commercial kitchen will be available for rent to them as well. Plans for an indoor bus terminal are being considered with SMART and MDOT.

The Webster Community Center will provide approximately 50 jobs during the 14-month construction period and 90 jobs from tenants in the building. Construction is projected to commence August 15, 2022 and be completed by October 15, 2022. The COP recommends a six year OPRA.

Micah 6 Community has completed all of the requested and required documentation in compliance with Michigan's Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended and has a Certificate of Obsolescence affidavit. Also as required, a notice for the public hearing was posted on April 9, 2022 and scheduled for April 19, 2022.

Webster Community Center

Webster Elementary School is a vacant school building located in the heart of our community at 640 W. Huron, which sits on M-59, passed by 25,000 cars a day. The building was built in 1920 and shuttered in 2006 after years of declining enrollment. With 26 classrooms, a gymnasium, and impressive foyer, the building comes in at 53,000 square feet and sits on a 5-acre campus, taking up an entire city block.

Micah 6 Community purchased the building in 2016 on a land contract and the balance was forgiven in 2018. Since then, we've been able to commit our energy to finding partners, creating a pro forma, doing our feasibility study, and building our team.

We surveyed our neighbors to help determine our focus areas and the priorities of the neighborhood in their community center. With over 220 respondents, we discerned the following four focus areas for the building: Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. Once we had those priorities established, we were able to then reach out to organizations, businesses and community groups and invite them to be partners and tenants in our community center. Today, the majority of rentable square footage is already committed. Future tenants include PAL, OLHSA, Honor Community Health and Rochester University.

Webster will be the home to a Pontiac Food Hub, connecting growers around Oakland County with food entrepreneurs and retailers. We will also have a rentable commercial kitchen for food entrepreneurs, as a key aspect of the food hub. We are also exploring the possibility of an indoor, weekly, farm and craft market, cooking classes, a rentable refrigerator space, and more.

We are also working closely with SMART and MDOT to create an indoor bus terminal, consolidating several road-side, uncovered and unmaintained bus stops into one indoor stop where riders can watch monitors for travel updates and bus times. We hope that this encourages employees and visitors to the building alike to use public transportation to come to the building. This room will be adjacent to a small coffee shop.

Micah 6 Community has recently finished building our team for this project. We are currently in the pre-development and fundraising stage. We plan to begin construction in late summer of 2022. Spence Brothers has communicated a 12-month construction period. We are in a hurry to get two of our tenants in before the end of 2023, with the remainder of tenants moving in early in 2024.

Resolution to Follow On Next Page



CITY OF PONTIAC CITY COUNCIL

**RESOLUTION TO APPROVE OBSOLETE PROPERTY REHABILITATION
(OPRA) EXEMPTION CERTIFICATE FOR MICAH 6 COMMUNITY, LLC,
LOCATED AT 640 W HURON STREET**

Whereas, pursuant to PA 146 of 2000, as amended, the City of Pontiac is a Qualified Local Governmental Unit approve the application for tax exemption an Obsolete Property Rehabilitation Certificate; and

Whereas, The City of Pontiac approved a resolution to Establish an Obsolete Property Rehabilitation District for the property at 640 W. Huron Street (Tax Parcel Number: 64-14-30-453-001); and

Whereas, the applicant is not delinquent in any taxes related to the facility; and

Whereas, a Public Hearing was held as provided by section 4(2) of Public Act 146 of 2000, as amended, on April 19, 2022; and

Whereas, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

Whereas, the applicant, Micah 6 Community, LLC has provided answers to all of the required questions under the application instructions to the City of Pontiac; and

Whereas, the City of Pontiac requires that the rehabilitation of the facility shall be completed by October 15, 2023; and

Whereas, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

Whereas, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that it is situated within an Obsolete Property Rehabilitation district established by the City of Pontiac, eligible under Public Act 146 of 2000, as amended to establish a district; and

Whereas, the completion of the rehabilitated facility, to be known as Webster Community Center is calculated to, and will at the time of issuance of certificate, have the reasonable likelihood to create employment in which the facility is situated; and

Whereas, the use of this property shall be restricted to non-marihuana related uses during the effective period of the OPRA Certificate. Shall use of the property become marihuana related, the OPRA Certificate shall be immediately revoked by the City; and

Whereas, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pontiac Be and hereby grant an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in the Obsolete Property Rehabilitation District located at 640 W Huron Street, Pontiac, MI 48341 (parcel number 64-14-30-453-001) for 6 years beginning after approval of this resolution and upon execution of a Development Agreement detailing mutual compliance of specified terms and agreement for this certificate.

Attachments:

- 1. Obsolete Property Rehabilitation Act (OPRA) P.A. 146 of 2000, as amended*
- 2. Obsolete Property Rehabilitation Act (OPRA) Application*
- 3. Affidavit, Certificate of Obsolescence*
- 4. Attachment of Answers to Questions posed in the Application Check List*
- 5. Checklist*
- 6. Project Description*
- 7. Memorandum and Recommendation for Six Year OPRA Worksheet*

Obsolete Property Rehabilitation Act (OPRA)

P.A. 146 of 2000, as amended

The Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, provides property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. Properties must meet eligibility requirements including a statement of obsolescence by the local assessor. The property must be located in an established Obsolete Property Rehabilitation District. Exemptions are approved for a term of 1-12 years as determined by the local unit of government. The property taxes for the rehabilitated property are based on the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the exemption. Additionally, the State Treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed 6 years for 25 applications annually. Applications are filed, reviewed and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of OPRA certificates. Exemptions are not effective until approved by the STC.

- Application and Instructions
- Checklist
- Memos/Guidelines
- Frequently Asked Questions (FAQ's)
- PA 146 of 2000, as amended
- Sample Documents
- Reports
- Tax Exemption Unit Contact Information
- Certificate Activity

OBSOLETE PROPERTY REHABILITATION ACT
Act 146 of 2000

AN ACT to provide for the establishment of obsolete property rehabilitation districts in certain local governmental units; to provide for the exemption from certain taxes; to levy and collect a specific tax upon the owners of certain facilities; to provide for the disposition of the tax; to provide for the obtaining and transferring of an exemption certificate and to prescribe the contents of those certificates; to prescribe the powers and duties of certain local government officials; and to provide penalties.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

The People of the State of Michigan enact:

125.2781 Short title.

Sec. 1. This act shall be known and may be cited as the "obsolete property rehabilitation act".

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2782 Definitions.

Sec. 2. As used in this act:

(a) "Commercial housing property" means that portion of real property not occupied by an owner of that real property that is classified as residential real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, is a multiple-unit dwelling, or is a dwelling unit in a multiple-purpose structure, used for residential purposes. Commercial housing property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to a multiple-unit dwelling or dwelling unit in a multiple-purpose structure, used for residential purposes.

(b) "Commercial property" means land improvements classified by law for general ad valorem tax purposes as real property including buildings and improvements assessable as real property pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14, the primary purpose and use of which is the operation of a commercial business enterprise. Commercial property shall also include facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise or a multiple-unit dwelling or a dwelling unit in a multiple-purpose structure, used for residential purposes. Commercial property does not include any of the following:

(i) Land.

(ii) Property of a public utility.

(c) "Commission" means the state tax commission created by 1927 PA 360, MCL 209.101 to 209.107.

(d) "Department" means the department of treasury.

(e) "Facility", except as otherwise provided in this act, means a building or group of contiguous buildings.

(f) "Functionally obsolete" means that term as defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.

(g) "Obsolete properties tax" means the specific tax levied under this act.

(h) "Obsolete property" means commercial property or commercial housing property, that is 1 or more of the following:

(i) Blighted, as that term is defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.

(ii) A facility as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(iii) Functionally obsolete.

(i) "Obsolete property rehabilitation district" means an area of a qualified local governmental unit established as provided in section 3. Only those properties within the district meeting the definition of "obsolete property" are eligible for an exemption certificate issued pursuant to section 6.

(j) "Obsolete property rehabilitation exemption certificate" or "certificate" means the certificate issued pursuant to section 6.

(k) "Qualified local governmental unit" means 1 or more of the following:

(i) A city with a median family income of 150% or less of the statewide median family income as reported in the 1990 federal decennial census that meets 1 or more of the following criteria:

(A) Contains or has within its borders an eligible distressed area as that term is defined in section 11(u)(ii)

Rendered Friday, June 18, 2021

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and (iii) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.

(B) Is contiguous to a city with a population of 500,000 or more.

(C) Has a population of 10,000 or more that is located outside of an urbanized area as delineated by the United States bureau of the census.

(D) Is the central city of a metropolitan area designated by the United States office of management and budget.

(E) Has a population of 100,000 or more that is located in a county with a population of 2,000,000 or more according to the 1990 federal decennial census.

(ii) A township with a median family income of 150% or less of the statewide median family income as reported in the 1990 federal decennial census that meets 1 or more of the following criteria:

(A) Is contiguous to a city with a population of 500,000 or more.

(B) All of the following:

(I) Contains or has within its borders an eligible distressed area as that term is defined in section 11(u)(ii) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.

(II) Has a population of 10,000 or more.

(iii) A village with a population of 500 or more as reported in the 1990 federal decennial census located in an area designated as a rural enterprise community before 1998 under title XIII of the omnibus budget reconciliation act of 1993, Public Law 103-66, 107 Stat. 416.

(iv) A city that meets all of the following criteria:

(A) Has a population of more than 20,000 or less than 5,000 and is located in a county with a population of 2,000,000 or more according to the 1990 federal decennial census.

(B) As of January 1, 2000, has an overall increase in the state equalized valuation of real and personal property of less than 65% of the statewide average increase since 1972 as determined for the designation of eligible distressed areas under section 11(u)(ii)(B) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.

(i) "Rehabilitation" means changes to obsolete property other than replacement that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition. Rehabilitation shall not include improvements aggregating less than 10% of the true cash value of the property at commencement of the rehabilitation of the obsolete property.

(ii) "Rehabilitated facility" means a commercial property or commercial housing property that has undergone rehabilitation or is in the process of being rehabilitated, including rehabilitation that changes the intended use of the building. A rehabilitated facility does not include property that is to be used as a professional sports stadium. A rehabilitated facility does not include property that is to be used as a casino. As used in this subdivision, "casino" means a casino or a parking lot, hotel, motel, or retail store owned or operated by a casino, an affiliate, or an affiliated company, regulated by this state pursuant to the Michigan gaming control and revenue act, the Initiated Law of 1996, MCL 432.201 to 432.226.

(iii) "Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2006, Act 70, Imd. Eff. Mar. 20, 2006.

125.2783 Obsolete property rehabilitation districts; creation; conditions; filing written request; notice and hearing; finding and determination.

Sec. 3. (1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land, if at the time the resolution is adopted, the parcel or tract of land or portion of a parcel or tract of land within the district is either of the following:

(a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property.

(b) Commercial property that is obsolete property that was owned by a qualified local governmental unit on the effective date of this act, and subsequently conveyed to a private owner.

(2) The legislative body of a qualified local governmental unit may establish an obsolete property

rehabilitation district on its own initiative or upon a written request filed by the owner or owners of property comprising at least 50% of all taxable value of the property located within a proposed obsolete property rehabilitation district. The written request must be filed with the clerk of the qualified local governmental unit.

(3) Before adopting a resolution establishing an obsolete property rehabilitation district, the legislative body shall give written notice by certified mail to the owners of all real property within the proposed obsolete property rehabilitation district and shall afford an opportunity for a hearing on the establishment of the obsolete property rehabilitation district at which any of those owners and any other resident or taxpayer of the qualified local governmental unit may appear and be heard. The legislative body shall give public notice of the hearing not less than 10 days or more than 30 days before the date of the hearing.

(4) The legislative body of the qualified local governmental unit, in its resolution establishing an obsolete property rehabilitation district, shall set forth a finding and determination that the district meets the requirements set forth in subsection (1).

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2784 Obsolete property rehabilitation exemption certificate; application; filing; contents; hearing; determination of taxable value.

Sec. 4. (1) If an obsolete property rehabilitation district is established under section 3, the owner of obsolete property may file an application for an obsolete property rehabilitation exemption certificate with the clerk of the qualified local governmental unit that established the obsolete property rehabilitation district. The application shall be filed in the manner and form prescribed by the commission. The application shall contain or be accompanied by a general description of the obsolete facility and a general description of the proposed use of the rehabilitated facility, the general nature and extent of the rehabilitation to be undertaken, a descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, a time schedule for undertaking and completing the rehabilitation of the facility, a statement of the economic advantages expected from the exemption, including the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment, and information relating to the requirements in section 8.

(2) Upon receipt of an application for an obsolete property rehabilitation exemption certificate, the clerk of the qualified local governmental unit shall notify in writing the assessor of the local tax collecting unit in which the obsolete facility is located, and the legislative body of each taxing unit that levies ad valorem property taxes in the qualified local governmental unit in which the obsolete facility is located. Before acting upon the application, the legislative body of the qualified local governmental unit shall hold a public hearing on the application and give public notice to the applicant, the assessor, a representative of the affected taxing units, and the general public. The hearing on each application shall be held separately from the hearing on the establishment of the obsolete property rehabilitation district.

(3) Upon receipt of an application for an obsolete property rehabilitation exemption certificate for a facility located on property that was owned by a qualified local governmental unit on the effective date of this act, and subsequently conveyed to a private owner, the clerk of the qualified local governmental unit, in addition to the other requirements of this section, shall request the assessor of the local tax collecting unit in which the facility is located to determine the taxable value of the property. This determination shall be made prior to the hearing on the application for an obsolete property rehabilitation exemption certificate held pursuant to subsection (2).

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2785 Approval or disapproval of resolution; forward copies.

Sec. 5. The legislative body of the qualified local governmental unit, not more than 60 days after receipt of the application by the clerk, shall by resolution either approve or disapprove the application for an obsolete property rehabilitation exemption certificate in accordance with section 8 and the other provisions of this act. The clerk shall retain the original of the application and resolution. If approved, the clerk shall forward a copy of the application and resolution to the commission. If disapproved, the reasons shall be set forth in writing in the resolution, and the clerk shall send, by certified mail, a copy of the resolution to the applicant and to the assessor. A resolution is not effective unless approved by the commission as provided in section 6.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2786 Approval or disapproval of resolution by commission; certificate; issuance; form; contents; effective date; filing; maintenance of record of certificates; copy; discovery of error or mistake in application; amended application; failure to forward approved

application; duties of commission.

Sec. 6. (1) Not more than 60 days after receipt of a copy of the application and resolution adopted under section 5, the commission shall approve or disapprove the resolution.

(2) Following approval of the application by the legislative body of the qualified local governmental unit and the commission, the commission shall issue to the applicant an obsolete property rehabilitation exemption certificate in the form the commission determines, which shall contain all of the following:

(a) A legal description of the real property on which the obsolete facility is located.

(b) A statement that unless revoked as provided in this act the certificate shall remain in force for the period stated in the certificate.

(c) A statement of the taxable value of the obsolete property, separately stated for real and personal property, for the tax year immediately preceding the effective date of the certificate after deducting the taxable value of the land and personal property other than personal property assessed pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14.

(d) A statement of the period of time authorized by the legislative body of the qualified local governmental unit within which the rehabilitation shall be completed.

(e) If the period of time authorized by the legislative body of the qualified local governmental unit pursuant to subdivision (d) is less than 12 years, the exemption certificate shall contain the factors, criteria, and objectives, as determined by the resolution of the qualified local governmental unit, necessary for extending the period of time, if any.

(3) Except as otherwise provided in this section, the effective date of the certificate is the December 31 immediately following the date of issuance of the certificate.

(4) The commission shall file with the clerk of the qualified local governmental unit a copy of the obsolete property rehabilitation exemption certificate, and the commission shall maintain a record of all certificates filed. The commission shall also send, by certified mail, a copy of the obsolete property rehabilitation exemption certificate to the applicant and the assessor of the local tax collecting unit in which the obsolete property is located.

(5) Notwithstanding any other provision of this act, if a qualified local governmental unit passed a resolution approving an application for an obsolete property rehabilitation exemption certificate on November 5, 2008 for a rehabilitated facility located in an obsolete property rehabilitation district established on January 29, 2003 with rehabilitation commencing on July 24, 2007, the effective date of the certificate shall be December 31, 2008.

(6) If an error or mistake in an application for an obsolete property rehabilitation exemption certificate is discovered after the legislative body of the qualified local governmental unit has approved the application or after the commission has issued a certificate for the application, an applicant may submit an amended application in the same manner as an original application under section 4 that corrects the error or mistake. Pursuant to sections 5 and 6, the legislative body of the qualified local governmental unit and the commission may approve or deny the amended application. If the commission previously issued a certificate for the original application and approves an amended application under this subsection, the commission shall issue an amended certificate for the amended application pursuant to section 6 with the same effective date as the original certificate.

(7) If the clerk of the qualified local governmental unit failed to forward an application that was approved by the legislative body of the qualified local governmental unit before October 1 of that year to the commission before October 1 but filed the application before March 30 of the immediately succeeding year and the commission approves the application, notwithstanding any other provision of this act, the certificate shall be considered to be issued on December 31 in the year in which the qualified local governmental unit approved the application.

(8) Beginning October 1, 2013, the commission shall do all of the following for each obsolete property rehabilitation exemption certificate approved or disapproved by the commission under subsection (6) or (7):

(a) Notify the office of the member of the house of representatives of this state and the office of the senator of this state, who represent the geographic area in which the property covered by the application for a certificate is located, that an application for a certificate has been approved or disapproved under subsection (6) or (7).

(b) Publish on its website a copy of the certificate if approved, or a copy of the denial notice if disapproved, under subsection (6) or (7) and whatever additional information the commission considers appropriate regarding the application.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2010, Act 137, Imd. Eff. Aug. 4, 2010;—Am. 2011, Act 272, Imd. Eff. Dec. 19, 2011;—Am. 2013, Act 115, Imd. Eff. Sept. 24, 2013.

125.2787 Issuance of certificate; tax exemption; time period; limitation; commencement; extension; review.

Sec. 7. (1) A rehabilitated facility for which an obsolete property rehabilitation exemption certificate is in effect, but not the land on which the rehabilitated facility is located, or personal property other than personal property assessed pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14, for the period on and after the effective date of the certificate and continuing so long as the obsolete property rehabilitation exemption certificate is in force, is exempt from ad valorem property taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.

(2) Unless earlier revoked as provided in section 12, an obsolete property rehabilitation exemption certificate shall remain in force and effect for a period to be determined by the legislative body of the qualified local governmental unit. The certificate may be issued for a period of at least 1 year, but not to exceed 12 years. If the number of years determined is less than 12, the certificate may be subject to review by the legislative body of the qualified local governmental unit and the certificate may be extended. The total amount of time determined for the certificate including any extensions shall not exceed 12 years after the completion of the rehabilitated facility. The certificate shall commence with its effective date and end on the December 31 immediately following the last day of the number of years determined. The date of issuance of a certificate of occupancy, if required by appropriate authority, shall be the date of completion of the rehabilitated facility.

(3) If the number of years determined by the legislative body of the qualified local governmental unit for the period a certificate remains in force is less than 12 years, the review of the certificate for the purpose of determining an extension shall be based upon factors, criteria, and objectives that shall be placed in writing, determined and approved at the time the certificate is approved by resolution of the legislative body of the qualified local governmental unit and sent, by certified mail, to the applicant, the assessor of the local tax collecting unit in which the obsolete property is located, and the commission.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2788 Taxable value of property proposed to be exempt; application; limitation; separate finding by legislative body of qualified local governmental unit; statement; requirements for approval of application; effective date of certificate.

Sec. 8. (1) If the taxable value of the property proposed to be exempt pursuant to an application under consideration, considered together with the aggregate taxable value of property exempt under certificates previously granted and currently in force under this act or under 1974 PA 198, MCL 207.551 to 207.572, exceeds 5% of the taxable value of the qualified local governmental unit, the legislative body of the qualified local governmental unit shall make a separate finding and shall include a statement in its resolution approving the application that exceeding that amount shall not have the effect of substantially impeding the operation of the qualified local governmental unit or impairing the financial soundness of an affected taxing unit.

(2) The legislative body of the qualified local governmental unit shall not approve an application for an obsolete property exemption certificate unless the applicant complies with all of the following requirements:

(a) Except as otherwise provided in subsection (3), the commencement of the rehabilitation of the facility does not occur before the establishment of the obsolete property rehabilitation district.

(b) The application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of this act and that shall be situated within an obsolete property rehabilitation district established in a qualified local governmental unit eligible under this act to establish such a district.

(c) Completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated.

(d) The applicant states, in writing, that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

(e) The applicant is not delinquent in the payment of any taxes related to the facility.

(3) The legislative body of a qualified local governmental unit may approve an application for an obsolete property exemption certificate if the commencement of the rehabilitation of the facility occurs before the establishment of the obsolete property rehabilitation district and if 1 or more of the following are met:

(a) All of the following are met:

(i) The building permit for the rehabilitation of the facility was obtained in October 2002.

(ii) The obsolete property rehabilitation district was created in April 2002.

(iii) The rehabilitation of the facility included adding additional stories to the facility.

- (b) All of the following are met:
- (i) Emergency or temporary repairs or improvements were made before the establishment of the obsolete property rehabilitation district.
 - (ii) The obsolete property rehabilitation district was created in January 2006.
 - (iii) The facility is located in a city with a population of more than 20,500 and less than 27,000 and is located in a county with a population of more than 95,000 and less than 105,000.
- (c) All of the following are met:
- (i) Roof repairs or improvements were completed in March 2006 before the establishment of the obsolete property rehabilitation district.
 - (ii) The obsolete property rehabilitation district was created in April 2006.
 - (iii) The application was submitted to the qualified local governmental unit in April 2006.
 - (iv) The facility is located in a city with a population of more than 10,800 and less than 11,100 and is located in a county with a population of more than 39,000 and less than 42,000.
- (d) All of the following are met:
- (i) The building permit for the rehabilitation of the facility was obtained in September 2010.
 - (ii) The obsolete property rehabilitation district was created in October 2012.
 - (iii) The rehabilitation of the facility included renovation of the entire interior building structure and mold removal.
- (e) All of the following are met:
- (i) Roof repairs or improvements began before the establishment of the obsolete property rehabilitation district.
 - (ii) The application for the facility was submitted to the qualified local governmental unit in January 2010.
 - (iii) The qualified local governmental unit established the district in June 2010 and approved the certificate in October 2010.
 - (iv) The facility is located in a city with a population of more than 600,000 and is located in a county with a population of more than 1,800,000, according to the most recent decennial census.
- (4) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (3)(a), (b), and (c), the effective date of the certificate shall be December 31, 2006.
- (5) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (3)(d), the effective date of the certificate shall be December 31, 2011.
- (6) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (3)(e), the effective date of the certificate shall be December 31, 2010.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2006, Act 667, Imd. Eff. Jan. 10, 2007;—Am. 2008, Act 504, Imd. Eff. Jan. 13, 2009;—Am. 2013, Act 265, Eff. Mar. 14, 2014.

125.2789 Value and taxable value of property; annual determination.

Sec. 9. The assessor of each qualified local governmental unit in which there is a rehabilitated facility with respect to which 1 or more obsolete property rehabilitation exemption certificates have been issued and are in force shall determine annually as of December 31 the value and taxable value, both for real and personal property, of each rehabilitated facility separately, having the benefit of a certificate and upon receipt of notice of the filing of an application for the issuance of a certificate, shall determine and furnish to the local legislative body the value and the taxable value of the property to which the application pertains and other information as may be necessary to permit the local legislative body to make the determinations required by section 8(2).

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2790 Obsolete properties tax; amount; collection, disbursement, and assessment; payment; copy of disbursement amount; form; property located in renaissance zone; exemption of rehabilitated facility of qualified start-up business from tax collection; resolution; "qualified start-up business" defined.

Sec. 10. (1) There is levied upon every owner of a rehabilitated facility to which an obsolete property rehabilitation exemption certificate is issued a specific tax to be known as the obsolete properties tax.

(2) The amount of the obsolete properties tax, in each year, shall be determined by adding the results of both of the following calculations:

(a) Multiplying the total mills levied as ad valorem taxes for that year by all taxing units within which the

rehabilitated facility is located by the taxable value of the real and personal property of the obsolete property on the December 31 immediately preceding the effective date of the obsolete property rehabilitation exemption certificate after deducting the taxable valuation of the land and of personal property other than personal property assessed pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14, for the tax year immediately preceding the effective date of the obsolete property rehabilitation exemption certificate.

(b) Multiplying the mills levied for school operating purposes for that year under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852, and the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, by the taxable value of the real and personal property of the rehabilitated facility, after deducting all of the following:

(i) The taxable value of the land and of the personal property other than personal property assessed pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14.

(ii) The taxable value used to calculate the tax under subdivision (a).

(3) The obsolete properties tax shall be collected, disbursed, and assessed in accordance with this act.

(4) The obsolete properties tax is an annual tax, payable at the same times, in the same installments, and to the same officer or officers as taxes imposed under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, are payable. Except as otherwise provided in this section, the officer or officers shall disburse the obsolete properties tax payments received by the officer or officers each year to and among this state, cities, school districts, counties, and authorities, at the same times and in the same proportions as required by law for the disbursement of taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(5) For intermediate school districts receiving state aid under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, of the amount of obsolete property tax that would otherwise be disbursed to an intermediate school district, all or a portion, to be determined on the basis of the tax rates being utilized to compute the amount of state aid, shall be paid to the state treasury to the credit of the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(6) The amount of obsolete property tax described in subsection (2)(a) that would otherwise be disbursed to a local school district for school operating purposes, and all of the amount described in subsection (2)(b), shall be paid instead to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(7) The officer or officers shall send a copy of the amount of disbursement made to each unit under this section to the commission on a form provided by the commission.

(8) A rehabilitated facility located in a renaissance zone under the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, is exempt from the obsolete properties tax levied under this act to the extent and for the duration provided pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, except for that portion of the obsolete properties tax attributable to a special assessment or a tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff. The obsolete properties tax calculated under this subsection shall be disbursed proportionately to the taxing unit or units that levied the special assessment or the tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff.

(9) Upon application for an exemption under this subsection by a qualified start-up business, the governing body of a local tax collecting unit may adopt a resolution to exempt a rehabilitated facility of a qualified start-up business from the collection of the obsolete properties tax levied under this act in the same manner and under the same terms and conditions as provided for the exemption in section 7hh of the general property tax act, 1893 PA 206, MCL 211.7hh. The clerk of the local tax collecting unit shall notify in writing the assessor of the local tax collecting unit and the legislative body of each taxing unit that levies ad valorem property taxes in the local tax collecting unit. Before acting on the resolution, the governing body of the local tax collecting unit shall afford the assessor and a representative of the affected taxing units an opportunity for a hearing. If a resolution authorizing the exemption is adopted in the same manner as provided in section 7hh of the general property tax act, 1893 PA 206, MCL 211.7hh, the rehabilitated facility owned or operated by a qualified start-up business is exempt from the obsolete properties tax levied under this act, except for that portion of the obsolete properties tax attributable to a special assessment or a tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff, for the year in which the resolution is adopted. A qualified start-up business is not eligible for an exemption under this subsection for more than 5 years. A qualified start-up business may receive the exemption under this subsection in nonconsecutive years. The obsolete properties tax calculated under this subsection shall be disbursed proportionately to the taxing unit or units that levied the special assessment or the tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff. As used in this subsection, "qualified start-up business" means that term as defined in section 31a of the single business tax act, 1975 PA 228, MCL 208.31a, or in section 415 of the

Michigan business tax act, 2007 PA 36, MCL 208.1415.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2004, Act 251, Imd. Eff. July 23, 2004;—Am. 2007, Act 193, Imd. Eff. Dec. 21, 2007.

125.2791 Lien; proceedings.

Sec. 11. The amount of the tax applicable to real property, until paid, is a lien upon the real property to which the certificate is applicable. Proceedings upon the lien as provided by law for the foreclosure in the circuit court of mortgage liens upon real property may commence only upon the filing by the appropriate collecting officer of a certificate of nonpayment of the obsolete properties tax applicable to real property, together with an affidavit of proof of service of the certificate of nonpayment upon the owner of the facility by certified mail, with the register of deeds of the county in which the property is situated.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2792 Revocation of certificate; findings; request for revocation or reinstatement of certificate.

Sec. 12. (1) The legislative body of the qualified local governmental unit may, by resolution, revoke the obsolete property rehabilitation exemption certificate of a facility if it finds that the completion of rehabilitation of the facility has not occurred within the time authorized by the legislative body in the exemption certificate or a duly authorized extension of that time, or that the holder of the obsolete property exemption certificate has not proceeded in good faith with the operation of the rehabilitated facility in a manner consistent with the purposes of this act and in the absence of circumstances that are beyond the control of the holder of the exemption certificate.

(2) Upon receipt of a request by certified mail to the legislative body of the qualified local governmental unit by the holder of an obsolete property rehabilitation exemption certificate requesting revocation of the certificate, the legislative body of the qualified local governmental unit may, by resolution, revoke the certificate.

(3) Upon the written request of the holder of a revoked obsolete property rehabilitation exemption certificate to the legislative body of the qualified local governmental unit and the commission or upon the application of a subsequent owner to the legislative body of the qualified local governmental unit to transfer the revoked obsolete property rehabilitation exemption certificate to a subsequent owner, and the submission to the commission of a resolution of concurrence by the legislative body of the qualified local governmental unit in which the facility is located, and if the facility continues to qualify under this act, the commission may reinstate a revoked obsolete property rehabilitation exemption certificate for the holder or a subsequent owner that has applied for the transfer.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2018, Act 251, Imd. Eff. June 28, 2018.

125.2793 Transfer and assignment of certificate.

Sec. 13. An obsolete property rehabilitation exemption certificate may be transferred and assigned by the holder of the certificate to a new owner of the rehabilitated facility if the qualified local governmental unit approves the transfer after application by the new owner.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2794 Report to commission.

Sec. 14. Not later than October 15 each year, each qualified local governmental unit granting an obsolete property rehabilitation exemption shall report to the commission on the status of each exemption. The report must include the current value of the property to which the exemption pertains, the value on which the obsolete property rehabilitation tax is based, a current estimate of the number of jobs retained or created by the exemption, and a current estimate of the number of new residents occupying commercial housing property units covered by the exemption.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2795 Report to legislative committees.

Sec. 15. (1) The department annually shall prepare and submit to the committees of the house of representatives and senate responsible for tax policy and economic development issues a report on the utilization of obsolete property rehabilitation districts, based on the information filed with the commission.

(2) After this act has been in effect for 3 years, the department shall prepare and submit to the committees of the house of representatives and senate responsible for tax policy and economic development issues an economic analysis of the costs and benefits of this act in the 3 qualified local governmental units in which it has been most heavily utilized.

Rendered Friday, June 10, 2021

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Michigan Compiled Laws Complete Through PA 29 of 2021

©

Courtesy of www.legislature.mi.gov

History: 2000, Act 146, Imd. Eff. June 6, 2000.

125.2796 Exemption after December 31, 2026.

Sec. 16. A new exemption shall not be granted under this act after December 31, 2026, but an exemption then in effect shall continue until the expiration of the exemption certificate.

History: 2000, Act 146, Imd. Eff. June 6, 2000;—Am. 2010, Act 137, Imd. Eff. Aug. 4, 2010;—Am. 2016, Act 222, Imd. Eff. June 23, 2016.

125.2797 Exclusions; limitation.

Sec. 17. (1) Within 60 days after the granting of an obsolete property rehabilitation exemption certificate under section 6 for a rehabilitated facility, the state treasurer may, for a period not to exceed 6 years, exclude up to 1/2 of the number of mills levied for school operating purposes under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852, and under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, from the specific tax calculation on the facility under section 10(2)(b) if the state treasurer determines that reducing the number of mills used to calculate the specific tax under section 10(2)(b) is necessary to reduce unemployment, promote economic growth, and increase capital investment in qualified local governmental units.

(2) The state treasurer shall not grant more than 25 exclusions under this section each year.

History: 2000, Act 146, Imd. Eff. June 6, 2000.

2

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments; The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Micah 8 Community, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 32 Newberry St, Pontiac, MI 48341		
Location of obsolete facility (No. and street, City, State, ZIP Code) 640 W. Huron Street, MI, 48341		
City, Township, Village (Indicate which) Pontiac		County Oakland
Date of Commencement of Rehabilitation (mm/dd/yyyy) 08/15/2022	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/15/2023	School District where facility is located (include school code) Pontiac
Estimated Cost of Rehabilitation \$17,785,613	Number of years exemption requested 12	Attach legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply): <input checked="" type="checkbox"/> Increase Commercial activity <input checked="" type="checkbox"/> Retain employment <input checked="" type="checkbox"/> Revitalize urban areas <input checked="" type="checkbox"/> Create employment <input type="checkbox"/> Prevent a loss of employment <input type="checkbox"/> Increase number of residents in the community in which the facility is situated Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment: 140		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

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 of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, 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 Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Coleman Yoakum	Telephone Number (248) 632-4399	Fax Number
Mailing Address 32 Newberry Street Pontiac, MI 48341		Email Address ccleyoakum@gmail.com
Signature of Company Officer (no authorized agents) 		Title Executive Director

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instructions (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUQI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFTs) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(f) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Building(s)	Taxable Value	State Equalized Value (SEV)	
Name of Governmental Unit		Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48900-7971

If you have any questions, call 617-336-7401.

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

AFFIDAVIT

STATE OF MICHIGAN)
CITY OF PONTIAC)
COUNTY OF OAKLAND)

NOW COME Interim Assessor Terry Schultz, MMAO (4) and Jane T. Walsh, MAAO (3) of Oakland County Equalization, both being first duly sworn, depose and state as follows:

I, Terry Schultz, am the Interim Assessor for the City of Pontiac, Oakland County, Michigan and make this affidavit in conjunction with an application under the Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, for a commercial building and land improvements located at 640 W Huron Street, City of Pontiac, Oakland County, Michigan. The related parcel identified as follows: Parcel No. 64-14-30-463-001

I, Jane Walsh MAAO (3), did on March 18, 2022, inspect the above referenced parcel in the City of Pontiac and issue the following opinion:

It is my expert opinion that the commercial office building found on the above referenced property is functionally obsolete as defined in MCL 125.2662 of the Brownfield Redevelopment Financing Act, PA 361 of 1996, as amended. Based on the functional utility, which is defined as an impairment of the functional utility of a property or building according to market tastes and standards; equivalent to functional obsolescence because ongoing change makes the plan, form, style, design, layout, or features obsolete. (Appraisal Institute's Dictionary of Real Estate Appraisal Fifth Edition).

The building was once a one-story elementary school built in the 1920's which closed permanently in 2007. The structure has sustained extensive deferred maintenance over the last decade. The interior of the building has no functioning mechanicals with extreme damage to walls, flooring, ceilings, windows, and doors. The basement currently has standing water throughout. Asphalt paving shows damage due to weathering and neglect.

In the opinion of the Assessor, because of the extreme interior deficiencies along with need for intensive remediation, the property suffers more than 50% functional obsolescence.

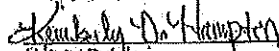
I, Terry Schultz, after inquiry and review of the findings of Jane Walsh, as well as review of records of the City of Pontiac related to this property find the above property functionally obsolete.

Further deponents sayeth not.


Terry Schultz


Jane T. Walsh

Subscribed and sworn to before me
This 21st day of March 2022


Notary Public

Oakland County, Michigan
My Commission Expires: 9-14-2025
Acting in the County of Oakland

A) General Description of the obsolete facility [Year Built, Original Use, Most Recent Use, Number of Stories, Square Footage]:

The facility was originally built in 1920 and opened in 1921 by the Pontiac School District with 19 classrooms and was expanded to 26 classrooms in the 1950's. The school was used as Webster Elementary School until 2007 when it was closed permanently. Since then it has set vacant and has experienced significant deterioration and is in blighted condition. Total square footage is approximately 52,616. The building is one story except for the 1,409 square foot administrative offices located on a second floor overlooking Huron Street.

B) General Description of the Proposed Use of the Rehabilitated Facility:

Proposed rehabilitation will be a mixed-use facility comprised of commercial and retail space. It will include a business incubator, commercial kitchen, stage for performing arts, gymnasium for community use and performances, office space, and retail space. Most of the organizations leasing space will be providing community services such as health care, child care services, arts programming, athletic programming, and food services to low-income residents.

C) Description of the General Nature and Extent of the Rehabilitation to be Undertaken:

The renovation will be a total building overhaul to cure functional obsolescence and blight. This work will transform the building into a modern fully functional space. Renovation will be according to the Secretary of Interior's Standards for Historic Preservation so the historic integrity of the building will be maintained. Renovation will include new roof work, new windows, facade work, handicap accessibility, new plumbing, electrical, water, lighting, and interior finishes.

D) A Descriptive List of Fixed Building Equipment as Part of the Rehabilitated Facility

Kitchen equipment will be installed including vent hoods, walk in coolers and freezers, and countertops. Stage equipment will be installed to accommodate performing arts activities. Stage equipment will include sound management and speakers, lighting and lighting controls, and curtains.

E) A Time Schedule for Undertaking and Completing the Rehabilitation of the Facility

Design and architectural work will be completed in May 2022. Construction activities are anticipated to begin August 15, 2022 and completion is expected by October of 2023.

F) A Statement of the Economic Advantages Expected from the Exemption

The project is located on the busy M-59 commercial corridor with residential housing behind the building. It is a critical building in this location of the community because of its unique architecture, large visual scale, and its contribution to the neighborhood. Its size and scale are significant enough that its current state of blight and deterioration has had a negative effect on the whole neighborhood. The courtyard has been used by drug offenders and a burned car with a murder victim was found in the back-parking lot over a year ago; the building's state has gone beyond an attractive nuisance.

Therefore, renovation of this building will make a dramatic improvement for this community. The use as the Webster Community Center will provide integrative programming that will stimulate commercial and residential revitalization. The new car and foot traffic at the site, along with community services provided in the building will restore it to a positive centerpiece of the neighborhood as it was when it operated as an elementary school.

Restoration will also improve the sense of place and walkability in this neighborhood. This area as a whole will become more an attraction for positive community interaction through its community gardens, food service programs, arts, recreation, health, and programs for children. The potential for the building to remain vacant for a number of years would have the opposite effect. Fifty jobs created during the 14-month construction period will provide opportunities for employment and help local eateries and other businesses. An estimated 90 jobs from a variety of tenants will provide new customers to local businesses and will encourage the establishments of new enterprises at nearby locations. The business incubator will also create new jobs and ultimately create additional businesses that will spin off and move into new locations. These activities improve one of the most important factors in healthy communities...feet on the street. Neighbors coming and going to utilize services, as well as commercial tenants in the building, during the day, evenings, and on weekends will improve the amount of foot traffic which adds to the vibrancy and sense of safety in the neighborhood. Due to the iconic nature of this building, combined with the activities above, its total restoration will stimulate new investment in surrounding properties thus increasing neighboring property values and creating additional jobs.

Legal description of Obsolete Property

Land situated in the City of Pontiac, County of Oakland, State of Michigan, described as follows:

Lots 34 through 61, both inclusive, of RECREATION PARK ADDITION TO THE CITY OF PONTIAC, according to the plat thereof as recorded in Liber 6 of Plats, page 13,

and as amended in Liber 15 of Miscellaneous Records, page 522, of Oakland County
Records.

Tax Item No. 14-30-453-001

Obsolete Property Rehabilitation Exemption Application Checklist

Applicant Name: Mich Co Community

GENERAL INFORMATION NEEDED FOR ALL APPLICATIONS:

- Completed Department of Treasury application Form 3674.
- Certified copy of the resolution approving the application (must include the following statements):
 - The district was legally established after a hearing, inclusive of hearing date.
 - Statement that the local unit is a qualified local governmental unit.
 - SEV of real and personal property WILL/WILL NOT exceed 5% of
 - If exceeds 5% ...shall not have the effect of substantially impeding or impacting the ...
 - Application was approved at a public hearing, inclusive of hearing date.
 - Statement that the applicant is not delinquent in any taxes.
 - The application for obsolete property as defined in 2(h).
 - Time period authorized by LCU for construction.
 - Answers to questions in instructions were provided.
 - If the application is approved for less than 12 years, the criteria required for extension or not.
 - Commencement of the rehabilitation did not occur prior to the establishment of the district.
 - Application relates to a rehabilitation program that when completed....
 - Completion of the qualified facility is calculated to...
 - Includes improvements aggregating 10% or more of TCV at commencement.
- Separate attachment (must include the answers to the following questions):
 - General description of the obsolete facility (year built, original use, recent use, sq. ft. & stories).
 - Proposed use of the rehabilitated facility.
 - Detailed description of the rehabilitation to be undertaken, preferably itemized lists.
 - Descriptive list of fixed building equipment that is part of the rehabilitated facility.
 - Time schedule for rehabilitation.
 - Expected economic advantages from exemption.
- Legal description of the obsolete property.
- Contractor's bid
- Statement of obsolescence signed by assessor of record with the STC.
- Building permit, if it has been issued.

TRANSFERS ONLY:

- Certified copy of the resolution approving the transfer.

REVOCATIONS ONLY:

Statutory Reason for Revocation: _____

- Certified copy of the resolution approving the revocation.

(6)

Micah 6 Community
A Community Development Corporation

Mission: Building the Neighborhood that Pontiac Deserves

Background

Micah 6 Community is a 501(c)3 community development corporation serving Western Pontiac, Michigan since 2012. We do this through increasing access to healthy food, improving the quality of housing, and providing enrichment opportunities to local children. The organization grows gardens on eight vacant city lots, left behind after home demolitions. We have renovated and rented out two duplexes in the community. We have also renovated a small commercial building that now houses one of our small businesses: Sprout Fresh Food Store.

Our community was extremely hard-hit by the 2008 financial crisis and maintains a poverty rate of almost 42% with a median income of \$16,200. The homeownership rate in our community is only 39% and unemployment is at 27%. We keep in mind that these numbers are pre-COVID, which affected communities like ours disproportionately since most of our neighbors do have some sort of underlying condition and are most likely to work in service industry jobs, coming in contact most often with the public. The three main race groups in our community are African American (51%), Hispanic (15%) and White (38%).

Micah 6 Community currently has nine employees. Two, our Executive Director and our Manager of Sprout Fresh Food Store, are full-time. The other seven are part-time employees. All employees at Micah 6 Community live in the city of Pontiac and all but one live in our census tract.

- Coleman Yoakum, our Executive Director is the founder of Micah 6 Community. He comes from a background in social work having served at a number of organizations and our local Community Action Agency prior to his work at Micah 6 Community. Combined he has thirteen years of experience in the nonprofit sector.
- Katie Romka, our Executive Assistant manages our finances, volunteer groups, and logistics.
- Bethany Yoakum is the manager at Sprout Fresh Food Store. Bethany came to our organization with ten years in food and restaurant management. She has managed Sprout Fresh Food Store since it opened 2017; building relationships with local farms as well as retailers whom we connect to fresh produce.
- Emma Tracy, our Assistant Executive Director, manages all of our children's programs. She has a master's degree from Ball State in Applied Behavioral Analysis with an emphasis in Autism.

In 2021, our operating budget was \$1.2 million dollars. This is due to a large amount of support from the foundation community who stepped in to support our work around food and relief during COVID-19. Our support is typically an even split between individual donations, grant support, and support from various faith communities including churches and synagogues.

Webster Community Center

Webster Elementary School is a vacant school building located in the heart of our community and sits directly on M59, passed by 25,000 cars a day. The building was built in 1920 and shuttered in 2006 after years of declining enrollment. With 26 classrooms, a gymnasium, and impressive foyer, the building comes in at 53,000 square feet and sits on a 5-acre campus, taking up an entire city block.

Micah 6 Community purchased the building in 2016 on a land contract and the balance was forgiven in 2018. Since then, we've been able to commit our energy to finding partners, creating a pro forma, doing our feasibility study, and building our team.

We surveyed our neighbors to help determine our focus areas and the priorities of the neighborhood in their community center. With over 220 respondents, we discerned the following four focus areas for the building: Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. Once we had those priorities established, we were able to then reach out to organizations, businesses and community groups and invite them to be partners and tenants in our community center. Today, the majority of rentable square footage is already committed. Future tenants include PAL, OLHSA, Honor Community Health and Rochester University.

Webster will be the home to a Pontiac Food Hub, connecting growers around Oakland County with food entrepreneurs and retailers. We will also have a rentable commercial kitchen for food entrepreneurs, as a key aspect of the food hub. We are also exploring the possibility of an indoor, weekly, farm and craft market, cooking classes, a rentable refrigerator space, and more.

We are also working closely with SMART and MDOT to create an indoor bus terminal, consolidating several road-side, uncovered and unmaintained bus stops into one indoor stop where riders can watch monitors for travel updates and bus times. We hope that this encourages employees and visitors to the building alike to use public transportation to come to the building. This room will be adjacent to a small coffee shop.

Our Team

Architect - CBI Designs Bloomfield TWP, working with Hopkins + Burns on historical consulting

Construction - Spence Brothers

Accounting - Plante Moran

Legal - Warner Narcross + Judd

Environmental - PM Environmental

Timeline

Micah 6 Community has recently finished building our team for this project. We are currently in the pre-development and fundraising stage. We plan to begin construction in late summer of 2022. Spence Brothers has communicated a 12-month construction period. We are in a hurry to get two of our tenants in before the end of 2023, with the remainder of tenants moving in early in 2024.



CITY OF PONTIAC

OFFICIAL MEMORANDUM

7

Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 12, 2022

RE: Memorandum Regarding Supplemental Information Related to Micah 6 Community, LLC Request for Approval of Application for an Obsolete Property Rehabilitation Exemption Certificate for the Property Located at 640 W. Huron Street

The City of Pontiac supports and encourages business expansion and investment through the use of economic development incentives in conjunction with Michigan Public Acts. The primary goal of proposed incentives is to create jobs, alleviate blight and assist and retain local industries and commercial enterprises, strengthen and revitalize the COP's economy, attract business, increase and maintain the local tax base.

Micah 6 Community, LLC, a 501 (c)(3) non-profit organization has submitted an application for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 640 W. Huron. The applicant has submitted and satisfied the requirements for support documentation specified in the Obsolete Property Rehabilitation Act (OPRA), P.A. 146 of 2000 check list.

The property is the former Webster School which closed in 2006 an. It remained closed and continued to deteriorate until it was purchased by Micah 6 in 2016. The developer is planning to invest \$17.8M to bring the 53,000 SF blighted building up to code. The property sits on 5 acres of land and will be home to the Webster Community Center. Upon completion, the newly renovated center should be an enhancement to the Huron Corridor, situated between Johnson Street and Telegraph.

Webster Community Center will be a food hub to area Pontiac residents, connecting food growers, retailers and entrepreneurs to provide heathy food, eating and lifestyle. All of the 12 tenants who will occupy the center are directly or indirectly health and nutrition conscious businesses. The project will provide 68 jobs through placements of Micah 6 and their 12 tenants. As a result of these jobs, there is a secondary job multiplier with a positive economic effect.

Recommendation

The COP is recommending a 6 year OPRA for the Micah 6 Community, LLC rehab to convert to the Webster Community Center. During the 6-year period, the COP will realize a cumulative tax gain of \$21,646. Calculations are based on a \$800,000 SEV for tax year 2023. The estimated income tax revenue from employees both local and those who live outside the City is \$17,000 for Year 1 and increases incrementally each year of the OPRA. The estimated tax loss for Year 1 is \$13,569 and also increases incrementally each year the OPRA is in effect. (See Analysis Attachment)

Micah 6 OPRA Exempt Analysis

City of Pontiac		OPRA PA 146 of 2000			
Micah 6 Community, LLC		OPRA PA 146 of 2000			
Estimated Tax Gain / (Loss) If OPRA exemption is granted for 6 years:-					
	Property Tax Loss to the City	Potential Income Tax Revenue Gain (2% increase/year)	Net Tax gain	Cumulative Net Tax Gain for each OPRA year	
Year 1	\$ (13,569)	\$ 17,000	\$ 3,431	\$ 3,431	
Year 2 - assumed 2% increase in taxable value every year	\$ (13,840)	\$ 17,340	\$ 3,500	\$ 6,931	
Year 3	\$ (14,117)	\$ 17,687	\$ 3,570	\$ 10,501	
Year 4	\$ (14,399)	\$ 18,041	\$ 3,641	\$ 14,143	
Year 5	\$ (14,687)	\$ 18,401	\$ 3,714	\$ 17,857	
Year 6	\$ (14,981)	\$ 18,769	\$ 3,789	\$ 21,646	
Grand Total Loss	\$ (85,592)	\$ 107,238	\$ 21,646		
Property Tax Revenue Loss Computation:					
Taxable value - Tax year 2022	\$ 800,000	SEV	\$ 800,000		
Estimated Project cost	\$ 17,785,613				
		Tax Value \$ 800,000	Taxable value \$800,000		
		If OPRA Tax Abatement Granted	Ad Valorem Tax if OPRA not Approved	Tax Revenue Loss if OPRA Granted	
Tax collections:					
City Operating	11.05030	\$ -	\$ 8,840		
Capital Improvement	1.38110	\$ -	\$ 1,105		
Sanitation	2.76240	\$ -	\$ 2,210		
Youth Center	0.75000	\$ -	\$ 600		
Senior Services	0.49000	\$ -	\$ 392		
Admin fee	1% of tax levy	\$ 27	\$ 449		
Total City		\$ 27	\$ 13,596	\$ (13,569)	
County Operating	4.01320	\$ -	\$ 3,211		
OIS Allocated	0.19020	\$ -	\$ 152		
OIS Voted	3.01100	\$ -	\$ 2,409		
OCC Voted	1.50570	\$ -	\$ 1,205		
State education	6.00000	\$ 687	\$ 4,800		
School operating	18.00000	\$ 2,061	\$ 14,400		
School Debt	2.00000	\$ -	\$ 1,600		
Library	0.98010	\$ -	\$ 784		
MESSA	0.40000	\$ -	\$ 320		
Sinking Fund	0.79920	\$ -	\$ 639		
Library	0.98010	\$ -	\$ 784		
County Parks	0.34700	\$ -	\$ 278		
HCMA	0.20890	\$ -	\$ 167		
OCP/TA	0.97650	\$ -	\$ 781		
ZOO Authority	0.09560	\$ -	\$ 76		
ART Institute	0.18970	\$ -	\$ 152		
Total Other Entities		\$ 2,748	\$ 31,758		
Property tax revenue loss for the City				\$ (13,569)	
Income Tax Revenue Computation:					
Yearly Income Tax Revenue Gain for the City:					
Number of direct jobs Full time			44 FTE		
Number of Part-time jobs 47 i.e 24FTE			24 FTE		
			68 FTE		
Estimated number of employees living inside the City		25%	17 FTE		
Estimated number of employees living outside the City		75%	51 FTE		
Estimate Annual Pay and benefit			\$ 50,000		
Estimated Taxable Pay and Benefit			\$ 40,000		
Estimated Revenue from employees living inside the City		\$40,000x17 FTE x 1%	\$ 6,800		
Estimated Revenue from employees living outside the City		\$40,000x51 FTE x 0.5%	\$ 10,200		
		Yearly Income Tax Revenue Gain for the City		\$ 17,000	

CONSENT AGENDA

April 12, 2022 Draft

**Official Proceedings
Pontiac City Council
17th Session of the Eleventh Council**

Call to order

A Meeting of the City Council of Pontiac, Michigan was called to order at the City Hall Council Chambers, 47450 Woodward Ave Pontiac, MI 48342 on Tuesday, April 12, 2022 at 6:00 p.m. by Council President Mike McGuinness.

Invocation – Minister Kathalee James

Pledge of Allegiance to the Flag of the United States

Moment of Silence

Roll Call

Members Present – William Carrington, Mikal Goodman, Kathalee James, Mike McGuinness, Brett Nicholson, William Parker Jr., and Melanie Rutherford

Mayor Greimel was present.
A quorum was announced.

Amendments to and Approval of the Agenda

Motion to approve the agenda. Moved by Councilperson Parker and second by Councilperson Rutherford. There was discussion on the motion.

Motion to move items 6 (resolution welcoming George DeJesus home), 7 (resolution welcoming Melvin DeJesus home) and item 8 (resolution welcoming Gilbert Lee Poole Jr. home) after consent agenda and add Zoning Board Appointments as item # 6 on the agenda.. Moved by Councilperson Rutherford and second by Councilperson Goodman.

Ayes: James, McGuinness, Nicholson, Parker, Rutherford, Carrington and Goodman
No: None
Motion Carried

The vote was taken to approve the agenda with amendment.

Ayes: Goodman, James, McGuinness, Nicholson, Parker, Rutherford and Carrington
No: None
Motion Carried

Consent Agenda

22-112 **Resolution to approve the consent agenda for April 12, 2022.** Moved by Councilperson Rutherford and second by Councilperson Carrington.

Whereas, the City Council has reviewed the consent agenda for April 12, 2022.
Now, Therefore, Be It Resolved that the City Council approves the consent agenda for April 12, 2022 including the April 7, 2022 Meeting Minutes, April 5, 2022 Meeting Minutes and April 4, 2022 Economic Development, Housing & Planning Subcommittee Meeting Minutes.

Ayes: McGuinness, Nicholson, Parker, Rutherford, Carrington, Goodman and James

No: None

Resolution Passed

Agenda Items

Resolutions

City Council

22-113 **Resolution Welcoming George DeJesus Home.** Moved by Councilperson Rutherford and second by Councilperson Carrington.

Whereas every resident of the City of Pontiac, Michigan has the right to life, liberty, and the pursuit of happiness – and those rights should inherently include protection of Pontiac residents by the justice system at the municipal, state, and federal levels;

Whereas Mr. George DeJesus, along with his brother Mr. Melvin DeJesus, were wrongfully convicted in 1997 of a crime that occurred in Pontiac, Michigan they did not commit and sentenced to life in prison, despite there being no DNA evidence linking them to the scene of that crime and witnesses testified that the brothers were elsewhere when the crime was committed;

Whereas Mr. DeJesus maintained his innocence, and a growing number of advocates added their voices to the calls for his exoneration and release, but he had been confined to prison for 25 years and deprived of an excruciating number of years of freedom to live his life and be with his family;

Whereas the Michigan State Attorney General's Office, the University of Michigan Innocence Clinic, and the Western Michigan University-Cooley Law School Innocence Project pursued investigations that uncovered new evidence proving his and his brother's innocence, and determining the true culprit;

Whereas the sentence of Mr. DeJesus and his brother was vacated in March 2022, and now Mr. DeJesus has at long last been released from prison and is finally home in Pontiac; now, therefore be it

Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel, hereby warmly welcomes Mr. George DeJesus home from his unjust incarceration; and further

Resolved, we express the community's heartbreak to Mr. DeJesus and his entire family for the intensely unjust steps that led to the loss of his freedom, the dismantling of his life, and the hurt to both his family and the family of the crime victim who was deprived of true justice for their tragic loss; and further

Resolved, the City Council calls upon the entire Pontiac community to extend their hands and their hearts to help welcome Mr. DeJesus and his brother home, and to assist in their transition; and further

Resolved, we celebrate the work of the Western Michigan University-Cooley Law School Innocence Project, University of Michigan Innocence Clinic, and the state Attorney General Conviction Integrity Unit for their leadership and advocacy in helping Mr. DeJesus restore his freedom, assisting him to prove his innocence, and assisting the late victim and her family determine the true culprit.

Ayes: Nicholson, Parker, Rutherford, Carrington, Goodman, James and McGuinness

No: None

Resolution Passed

22-114 **Resolution Welcoming Melvin DeJesus Home.** Moved by Councilperson Rutherford and second by Councilperson Goodman.

Whereas every resident of the City of Pontiac, Michigan has the right to life, liberty, and the pursuit of happiness – and those rights should inherently include protection of Pontiac residents by the justice system at the municipal, state, and federal levels;

Whereas Mr. Melvin DeJesus, along with his brother Mr. George DeJesus, were wrongfully convicted in 1997 of a crime that occurred in Pontiac, Michigan they did not commit and sentenced to life in prison, despite there being no DNA evidence linking them to the scene of that crime and witnesses testified that the brothers were elsewhere when the crime was committed;

Whereas Mr. DeJesus maintained his innocence, and a growing number of advocates added their voices to the calls for his exoneration and release, but he had been confined to prison for 25 years and deprived of an excruciating number of years of freedom to live his life and be with his family;
Whereas the Michigan State Attorney General's Office, the University of Michigan Innocence Clinic, and the Western Michigan University-Cooley Law School Innocence Project pursued investigations that uncovered new evidence proving his and his brother's innocence, and determining the true culprit;
Whereas the sentence of Mr. DeJesus and his brother was vacated in March 2022, and now Mr. DeJesus has at long last been released from prison and is finally home in Pontiac; now, therefore be it Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel, hereby warmly welcomes Mr. Melvin DeJesus home from his unjust incarceration; and further Resolved, we express the community's heartbreak to Mr. DeJesus and his entire family for the intensely unjust steps that led to the loss of his freedom, the dismantling of his life, and the hurt to both his family and the family of the crime victim who was deprived of true justice for their tragic loss; and further Resolved, the City Council calls upon the entire Pontiac community to extend their hands and their hearts to help welcome Mr. DeJesus and his brother home, and to assist in their transition; and further Resolved, we celebrate the work of the Western Michigan University-Cooley Law School Innocence Project, University of Michigan Innocence Clinic, and the state Attorney General Conviction Integrity Unit for their leadership and advocacy in helping Mr. DeJesus restore his freedom, assisting him to prove his innocence, and assisting the late victim and her family determine the true culprit.

Ayes: Parker, Rutherford, Carrington, Goodman, James, McGuinness and Nicholson
No: None
Resolution Passed

22-115 **Resolution Welcoming Gilbert Lee Poole Jr. Home.** Moved by Councilperson Carrington and second by Councilperson Rutherford.

Whereas every resident of the City of Pontiac, Michigan has the right to life, liberty, and the pursuit of happiness – and those rights should inherently include protection of Pontiac residents by the justice system at the municipal, state, and federal levels;
Whereas Mr. Gilbert Lee Poole, Jr. was wrongfully convicted in 1989 of a crime that occurred in Pontiac, Michigan that he did not commit and sentenced to life in prison, based upon faulty evidence;
Whereas Mr. Poole maintained his innocence, and a growing number of advocates added their voices to the calls for his exoneration and release, but he had been confined to prison for 32 years and deprived of an excruciating number of years of freedom to live his life and be with his family;
Whereas the Michigan State Attorney General's Office, the University of Michigan Innocence Clinic, and the Western Michigan University-Cooley Law School Innocence Project pursued investigations that included the testing of DNA evidence, proving his innocence;
Whereas the sentence of Mr. Poole was overturned in May 2021, and he was subsequently released from prison and able to return home; now, therefore be it Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel, hereby warmly welcomes Mr. Gilbert Lee Poole, Jr. home from his unjust incarceration; and further Resolved, we express the community's heartbreak to Mr. Poole and his entire family for the intensely unjust steps that led to the loss of his freedom, the dismantling of his life, and the hurt to both his family and the family of the crime victim who was deprived of true justice for their tragic loss; and further Resolved, the City Council calls upon the entire Pontiac community to extend their hands and their hearts to help welcome Mr. Poole home, and to assist in his successful transition; and further Resolved, we celebrate the work of the Western Michigan University-Cooley Law School Innocence Project, University of Michigan Innocence Clinic, and the state Attorney General Conviction Integrity Unit for their leadership and advocacy in helping Mr. Poole restore his freedom, assisting him to prove his innocence, and hopefully helping lead to the late victim's family learning the true culprit.

Ayes: Rutherford, Carrington, Goodman, James, McGuinness, Nicholson and Parker

No: None

Resolution Passed

Subcommittee Reports

- A. Communications, Engagement & Operations – Chair Goodman
- B. Economic Development, Housing & Planning – Chair McGuinness
- C. Facilities & Property- Chair Carrington
- D. Finance & Personnel – Chair Nicholson
- E. Law & The Courts – Chair Parker
- F. Parks, Recreation & Public Works – Chair James
- G. Public Safety, Health & Wellness – Chair Carrington

Recognition of Elected Officials – Congresswoman Haley Stevens and Johnathon Wertheimer from State Representative Brenda Carter’s Office

Agenda Address

- 1. Gloria Miller addressed items 1, 3 and 13.
- 2. Larry Jasper addressed items 1, 2 and 3
- 3. Darlene Clark

Discussion

- A. Pontiac Streets Repaving Program: Street Resurfacing, Curb Repair, Gutter Repair for Columbia Avenue, Fairmont Avenue, Cherry Hill Drive, and Starlite Lane begins April 11, 2022
- B. Clinton River Trail Resurfacing from Telegraph to Bagley begins April 18, 2022
- C. DTE Energy Recent Power Outages Impacting Pontiac Neighborhoods
- D. Cleaning Up Our Pontiac Neighborhoods Together
 - Yard Waste Bags Curbside Pickup has resumed
 - Recycling Drop Off at City Hall Every Weekend
 - Special Pickup Collection Every Other Week
 - Citywide Cleanup Efforts April 18 through April 23
 - Pontiac Rotary Club Tree Plantings throughout City
 - Free City Landfill Days are April 23, April 30 and May 7 (575 Collier Road in Pontiac, 8:00 a.m. – 3:00 p.m.
 - Street Sweeping Plans, Challenges
- E. Pontiac’s Mattie McKinney Hatchett Park Project awarded substantial funding by Oakland County Parks and Recreation Grant Program

Agenda Items Cont.

Unfinished Business

Finance

22-108

Resolution to approve contract with National Career Group, LLC for \$75,000 to provide Human Resources Contractual Services to the City and authorize the Mayor to sign the agreement. Moved by Councilperson Rutherford and second by Councilperson Goodman. (Postponed from last week)

Whereas, the City of Pontiac issued a Request for Proposal (RFP) for HR Services in February 2022; and Whereas, the City received several responses to the RFP and upon evaluation determined that the firm of National Career Group was the top response; and

Whereas, the Administration hereby recommends the firm of National Career Group as the firm to perform the proposed HR Services detailed in the RFP; and

April 12, 2022 Draft

Whereas, the HR Services would be done pursuant to the attached Contract and Scope of Work; and NOW THEREFORE be it resolved that the City Council hereby approves the proposed Contract with the firm of National Career Group to perform the HR Services as detailed in the RFP and the Scope of Work.

Ayes: James, McGuinness, Parker and Rutherford

No: Carrington, Goodman and Nicholson

Resolution Passed

Motion to remove item #2 (resolution to approve contract with GOV HR for \$101,320 to provide Human Resources Contractual Services to the City) from the agenda. Moved by Councilperson McGuinness and second by Councilperson Goodman.

Ayes: Goodman, James, McGuinness, Nicholson, Parker, Rutherford and Carrington

No: None

Motion Carried

Mayor's Office

Motion to amend language for Resolution to approve the Implementation the Flock Safety System within the City of Pontiac for a Twelve-Month Trial Period. Move by Councilperson Nicholson and second by Councilperson Rutherford.

Whereas, Flock Safety is a company that sells camera-based license plate detection systems to review for owners' outstanding warrants; and

Whereas, The City of Pontiac, the Oakland County Sheriff, and Flock Safety would like to implement a trial of the Flock Safety system in the City of Pontiac; and

Whereas, The Flock Safety systems will be placed in locations in the City right-of-way to be determined collectively between the Sheriff and Flock Safety;

Now, Therefore, the Pontiac City Council authorizes the implementation of the Flock Safety system within the City of Pontiac right-of-way at locations to be determined by the Oakland County Sheriff and Flock Safety for a period of six months; and

Further Resolved, the City Council may vote to continue the trial period within the City of Pontiac Right-a-way for an additional six months after review of the initial six-month trial period impact; and

Further Resolved, the City Council requires monthly updates on the trial period provided in writing to Council Leadership; and to the Mayor

Further Resolved, the City requires that only felony warrants that impacts a clear and present danger to health and safety of others be pursued;

Further Resolved, the City reserves the right to exit the trial and revoke the City Right-of-way authorization at any point during the trial period.

Ayes: James, McGuinness, Nicholson, Parker, Rutherford, Carrington and Goodman

No: None

Motion Carried

Discussion

Motion to strike out language in paragraph six about clear and present danger from Resolution to approve the Implementation the Flock Safety System within the City of Pontiac for a Six-Month Trial Period. Moved by Councilperson Rutherford and second by Councilperson Goodman.

Whereas, Flock Safety is a company that sells camera-based license plate detection systems to review for owners' outstanding warrants; and

Whereas, The City of Pontiac, the Oakland County Sheriff, and Flock Safety would like to implement a trial of the Flock Safety system in the City of Pontiac; and

Whereas, The Flock Safety systems will be placed in locations in the City right-of-way to be determined collectively between the Sheriff and Flock Safety;

Now, Therefore, the Pontiac City Council authorizes the implementation of the Flock Safety system within the City of Pontiac right-of-way at locations to be determined by the Oakland County Sheriff and Flock Safety for a period of six months; and

Further Resolved, the City Council may vote to continue the trial period within the City of Pontiac Right-a-way for an additional six months after review of the initial six-month trial period impact; and

Further Resolved, the City Council requires monthly updates on the trial period provided in writing to Council Leadership; and to the Mayor

~~Further Resolved, the City requires that only felony warrants that impacts a clear and present danger to health and safety of others be pursued;~~

Further Resolved, the City reserves the right to exit the trial and revoke the City Right-of-way authorization at any point during the trial period.

Ayes: Nicholson, Parker, Rutherford, Carrington, Goodman, James and McGuinness

No: None

Motion Carried

Motion to end debate and vote on Resolution to approve the Implementation the Flock Safety System within the City of Pontiac for a Six - Month Trial Period. Moved by Councilperson Goodman and second by Councilperson Rutherford.

Ayes: Nicholson, Parker, Rutherford, Carrington, Goodman and James

No: McGuinness

Motion Carried

22-111 **Resolution to approve the Implementation the Flock Safety System within the City of Pontiac for a Six-Month Trial Period with amendments.** Moved by Councilperson Rutherford and second by Councilperson James. **(Postponed from last week)**

Whereas, Flock Safety is a company that sells camera-based license plate detection systems to review for owners' outstanding warrants; and

Whereas, The City of Pontiac, the Oakland County Sheriff, and Flock Safety would like to implement a trial of the Flock Safety system in the City of Pontiac; and

Whereas, The Flock Safety systems will be placed in locations in the City right-of-way to be determined collectively between the Sheriff and Flock Safety;

Now, Therefore, the Pontiac City Council authorizes the implementation of the Flock Safety system within the City of Pontiac right-of-way at locations to be determined by the Oakland County Sheriff and Flock Safety for a period of six months; and

Further Resolved, the City Council may vote to continue the trial period within the City of Pontiac Right-a-way for an additional six months after review of the initial six-month trial period impact; and

Further Resolved, the City Council requires monthly updates on the trial period provided in writing to Council Leadership; and to the Mayor

Further Resolved, the City reserves the right to exit the trial and revoke the City Right-of-way authorization at any point during the trial period.

Ayes: Parker, Rutherford, Carrington and McGuinness

No: Goodman, James and Nicholson

Resolution Passed

April 12, 2022 Draft

City Council

22-116

Resolution Expressing Gratitude to Congresswoman Brenda Lawrence and Senator Gary Peters for their Leadership on Postal Service Legislation. Moved by Councilperson Nicholson and second by Councilperson Goodman.

Whereas the United States Postal Service has over 40,000 post offices throughout the country including at 735 W. Huron Street in Pontiac, is the nation's largest civilian employer with over 515,000 career workers, and is the nation's largest employer of military veterans;

Whereas many Pontiac residents and businesses greatly rely on the essential services provided by this important institution, and Pontiac is also home to the United States Postal Service's Michigan Metroplex, a mail processing facility located at 711 N. Glenwood Avenue that is a major employer and a national record-setting facility for processing mail for Michigan and beyond;

Whereas the Postal Service traces its roots to 1775 and predates the signing of the Declaration of Independence, with Benjamin Franklin serving as the first postmaster general in America, and it is currently an independent agency of the United States federal government that is financially self-supporting and covers the majority of their expenses through postage and related products;

Whereas federal legislation enacted in 2006 severely compromised the Postal Service's long-term financial viability, and harmful attempts to privatize or undermine this essential public service have further weakened the agency over the decades, though there have concerted bipartisan efforts at the federal in recent years working to put the Postal Service on a more solid operational foundation;

Whereas Pontiac's Member of Congress, the Honorable Brenda Lawrence of Michigan's 14th Congressional District, has been a leader in the cause of strengthening the United States Postal Service, was a primary sponsor of The Postal Service Reform Act legislation, and has brought to this policy debate her unique perspective of having been an employee of the United States Postal Service for decades prior to her election to federal office;

Whereas Michigan's United States Senator Gary Peters, who was born in Pontiac and previously helped secure the Michigan Metroplex being located in Pontiac while serving as Pontiac's Member of Congress, co-sponsored and shepherded The Postal Service Reform Act through the United States Senate and it came before the Senate Homeland Security and Governmental Affairs Committee that he chairs as the legislation made its way toward passage;

Whereas the Postal Service Reform Act passed the United States House of Representatives on February 8, 2022 with a bipartisan vote of 342 to 92, passed the United States Senate with a bipartisan vote of 79 to 19 on March 8, 2022 and was signed into law by President of the United States Joseph Biden at the White House on April 6, 2022;

Whereas this newly enacted legislation addresses the finances and operations of the United States Postal Service to strengthen this essential public service, resolve the onerous financial burdens imposed by the 2006 legislation, ensure that six day a week delivery of mail continues, and prevents harmful post office and staff reductions and other hindrances to quality postal service;

Whereas Pontiac's Member of Congress Brenda Lawrence and Michigan's United States Senator Gary Peters were rightfully on hand at the White House for the President's bill signing; now,

Therefore, Be It Resolved, the Pontiac City Council, on behalf of the people of Pontiac, Michigan, hereby express our gratitude to Congresswoman Brenda Lawrence and Senator Gary Peters for their leadership, persistence, and invaluable knowledge which helped make the Postal Service Reform Act's successful enactment possible; and further

Resolved, the City Council celebrates the preservation of six day a week delivery of mail, the prevention of other cuts to essential postal services, and we have a renewed sense of optimism about future steps that the Postal Service can take to improve deliveries and other services as a result of the more stable outlook facilitated by this legislation's enactment; and further

Resolved, the City Council celebrates the components of this new law that will bolster employment protections and job security of Postal Service employees, which includes Pontiac residents and those

working at the substantial facilities in Pontiac, from the threat of job layoffs or lost future employment opportunities; and further

Resolved, the City Council commends the eleven Members of Michigan's Congressional Delegation who voted in favor of the Postal Service Reform Act, and commends both of Michigan's United States Senators for their favorable votes and leadership in advancing the legislation.

Ayes: Carrington, Goodman, James, McGuinness, Nicholson and Parker
No: None

Resolution Passed

Councilwoman Rutherford was absent during the vote

22-117 **Resolution Calling for Reestablishment of United States Postal Service Post Office Location in Downtown Pontiac.** Moved by Councilperson Goodman and second by Councilperson Nicholson.

Whereas the United States Postal Service has over 40,000 post offices throughout the country including at 735 W. Huron Street in Pontiac, is the nation's largest civilian employer with over 515,000 career workers, and is the nation's largest employer of military veterans;

Whereas many Pontiac residents and businesses greatly rely on the essential services provided by this important institution, and Pontiac is also home to the United States Postal Service's Michigan Metroplex, a mail processing facility located at 711 N. Glenwood Avenue that is a major employer and a national record-setting facility for processing mail for Michigan and beyond;

Whereas for generations there was a Post Office location in Pontiac's downtown commercial district, though within the past decade the downtown branch was closed due, in part, to financial difficulties related to the Postal Service's overall structure;

Whereas Pontiac's Member of Congress Brenda Lawrence and Michigan's United States Senator Gary Peters were strong leaders, sponsors, and advocates of the much-needed Postal Service Reform Act on the federal level;

Whereas the Postal Service Reform Act passed the United States House of Representatives on February 8, 2022 with a bipartisan vote of 342 to 92, passed the United States Senate with a bipartisan vote of 79 to 19 on March 8, 2022 and was signed into law by President of the United States Joseph Biden at the White House on April 6, 2022;

Whereas this newly enacted legislation addresses the finances and operations of the United States Postal Service to strengthen this essential public service, resolve the onerous financial burdens imposed by the 2006 legislation, ensure that six day a week delivery of mail continues, and prevents harmful post office and staff reductions and other hindrances to quality postal service;

Whereas it is a priority for the City of Pontiac to strengthen our downtown commercial district and to enhance access for Pontiac residents and businesses to services, resources, and amenities, including those provided by the United States Postal Service at their post office locations; now,

Therefore, Be It Resolved, the Pontiac City Council hereby calls upon the United States Postal Service to pursue the reestablishment of a post office location in the City of Pontiac's downtown commercial district; and further

Resolved, we believe the post office located at 735 W. Huron Street in Pontiac is essential, and services many citizens and businesses beyond just the City of Pontiac, and we are explicit in stating a downtown Pontiac post office location should be reestablished in addition to the maintaining of an open and thriving post office at 735 W. Huron Street in Pontiac; and further

Resolved, the City Council requests that our Member of Congress and Michigan's United States Senators assist the City of Pontiac in advocating for a downtown Pontiac post office location; and further

Resolved, we emphasize our City's gratitude for the presence of the United States Postal Service Michigan Metroplex mail processing and distribution facilities here in the City of Pontiac, and the valuable job opportunities it provides; and further

Resolved, the City Council reiterates our celebration of the Postal Service Reform Act’s successful enactment, and our profound gratitude for Congresswoman Brenda Lawrence and Michigan’s United States Senator Gary Peters for making the successful legislation’s enactment possible; and further
Resolved, we commend the perseverance of the United States Postal Service, their leadership, and their staff through the difficult years of resolving the onerous financial burdens brought about as a result of the previous 2006 enacted legislation.

Ayes: Goodman, James, McGuinness, Nicholson, Parker, Rutherford and Carrington
No: None
Resolution Passed

22-118 **Resolution to approve the appointments of Sam Anderson Jr., Dean Bevacqua, Carlos Bueno, Gloria Harris-Ford, Elcine Kirkendolph, Sonya May, Arthur McClellan and alternate Jennifer Burks to the Zoning Board of Appeals.** Moved by Councilperson Rutherford and second by Councilperson Carrington. (Agenda add-on)

Whereas, the City of Pontiac Zoning Board of Appeals shall consist of seven members who shall be appointed by the City Council in accordance with Section 601 of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; and,
Whereas, the City Council may also appoint up to two alternate members to serve on the Zoning Board of Appeals in the instances of absences or abstentions of regular members of the Zoning Board of Appeals; and,
Whereas, each member of the Pontiac Zoning Board of Appeals must be a Pontiac Resident; and,
Whereas, there are many Pontiac residents capable and willing to serve, and the Zoning Board of Appeals is an important part of the City of Pontiac’s processes;
Now, Therefore Be It Resolved, that the Pontiac City appoints Sam Anderson Jr., Dean Bevacqua, Carlos Bueno, Gloria Harris-Ford, Elcine Kirkendolph, Sonya May, Arthur McClellan and alternate, Jennifer Burk, to serve as members to the Zoning Board of Appeals; and further
Resolved, that the term of their appointments shall be for three years; and further
Resolved, their appointments are contingent upon their signed acknowledgement of, and agreement with, the Boards and Commissions Conflict of Interest Policy in order to best protect the integrity and transparency of the City.

Ayes: James, McGuinness, Nicholson, Parker, Rutherford, Carrington and Goodman
No: None
Resolution Passed

Grants

22-119 **Resolution to approve the agreement for Local Fiscal Recovery Fund Distribution between Oakland County and the City of Pontiac.** Moved by Councilperson Rutherford and second by Councilperson Goodman.

WHEREAS, the City of Pontiac passed a resolution supporting the Pontiac Skate Park Project with funds in the amount of \$55,000,
WHEREAS, on December 1, 2021 and at a Board of Commissioners' Economic Development & Infrastructure Committee meeting, the Committee considered and passed a resolution allocating funds dollar for dollar, up to \$125,000.00 matching with any city and other locally raised funds, securing the full match the Skatepark Project made available to Pontiac; and,
WHEREAS, The Pontiac Skatepark Project independently raised \$70,000 in pursuit of \$250,000 in matching funds awarded, the Oakland County Commission committed half of the matching requirement to The City of Pontiac in the amount of \$125,000, and the remaining \$55,000 was committed by the City of

Pontiac in support of this matching grant. Following these commitments, contributions continued to be made to the Pontiac Skatepark Project and they raised an additional \$18,000 since the match was secured. WHEREAS, Oakland County requires an Agreement for Local Fiscal Recovery Fund Distribution between Oakland County and The City of Pontiac to be executed before they can disburse the aforementioned funds. WHEREAS, the term of the Agreement ends December 31, 2022. NOW THEREFORE, be it resolved that the Pontiac City Council approves the Agreement for Local Fiscal Recovery Fund Distribution between Oakland County and The City of Pontiac and authorizes Mayor Tim Greimel to execute it.

Ayes: McGuinness, Nicholson, Parker, Rutherford, Carrington, Goodman and James
No: None
Resolution Passed

22-120 **Resolution to approve the Extension Addendum to the KABOOM Play Everywhere Challenge Grant Agreement.** Moved by Councilperson Rutherford and second by Councilperson Nicholson.

WHEREAS, On July 2nd, 2019 the Pontiac City Council voted to accept the funds and permit the City to execute the grant agreement. WHEREAS, the terms of this agreement have since expired and the funder has kindly extended the grant term and has provided an extension addendum with a completion date of July 1st, 2022. WHEREAS, the extension addendum between KABOOM! Play Everywhere and The City of Pontiac is a procedural step that allows the City of Pontiac to continue to execute the deliverables of the original agreement. NOW THEREFORE, be it resolved that the Pontiac City Council approves the Extension Addendum between KABOOM! Play Everywhere and The City of Pontiac and authorizes Mayor Tim Greimel to execute it.

Ayes: Nicholson, Parker, Rutherford, Carrington, Goodman, James and McGuinness
No: None
Resolution Passed

22-121 **Resolution to approve the Memorandum of Understanding between the City of Pontiac and Grants Advisors Phillip Clay and Ghebre Mehreteab. (The consulting project is funded in full by the Ballmer Group)** Moved by Councilperson Rutherford and second by Councilperson Carrington.

WHEREAS, the City of Pontiac previously worked with Dr. Phillip Clay and Ghebre Mehreteab through grant work funded by the Community Foundation for Southeast Michigan, and;
WHEREAS, the City has the opportunity to continue working with Dr. Phillip Clay and Ghebre Mehreteab for the remainder of 2022, and;
WHEREAS, the advisory services of Dr. Phillip Clay and Ghebre Mehreteab will be fully funded by the Ballmer Group and no funds are expected to come from the City, and;
WHEREAS, The focus of this work together is as follows: (1) advise on the creation of a Centralized Grant Management System responsible for compliance, securing public and private funds, (2) advise in recruiting high caliber staff and train current city staff members regarding grants management, (3) advise the city in securing private financing from foundations and corporations, and (4) assist the city in developing relationships with foundations and corporations with the goal of equipping the City of Pontiac's team to be self-sufficient in managing relationships by the end of the MOU term.

WHEREAS, the term of the memorandum of understanding between the City and the advisors will end on December 15th, 2022.

NOW THEREFORE, be it resolved that the City Council approves the Memorandum of Understanding and authorizes Mayor Tim Greimel to execute the Memorandum of Understanding between the City and Dr. Phillip Clay and Ghebre Mehreteab for advisory services funded by the Ballmer Group.

Ayes: Parker, Rutherford, Carrington, Goodman, James, McGuinness and Nicholson
No: None

Resolution Passed

Communications

City Council

Second chances Expungement Fair for Oakland County Convictions, April 30th from 10am until 2pm at UWM Sports Complex, 867 South Boulevard Pontiac, MI 48341

Community and Economic Development

Memorandum regarding Supplemental Information related to Micah 6 Community, LLC request for approval of application for an Obsolete Property Rehabilitation Exemption Certificate for the Property Located at 640 W. Huron Street

Public Comment

Seven (7) individuals address the body during public comment

1. Renee Beckley
2. Pastor Kathy
3. Larry Jasper
4. Gloria Miller
5. Billie Swazer
6. James Sabich
7. Darlene Clark

Mayor, Clerk and Council Closing Comments

Mayor Greimel, Councilwoman Rutherford, Councilman Nicholson, Councilman Goodman, Councilwoman James, Councilman Parker, Pro Tem Carrington and Council President McGuinness made closing comments.

Adjournment

Motion to adjourn the meeting. Moved by Councilperson Goodman and second by Councilperson Parker.

Ayes: Rutherford, Carrington, Goodman, James, McGuinness, Nicholson and Parker
No: None

Motion Carried

Council President Mike McGuinness adjourned the meeting at 10:27 p.m.

Garland S. Doyle
Interim City Clerk

#2

**SPECIAL
PRESENTATION**

Woodward Avenue Loop Two-Way Conversion

City of Pontiac – Town Hall Meeting

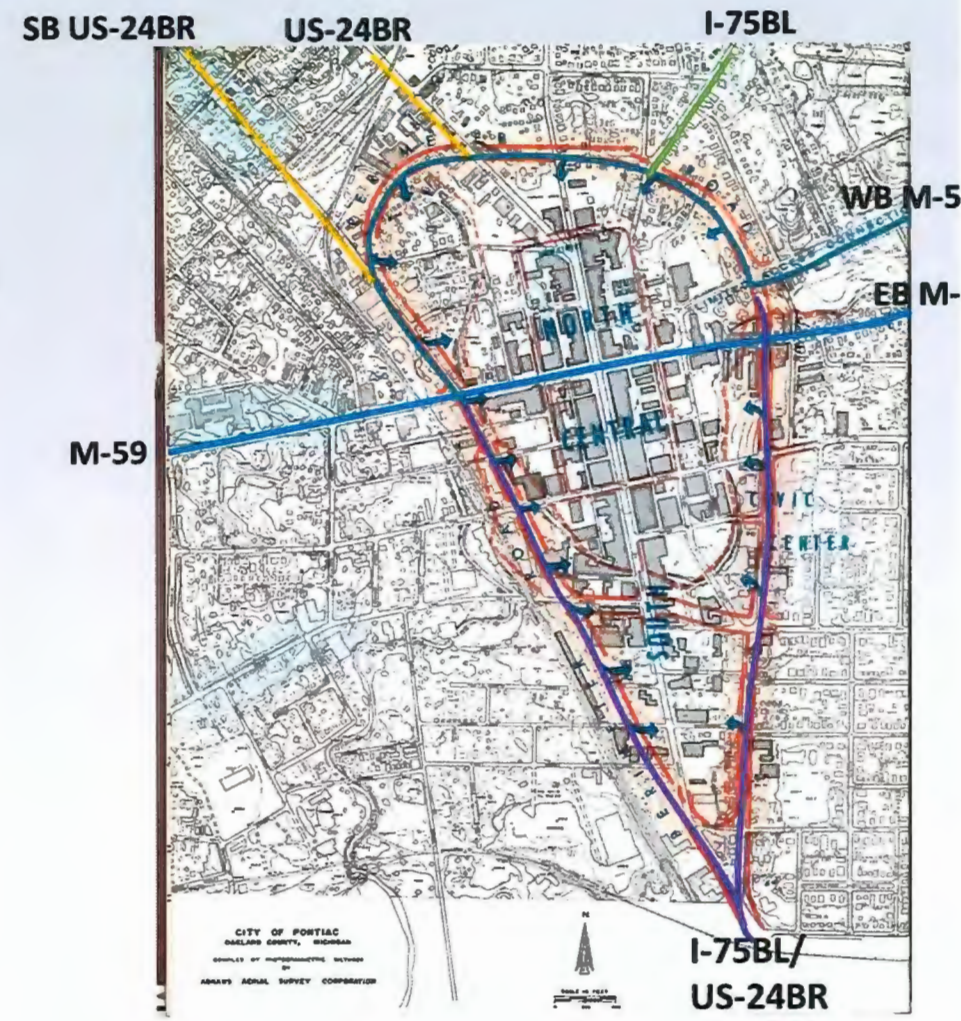
MDOT Project Managers: Veronica Lamb & Lori Swanson

Consultant Project Manger: David Hoeh



History of the Woodward Loop

- Constructed in 1964
- Prior to construction, the city suffered from traffic congestion
- Issues since Loop Construction
 - Barrier effect
 - Walkability
 - Economic Impacts



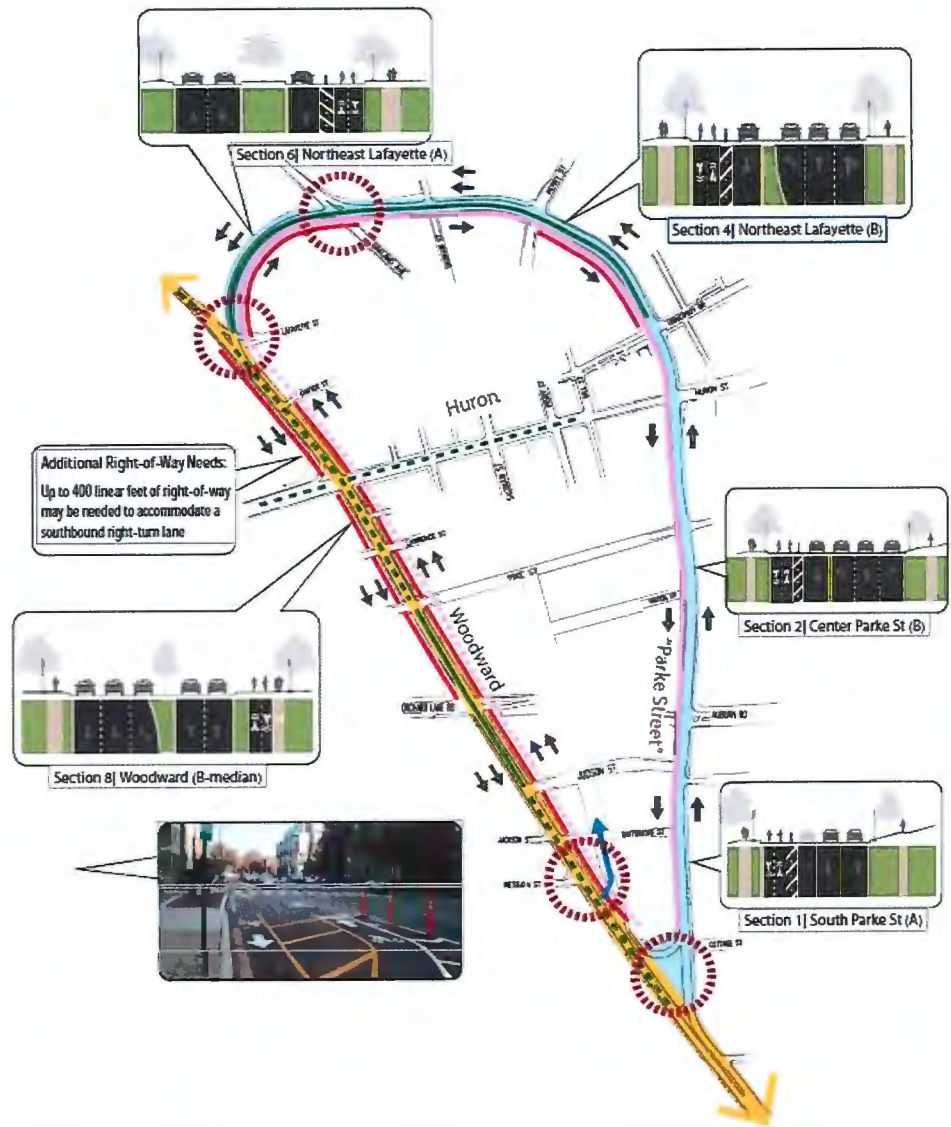
Downtown Pontiac Transportation Assessment

- Known as the Livability Study, completed for Oakland County in 2014
 - Done by Oakland County in coordination with the City of Pontiac and MDOT
- Study recommended converting the Loop into two-way operation
 - Improve connectivity and accessibility between the Central Business District and adjacent neighborhoods for all modes
 - Eliminate the barrier effect of the existing Loop
 - Encourage economic development within Pontiac by eliminating circuitous routing and creating areas of on-street parking
 - Create streets that calm traffic
- East side of the Loop (Parke Avenue) would become a two-lane two-way street with an on-street cycle track.
- Woodward Avenue would remain a 5-lane roadway

Woodward Loop Two-Way Conversion Study

- Commissioned by MDOT in 2016
- GOAL: Study the feasibility of two-way conversion
 - Collect new traffic counts
 - Examine origin-destination patterns within Pontiac
 - Complete more detailed traffic analysis
 - Examine laneage requirements that provide reasonable delays and backups along the Loop





Study Results

- Parke Avenue to provide two (2) northbound and one (1) southbound lane with a median lane for turning.
- Add median islands at various locations along the Loop to provide mid-block crossings for pedestrians and to calm traffic.
- Provide 12-foot travel lanes.
- Increase capacity at multiple intersections to improve traffic operations.
- Modify the proposed on-street cycle track along Parke Avenue to a non-motorized path outside of the roadway.

Overall Goals and Benefits

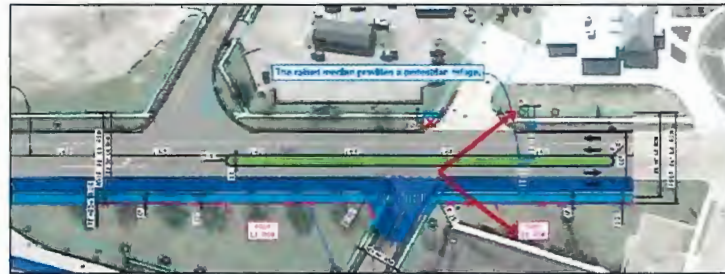
- Downtown accessibility
- Pedestrian/Non-motorized Improvements
- Maintain LOS at main intersections
- Opportunities for traffic calming
- Improve on street parking



View 1 - Woodward Avenue & Whittemore Street



Existing



View Point



Key Map



Proposed

View 2 - Parke Avenue south of Whittemore Street



Existing



View Point



Key Map



Proposed



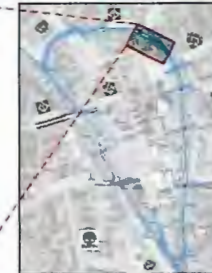
View 3 - Parke Avenue south of Perry Street



Existing



View Point



Key Map



Proposed



#3

**PUBLIC
HEARING**



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 5, 2022

RE: ECONOMIC DEVELOPMENT

**Resolution to Schedule a Public Hearing to Establish an
Obsolete Property Rehabilitation District for Parcel Number 64-
14-30-453-001 for Micah 6 Community, LLC project Webster
Community Center, located at 640 W. Huron Street**

Micah 6 Community, LLC is requesting the City of Pontiac establish an Obsolete Property Rehabilitation District on parcel 64-14-30-453-001, located at 640 W. Huron in the City of Pontiac. The process to establish an obsolete property rehabilitation district is detailed in the Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended. Prior to approval of establishing the district, a Public Hearing is required. A separate hearing and resolution to approve the application for an obsolete property rehabilitation exemption certificate is required after approval of the district.

Micah 6 Community, LLC is requesting tax exemption for the property at 640 W. Huron St. The project is an estimated \$17,785,613 rehab to create the Webster Community Center in the previous Webster School. The 53,000 SF building on a 5 acre campus has been vacant since 2006. The rehabbed project will service the community, providing a base location for Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. The center will also home to a Pontiac Food Hub, connecting growers around the community with food entrepreneurs and retailers. A commercial kitchen will be available for rent to them as well. Plans for an indoor bus terminal are being considered with SMART and MDOT.

The Webster Community Center will provide approximately 50 jobs during the 14 month construction period and 90 jobs from tenants in the building. Construction is projected to commence August 15, 2022 and be completed by October 15, 2023.

Micah 6 Community has completed all of the requested and required documentation in compliance with Michigan's Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended and has a Certificate of Obsolescence affidavit.

A notice for the public hearing should be posted 10 days prior to the Public Hearing.



CITY OF PONTIAC CITY COUNCIL

**RESOLUTION TO SCHEDULE A PUBLIC HEARING TO ESTABLISH AN
OBSOLETE PROPERTY REHABILITATION DISTRICT FOR PARCEL 64-14-
30-453-001, MICAH 6 COMMUNITY, LLC PROJECT WEBSTER
COMMUNITY CENTER, LOCATED AT 640 W. HURON STREET ON APRIL
19, 2022**

WHEREAS, pursuant to Obsolete Property Rehabilitation Act (OPRA) P.A. 146 of 2000 as amended, the City of Pontiac, by resolution may establish an obsolete property rehabilitation district; and

WHEREAS, prior to establishing an obsolete property rehabilitation, written public notice by certified mail to the owners of all real property within the proposed obsolete property rehabilitation district at which any of those owners and any other resident or taxpayer in the City of Pontiac may appear and be heard; and

WHEREAS, Micah 6 Community LLC ("Petitioner") is the owner of that certain real property located in the City of Pontiac and legally described below (the "Property"); and

WHEREAS, Petitioner is requesting establishment of an obsolete property rehabilitation district for parcel number 64-14-30-453-001, located at 640 W. Huron Street in Pontiac, Michigan; and

WHEREAS, the City of Pontiac should give public notice of the hearing not less than 10 days or more than 30 days before the hearing as set forth in Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended, section 4(1); and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the application for the obsolete property rehabilitation; and

WHEREAS, the Pontiac City Council deems it to be in the public interest of the City of Pontiac to schedule a public hearing to approve the application of the Obsolete Property Rehabilitation and to give notice of such hearing as provided in the Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended; and

NOW, THEREFORE BE IT RESOLVED, by the Pontiac City Council, that the Pontiac City Council hereby schedules a public hearing to establish an Obsolete Property Rehabilitation District for parcel number 64-14-30-453-001 for Webster Community Center at 640 W. Huron Street in the City of Pontiac, Oakland County, and State of Michigan, such hearing to be held on April 19, 2022 at 6:00 PM:

**LAND IN THE CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN,
DESCRIBED AS FOLLOWS:**

**LOTS 34 THROUGH 61, BOTH INCLUSIVE OF RECREATON PARK
ADDITIONA TO THE CITY OF PONTIAC, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 13, AND AS
AMENDED IN LIBER 15 OF MISCELLANEOUS RECORDS, PAGE 522,
OF OAKLAND COUNTY RECORDS.**

FURTHER RESOLVED, by the Pontiac City Council, that the Pontiac City Council hereby instructs the Interim Clerk to give notice of such public hearing, by certified mail, to all the owners of all real property within the proposed industrial development district prior to the date of the public hearing.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of Pontiac, County of Oakland, Michigan, as a _____ meeting held on _____.

City of Pontiac Interim Clerk

#4

**PUBLIC
HEARING**



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Executive Branch

TO: Honorable City Council President and City Council Members

FROM: Linnette Phillips, Director, Economic Development

THROUGH: Mayor Tim Greimel

DATE: April 5, 2022

RE: ECONOMIC DEVELOPMENT

**Resolution to Schedule a Public Hearing for Approval of
Application for an Obsolete Property Rehabilitation Exemption
Certificate for Micah 6 Community, LLC project Webster
Community Center, located at 640 W. Huron Street**

Micah 6 Community, LLC is requesting approval of their application for Obsolete Property Rehabilitation Exemption Certificate at 640 W. Huron Street on parcel 64-14-30-453-001, in the City of Pontiac. The application process is detailed in the Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended. Prior to approval of the application, a Public Hearing is required. A separate hearing and resolution to approve the obsolete property rehabilitation district is required prior to approving the exemption certificate.

Micah 6 Community, LLC is requesting tax exemption for the property at 640 W. Huron St. The project is an estimated \$17,785,613 rehab to create the Webster Community Center in the previous Webster School. The 53,000 SF building on a 5 acre campus has been vacant since 2006. The rehabbed project will service the community, providing a base location for Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. The center will also home to a Pontiac Food Hub, connecting growers around the community with food entrepreneurs and retailers. A commercial kitchen will be available for rent to them as well. Plans for an indoor bus terminal are being considered with SMART and MDOT.

The Webster Community Center will provide approximately 50 jobs during the 14 month construction period and 90 jobs from tenants in the building. Construction is projected to commence August 15, 2022 and be completed by October 15, 2023.

Micah 6 Community has completed all of the requested and required documentation in compliance with Michigan's Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended and has a Certificate of Obsolescence affidavit.

A notice for the public hearing should be posted 10 days prior to the Public Hearing.



CITY OF PONTIAC CITY COUNCIL

**RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR APPROVAL OF
APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE FOR MICAH 6 COMMUNITY, LLC PROJECT
WEBSTER COMMUNITY CENTER, LOCATED AT 640 W. HURON STREET
ON APRIL 19, 2022**

WHEREAS, pursuant to Obsolete Property Rehabilitation Act (OPRA) P.A. 146 of 2000 as amended, the City of Pontiac, by resolution may approve the application for an obsolete property rehabilitation exemption certificate; and

WHEREAS, the applicant has completed the requirements of the checklist detailed in Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended, section 4(1); and

WHEREAS, upon receipt of the application for an obsolete property rehabilitation exemption certificate, the clerk shall notify in writing the assessor of the local tax collecting unit in which the obsolete facility is located and the legislative body of each taxing unit that levies ad valorem property taxes in the qualified local government unit in which the facility is located; and

WHEREAS, before acting upon the application, a public hearing should be held on the application and give public notice of the hearing no less than 10 days or more than 30 days of the hearing in writing to the applicant, the assessor, a representative of the affected taxing units and the general public at which time shall have a right to appear and be heard as set forth in Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended, section 4(1); and

WHEREAS, the Pontiac City Council has the authority to approve an application for an obsolete property rehabilitation within the City of Pontiac, specifically, parcel number 64-14-30-453-001, located at 640 W. Huron Street in Pontiac, Michigan; and

WHEREAS, Micah 6 Community, LLC ("Petitioner") is the owner of the real property located in the City of Pontiac and legally described below (the "Property"); and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the application for the obsolete property rehabilitation; and

WHEREAS, the Pontiac City Council deems it to be in the public interest of the City of Pontiac to schedule a public hearing to approve the application of the Obsolete Property Rehabilitation and to give notice of such hearing as provided in the Obsolete Property Rehabilitation Act P.A. 146 of 2000 as amended; and

NOW, THEREFORE BE IT RESOLVED, by the Pontiac City Council, that the Pontiac City Council hereby schedules a public hearing to approve the application for Obsolete Property Rehabilitation Exemption Certificate for Webster Community Center at 640 W. Huron Street in the

City of Pontiac, Oakland County, and State of Michigan, such hearing to be held on April 19, 2022 at 6:00 PM:

LAND IN THE CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

LOTS 34 THROUGH 61, BOTH INCLUSIVE OF RECREATON PARK ADDITIONA TO THE CITY OF PONTIAC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 13, AND AS AMENDED IN LIBER 15 OF MISCELLANEOUS RECORDS, PAGE 522, OF OAKLAND COUNTY RECORDS.

FURTHER RESOLVED, by the Pontiac City Council, that the Pontiac City Council hereby instructs the Interim Clerk to give notice of such public hearing, by certified mail, to all the owners of all real property within the proposed industrial development district prior to the date of the public hearing.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of Pontiac, County of Oakland, Michigan, as a _____ meeting held on

_____.

City of Pontiac Interim Clerk

Obsolete Property Rehabilitation Exemption Application Checklist

Applicant Name: Mitch C Community

GENERAL INFORMATION NEEDED FOR ALL APPLICATIONS:

- Completed Department of Treasury application Form 3674.
- Certified copy of the resolution approving the application (must include the following statements):
 - The district was legally established after a hearing, inclusive of hearing date.
 - Statement that the local unit is a qualified local governmental unit.
 - SEV of real and personal property WILL/WILL NOT exceed 5% of
 - If exceeds 5% ...shall not have the effect of substantially impeding or impairing the ...
 - Application was approved at a public hearing, inclusive of hearing date.
 - Statement that the applicant is not delinquent in any taxes.
 - The application for obsolete property as defined in 2(h).
 - Time period authorized by LGU for construction.
 - Answers to questions in instructions were provided.
 - If the application is approved for less than 12 years, the criteria required for extension or not.
 - Commencement of the rehabilitation did not occur prior to the establishment of the district.
 - Application relates to a rehabilitation program that when completed....
 - Completion of the qualified facility is calculated to...
 - Includes improvements aggregating 10% or more of TCV at commencement.
- Separate attachment (must include the answers to the following questions):
 - General description of the obsolete facility (year built, original use, recent use, sq. ft. & stories).
 - Proposed use of the rehabilitated facility.
 - Detailed description of the rehabilitation to be undertaken, preferably itemized lists.
 - Descriptive list of fixed building equipment that is part of the rehabilitated facility.
 - Time schedule for rehabilitation.
 - Expected economic advantages from exemption.
- Legal description of the obsolete property.
- Contractor's bid
- Statement of obsolescence signed by assessor of record with the STC.
- Building permit, if it has been issued.

TRANSFERS ONLY:

- Certified copy of the resolution approving the transfer.

REVOICATIONS ONLY:

Statutory Reason for Revocation: _____

- Certified copy of the resolution approving the revocation.

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

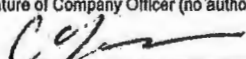
Applicant (Company) Name (applicant must be the OWNER of the facility) Micah 6 Community, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 32 Newberry St, Pontiac, MI 48341		
Location of obsolete facility (No. and street, City, State, ZIP Code) 640 W. Huron Street, MI, 48341		
City, Township, Village (indicate which) Pontiac		County Oakland
Date of Commencement of Rehabilitation (mm/dd/yyyy) 08/15/2022	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/15/2023	School District where facility is located (include school code) Pontiac
Estimated Cost of Rehabilitation \$17,785,613	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>140</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

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 of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, 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 Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Coleman Yoakum	Telephone Number (248) 632-4399	Fax Number
Mailing Address 32 Newberry Street Pontiac, MI 48341		Email Address coleyoakum@gmail.com
Signature of Company Officer (no authorized agents) 		Title Executive Director

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1; 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Building(s)		
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call 517-335-7491.

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

A) General Description of the obsolete facility [Year Built, Original Use, Most Recent Use, Number of Stories, Square Footage]:

The facility was originally built in 1920 and opened in 1921 by the Pontiac School District with 19 classrooms and was expanded to 26 classrooms in the 1950's. The school was used as Webster Elementary School until 2007 when it was closed permanently. Since then it has set vacant and has experienced significant deterioration and is in blighted condition. Total square footage is approximately 52,616. The building is one story except for the 1,409 square foot administrative offices located on a second floor overlooking Huron Street.

B) General Description of the Proposed Use of the Rehabilitated Facility:

Proposed rehabilitation will be a mixed-use facility comprised of commercial and retail space. It will include a business incubator, commercial kitchen, stage for performing arts, gymnasium for community use and performances, office space, and retail space. Most of the organizations leasing space will be providing community services such as health care, child care services, arts programming, athletic programming, and food services to low-income residents.

C) Description of the General Nature and Extent of the Rehabilitation to be Undertaken:

The renovation will be a total building overhaul to cure functional obsolescence and blight. This work will transform the building into a modern fully functional space. Renovation will be according to the Secretary of Interior's Standards for Historic Preservation so the historic integrity of the building will be maintained. Renovation will include new roof work, new windows, facade work, handicap accessibility, new plumbing, electrical, water, lighting, and interior finishes.

D) A Descriptive List of Fixed Building Equipment as Part of the Rehabilitated Facility

Kitchen equipment will be installed including vent hoods, walk in coolers and freezers, and countertops. Stage equipment will be installed to accommodate performing arts activities. Stage equipment will include sound management and speakers, lighting and lighting controls, and curtains.

E) A Time Schedule for Undertaking and Completing the Rehabilitation of the Facility

Design and architectural work will be completed in May 2022. Construction activities are anticipated to begin August 15, 2022 and completion is expected by October of 2023.

F) A Statement of the Economic Advantages Expected from the Exemption

The project is located on the busy M-59 commercial corridor with residential housing behind the building. It is a critical building in this location of the community because of its unique architecture, large visual scale, and its contribution to the neighborhood. Its size and scale are significant enough that its current state of blight and deterioration has had a negative effect on the whole neighborhood. The courtyard has been used by drug offenders and a burned car with a murder victim was found in the back-parking lot over a year ago; the building's state has gone beyond an attractive nuisance.

Therefore, renovation of this building will make a dramatic improvement for this community. The use as the Webster Community Center will provide integrative programming that will stimulate commercial and residential revitalization. The new car and foot traffic at the site, along with community services provided in the building will restore it to a positive centerpiece of the neighborhood as it was when it operated as an elementary school.

Restoration will also improve the sense of place and walkability in this neighborhood. This area as a whole will become more an attraction for positive community interaction through its community gardens, food service programs, arts, recreation, health, and programs for children. The potential for the building to remain vacant for a number of years would have the opposite effect. Fifty jobs created during the 14-month construction period will provide opportunities for employment and help local eateries and other businesses. An estimated 90 jobs from a variety of tenants will provide new customers to local businesses and will encourage the establishments of new enterprises at nearby locations. The business incubator will also create new jobs and ultimately create additional businesses that will spin off and move into new locations. These activities improve one of the most important factors in healthy communities...feet on the street. Neighbors coming and going to utilize services, as well as commercial tenants in the building, during the day, evenings, and on weekends will improve the amount of foot traffic which adds to the vibrancy and sense of safety in the neighborhood. Due to the iconic nature of this building, combined with the activities above, its total restoration will stimulate new investment in surrounding properties thus increasing neighboring property values and creating additional jobs.

Legal description of Obsolete Property

Land situated in the City of Pontiac, County of Oakland, State of Michigan, described as follows:

Lots 34 through 61, both inclusive, of RECREATION PARK ADDITION TO THE CITY OF PONTIAC, according to the plat thereof as recorded in Liber 6 of Plats, page 13,

and as amended in Liber 15 of Miscellaneous Records, page 522, of Oakland County Records.

Tax Item No. 14-30-453-001

AFFIDAVIT

STATE OF MICHIGAN)
CITY OF PONTIAC)
COUNTY OF OAKLAND)

NOW COME Interim Assessor Terry Schultz, MMAO (4) and Jane T. Walsh, MAAO (3) of Oakland County Equalization, both being first duly sworn, depose and state as follows:

I, Terry Schultz, am the interim Assessor for the City of Pontiac, Oakland County, Michigan and make this affidavit in conjunction with an application under the Obsolete Property Rehabilitation Act. (OPRA), PA 146 of 2000, as amended, for a commercial building and land improvements located at 640 W Huron Street, City of Pontiac, Oakland County, Michigan. The related parcel identified as follows: Parcel No. 64-14-30-453-001

I, Jane Walsh MAAO (3), did on March 18, 2022, inspect the above referenced parcel in the City of Pontiac and issue the following opinion:

It is my expert opinion that the commercial office building found on the above referenced property is functionally obsolete as defined in MCL 125.2652 of the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended. Based on the functional inutility, which is defined as an impairment of the functional utility of a property or building according to market tastes and standards; equivalent to functional obsolescence because ongoing change makes the plan, form, style, design, layouts, or features obsolete. (Appraisal Institute's Dictionary of Real Estate Appraisal *Fifth Edition*).

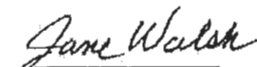
The building was once a one-story elementary school built in the 1920's which closed permanently in 2007. The structure has sustained extensive deferred maintenance over the last decade. The interior of the building has no functioning mechanicals with extreme damage to walls, flooring, ceilings, windows, and doors. The basement currently has standing water throughout. Asphalt paving shows damage due to weathering and neglect.

In the opinion of the Assessor, because of the extreme interior deficiencies along with need for intensive remediation, the property suffers more than 50% functional obsolescence.

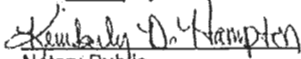
I, Terry Schultz, after inquiry and review of the findings of Jane Walsh, as well as review of records of the City of Pontiac related to this property find the above property functionally obsolete.

Further deponents sayeth not.


Terry Schultz


Jane T. Walsh

Subscribed and sworn to before me
This 21st day of March 2022


Notary Public

Oakland County, Michigan
My Commission Expires: 9-14-2025
Acting in the County of Oakland



Webster Community Center for Micah 6, LLC

April 2022

Micah 6 – Webster Community Center

Micah 6 Community, LLC is a 501 (c) (3) community development corporation established in 2012.

Their mission is to provide services increasing access to healthy food, improving the quality of housing and providing enrichment opportunities to local Pontiac youth.

Micah 6 currently owns three properties in Pontiac and has 9 employees; 2 full-time and 7 part-time.

In 2021, they had an operating budget of \$1.2M mostly from community foundations, donors, grant support and faith based organizations.

Webster Community Center

Micah 6 purchased the old Webster School that had closed since 2006 on a land contract in 2016. The balance was forgiven in 2018.

Webster School, when renovated, will be the home for the Webster Community Center. It is located at 640 W. Huron Street in Pontiac. The 53,000 SF sits on a 5 acre campus and takes up an entire block.

Webster Community Center will house the Pontiac Food Hub; connecting food growers, entrepreneurs and retailers. It will have a rentable commercial kitchen, offer cooking classes, an open gym, walking clubs, health fairs, a community garden and youth programs with music, art and theater. An entrepreneur and business incubator will also be on the site.

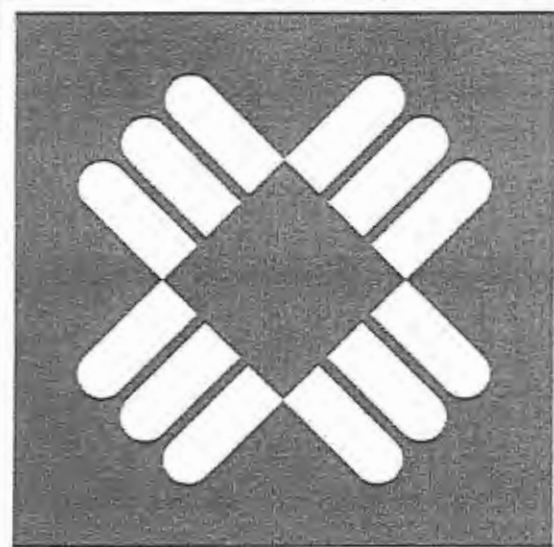
OPRA Requests

Micah 6 is requesting an Obsolete Property Rehabilitation Exemption Certificate from the City of Pontiac for the property at 640 W. Huron St.

The project rehab is estimated at \$17.8M and create approximately 50 jobs during the 14 month renovation period and 90 jobs from the tenants in the building. Construction is expected to commence August 16, 2022 and be completed by October 15, 2023.

A resolution to schedule a public hearing to create the Obsolete Property Rehabilitation District and a resolution to schedule a public hearing to approve the application for an Obsolete Property Rehabilitation Exemption Certificate are being presented to City Council for hearings on April 19th.

Webster Community Center



WEBSTER
community center



MICAH 6
COMMUNITY

Contact Information

Coleman Yoakum

(248) 632.4399

micah6community@gmail.com

www.webstercommunity.org

Tenant/Organization	Employees	Number of employed individuals	Full-Time Created	Full-Time Retained	Part-time Created	Part-time Retained
Webster Community Center						
	Janitorial	2	0	0	2	0
	Building Director	1	1	0	0	0
	Security	2	0	0	2	0
	Event Staff	2	0	0	2	0
Leasing Tenants						
OLHSA - Head Start						
	Teachers	5	5	0	0	0
	Teachers Aids	5	5	0	0	0
	Supervisor	1	1	0	0	0
OLHSA - WIC						
	Social Worker	2	2	0	0	0
	Administrative assistant	1	1	0	0	0
Sprout Fresh Food Store						
	Cashier/Clerk	3	0	0	0	3
	Manager	1	0	1	0	0
	Buyer	1	0	0	1	0
Micah 6 Offices		11		3	2	6
Accent Pontiac						
	Music Instructors	4	0	2	0	2
	Executive Director	1	0	1	0	0
The Art Experience						
	Artists	4	2		1	1
	Art Therapists	2	0	2	0	0
	Executive Director	1	0	1	0	0
Kaleo Kids						
	Dance Instructors	4	0	0	2	2
	Musicians	2	0	0	1	1
	Executive Director	1	0	1	0	0
Honor Community Health						
	Licensed Health Care Provider	2	0	2	0	0
	Licensed Health Care Provider	2	0	2	0	0
	Health Care Assistants	1	0	1	0	0
	Clerical Staff	1	0	1	0	0
	Physician Interns	5	5			
Elmer's Place						
	Baristas	3	0	0	3	0
	Manager	1	1	0	0	0
Pontiac Community Foundation						
	Business Incubator Tenants	16	0	0	16	0
	Center for Entrepreneurship director	1	1	0	0	0
Rochester University						
	Professor	1	1	0	0	0
	Clerical Staff	1	1	0	0	0
Pontiac Food Hub						
	Director	1	1	0	0	0
	TOTALS	91	27	17	32	15

Linnette E. Phillips

From: tjohnson communitylandmark.com <tjohnson@communitylandmark.com>
Sent: Friday, March 11, 2022 3:37 PM
To: Linnette E. Phillips; Cole Yoakum
Subject: Re: OPRA Application - Micah 6 Project
Attachments: Updated Service Impacts Sheet Ponitac 3.11.2022.xlsx

Linnette,

Please see attached spreadsheet with list of tenants and number of Jobs expected from each tenant.

Regarding the assessor's letter, typically the City reaches out to the assessor as it is another unit of government. However, I would be happy to call them directly.

Here are the wage rates you requested:

- general labor \$26 hour
- Journeyman carpenter \$35 hour
- drywall finisher \$39 hour
- brick layer \$40 hour
- elevator constructor \$70 hour
- painter \$35 hour
- asbestos & lead abatement laborer \$46 hour
- electrician \$45 hour
- plumber \$31 hour
- roofer \$48 hour
- concrete finisher \$35
- equipment operator \$36
- tile finisher \$34

Sincerely,

Tom Johnson, EDFP
The Landmark Group, LLC
Developing and Revitalizing Communities
P.O. Box 722
Boyne City, MI 49712
Cell: 231-633-2593
www.linkedin.com/pub/tom-johnson/34/414/275

Micah 6 Community
A Community Development Corporation

Mission: Building the Neighborhood that Pontiac Deserves

Background

Micah 6 Community is a 501(c)3 community development corporation serving Western Pontiac, Michigan since 2012. We do this through increasing access to healthy food, improving the quality of housing, and providing enrichment opportunities to local children. The organization grows gardens on eight vacant city lots, left behind after home demolitions. We have renovated and rented out two duplexes in the community. We have also renovated a small commercial building that now houses one of our small businesses: Sprout Fresh Food Store.

Our community was extremely hard-hit by the 2008 financial crisis and maintains a poverty rate of almost 42% with a median income of \$16,200. The homeownership rate in our community is only 39% and unemployment is at 27%. We keep in mind that these numbers are pre-COVID, which affected communities like ours disproportionately since most of our neighbors do have some sort of underlying condition and are most likely to work in service industry jobs, coming in contact most often with the public. The three main race groups in our community are African American (51%), Hispanic (15%) and White (38%).

Micah 6 Community currently has nine employees. Two, our Executive Director and our Manager of Sprout Fresh Food Store, are full-time. The other seven are part-time employees. All employees at Micah 6 Community live in the city of Pontiac and all but one live in our census tract.

- Coleman Yoakum, our Executive Director is the founder of Micah 6 Community. He comes from a background in social work having served at a number of organizations and our local Community Action Agency prior to his work at Micah 6 Community. Combined he has thirteen years of experience in the nonprofit sector.
- Katie Romska, our Executive Assistant manages our finances, volunteer groups, and logistics.
- Bethany Yoakum is the manager at Sprout Fresh Food Store. Bethany came to our organization with ten years in food and restaurant management. She has managed Sprout Fresh Food Store since it opened 2017, building relationships with local farms as well as retailers whom we connect to fresh produce.
- Emma Tracy, our Assistant Executive Director, manages all of our children's programs. She has a master's degree from Ball State in Applied Behavioral Analysis with an emphasis in Autism.

In 2021, our operating budget was \$1.2 million dollars. This is due to a large amount of support from the foundation community who stepped in to support our work around food and relief during COVID-19. Our support is typically an even split between individual donations, grant support, and support from various faith communities including churches and synagogues.

Webster Community Center

Webster Elementary School is a vacant school building located in the heart of our community and sits directly on M59, passed by 25,000 cars a day. The building was built in 1920 and shuttered in 2006 after years of declining enrollment. With 26 classrooms, a gymnasium, and impressive foyer, the building comes in at 53,000 square feet and sits on a 5-acre campus, taking up an entire city block.

Micah 6 Community purchased the building in 2016 on a land contract and the balance was forgiven in 2018. Since then, we've been able to commit our energy to finding partners, creating a pro forma, doing our feasibility study, and building our team.

We surveyed our neighbors to help determine our focus areas and the priorities of the neighborhood in their community center. With over 220 respondents, we discerned the following four focus areas for the building: Health and Wellness, Entrepreneurship, Arts and Culture, and Youth Programs. Once we had those priorities established, we were able to then reach out to organizations, businesses and community groups and invite them to be partners and tenants in our community center. Today, the majority of rentable square footage is already committed. Future tenants include PAL, OLHSA, Honor Community Health and Rochester University.

Webster will be the home to a Pontiac Food Hub, connecting growers around Oakland County with food entrepreneurs and retailers. We will also have a rentable commercial kitchen for food entrepreneurs, as a key aspect of the food hub. We are also exploring the possibility of an indoor, weekly, farm and craft market, cooking classes, a rentable refrigerator space, and more.

We are also working closely with SMART and MDOT to create an indoor bus terminal, consolidating several road-side, uncovered and unmaintained bus stops into one indoor stop where riders can watch monitors for travel updates and bus times. We hope that this encourages employees and visitors to the building alike to use public transportation to come to the building. This room will be adjacent to a small coffee shop.

Our Team

Architect - CBI Designs Bloomfield TWP, working with Hopkins + Burns on historical consulting

Construction - Spence Brothers

Accounting - Plante Moran

Legal - Warner Norcross + Judd

Environmental - PM Environmental

Timeline

Micah 6 Community has recently finished building our team for this project. We are currently in the pre-development and fundraising stage. We plan to begin construction in late summer of 2022. Spence Brothers has communicated a 12-month construction period. We are in a hurry to get two of our tenants in before the end of 2023, with the remainder of tenants moving in early in 2024.

Micah 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 15

<-- Cost Breakdown -->

Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
	Running trim - wood base (90% new)	9,000	lf	12.00	108,000	
	New/restored crown moldings in classroom	4,000	lf	12.00	48,000	by room per the finish schedule
	Door casing	28	each	1,000.00	28,000	
	Window extension Jambes 4x8' on interior	162	each	300.00	48,600	
	Window casings	162	each	400.00	64,800	
	Trim at Laylight ceiling panel in lobby	1	lsun	20,000.00	20,000	
	Arch Woodwork					
	Toilet ventiles	58	lf	400.00	23,200	
	Misc Div 6 Carpentry:				0	
07	Thermal & Moisture Protection				\$623,000	
	Roofing/Insulation - remove & replace	46,000	sf	12.00	552,000	
	Asphalt Shingle Roof	3,100	sf	10.00	31,000	
	Siding				None	None
	Insulation in Exterior walls				None	Add Alternate = \$83,000
	Exterior - Caulking	1	lsun	40,000.00	40,000	
	Misc Div 7 Thermal & Moisture Protection:				0	
08	Openings				\$1,522,900	
	Extended Aluminum Windows	162	each	4,200.00	680,400	Marvin quote + install
	Half Circle (restore)	9	each	5,000.00	45,000	
	Exterior Doors					
	Engineered Wood Doors					
	Single	21	each	9,000.00	189,000	Marvin quote + install
	Double	7	each	19,000.00	133,000	Marvin quote + install
	Exterior door hardware	35	leafs	1,000.00	35,000	
	Interior Doors/Frames/HW (remove and replace)					refinish in Div 09
	Single	84	each	1,000.00	84,000	
	Double	12	each	2,000.00	24,000	
	Replace 8% of doors/frames (note 1/A2.3)					
	Single	8	each	3,000.00	24,000	
	Double	1	each	4,500.00	4,500	
	Automatic Openers	4	each	3,000.00	12,000	
	Skylights					
	Theater/Court (Large)	1,200	sf	200.00	240,000	Redo based on Kriespinger quote
	Social Hall Laylight	350	sf	120.00	42,000	replace glass with tempered glass
	Detached Boiler Room Building					Includes refinishing framing
	New OH Door				See All 2	
	New man door				See All 2	
	Misc Div 8 Openings:				0	
09	Finishes				\$2,183,630	
	New walls					
	Toilet Rooms	3,000	sf	12.00	36,000	
	Wet Intl	2	each	800.00	1,600	
	Existing walls					
W1	Repair plaster walls (note W1)	58,728	sf	4.00	234,912	
W2	Repair plaster walls (note W2)	4,320	sf	4.00	17,280	
	Allowance 25% replacement with drywall	1,080	sf	6.00	6,480	
W3	Repair plaster walls	9,024	sf	4.00	36,096	
	Allowance 50% replacement with drywall	4,512	sf	6.00	27,072	
W4	Repair plaster walls	5,760	sf	4.00	23,040	
	Allowance 75% replacement with drywall	4,320	sf	6.00	25,920	
W6	Clean and Restore Existing Brick				see painting	
	Ceilings					
C1	Remove (included in demo), fill holes, and skim coat	34,228	sf	4.00	136,904	
	Replace 15% of plaster with drywall	5,200	sf	10.00	52,000	
C2	Skim coat existing	6,068	sf	4.00	24,272	
	Replace 15% of plaster with drywall	910	sf	10.00	9,100	
C3	Skim coat existing	2,000	sf	4.00	8,000	
	Replace 25% of plaster with drywall	500	sf	10.00	5,000	
C4					none	
C6					none	
C8	Replace plaster drop ceiling in entirety	2,452	sf	25.00	61,300	
C7	Maintain Existing Acoustical Ceiling Tile (Maintain???)	3,500	sf	1.00	3,500	
C8	Clean and Paint underside of steel slabs	2	each	800.00	1,600	
	Flooring					
F1	Remove and Replace hardwood floor	9,848	sf	19.00	187,112	
F2	New hardwood over new subfloor	9,900	sf	24.00	237,600	
F3	Repair & Refinish floors	9,809	sf	12.00	117,708	
F4	Remove vinyl tile and adhesive	7,400	sf	5.00	37,000	
F5	Remove carpet and refinish floors	2,760	sf	14.00	38,640	
F6	Polish & seal existing concrete	4,820	sf	8.00	38,960	
F7	Clean and Repair Existing Tile	768	sf	15.00	11,520	
F8	Existing Terrazzo - Clean, polish & restore (patch at bathrooms)	13,660	sf	15.00	204,900	
	Restore Gym Floor and repaint lines	3,500	sf	6.00	21,000	

Micah 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 15

< - Cost Breakdown - >

CSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
	Painting					
	Lobby Ceiling	1	Isum	15,000.00	15,000	
	Ceilings	37,000	sf	1.50	55,500	
	Walls	116,000	sf	0.90	104,400	
	Basement				Excluded	
	<u>Refinish existing wood doors & frames (or stain new)</u>					
	Single door/transom	04	each	900.00	3,600	
	Double doors/transom/lt	12	each	1,800.00	21,600	
	Closet doors (existing or new)	144	each	500.00	72,000	
	Refinish stair railings	2	each	4,000.00	8,000	
	Stain & varnish window wood trim	162	each	300.00	48,600	
	Finish or refinish wood base / crown	13,000	lf	2.00	26,000	
	Misc repair and refinish wood running trim ("as needed")	1	Allowance	40,000.00	40,000	Includes stripping paint
	Steel trusses - repainted	1	Isum	30,000.00	30,000	
W5	Clean & Restore existing Interior Brick (strip paint if present)	16,416	sf	3.00	49,248	
W6	Clean, Repair, and Repaint existing Interior Brick (room 116)	672	sf	3.00	2,016	
W7	Clean and Repair existing tile walls (167, 167B)	1,260	sf	6.00	7,560	
W8	Clean & Restore existing stone slabs (bathrooms)	2,048	sf	5.00	10,240	
W9	Clean repair & repaint CMU walls (140A&B, mech rms)	660	sf	8.00	5,280	
					0	
	Misc Div 9 Finishes:				0	
10	Specialties				\$123,000	
	Toilet accessories					
	large toilet rooms	4	each	4,000.00	16,000	
	small toilet rooms	6	each	1,000.00	6,000	
	Toilet partitions	27	each	1,000.00	27,000	
	Fire extinguishers	10	each	500.00	5,000	
	Signage - Interior code compliant	1	Isum	10,000.00	10,000	
	Signage - Directional / Exterior	1	Isum	20,000.00	20,000	
	Visual Displays - new classroom chalkboards (20' long)					
M1	Remove existing chalkboard, repair plaster, prep for paint	12	classrooms	2,000.00	24,000	
M2	New chalkboards, match existing (17 rooms, 2 per room)	34	each	2,000.00	Not Included	Not included to be added
M3	Maintain & Restore Existing Chalkboards (10 rooms, 2 per)	20	each	700.00	14,000	
	New Building Directory	1	each	2,000.00	2,000	
	Retractable Wall (136A&B)	20	lf	1,000.00	Not Included	Delete per meeting 9/9/21
	Misc Div 10 - Specialties:				0	
11	Equipment				\$311,000	
	Kitchen Equipment	1	allowance	275,000.00	275,000	
	Gym Equipment	1	allowance	10,000.00	Not Included	FFE per meeting 9/9/21
	Bleachers - restore	360	lf	100.00	36,000	
	Misc Div 11 Equipment:				0	
12	Furnishings				\$6,400	
	Machinery, Equipment, Furniture				By Owner	By Owner
	Window Treatments - motorized at clearstory in gym	16	ea	400.00	6,400	
	Window Treatments - elsewhere				By Owner	By Owner
	Misc Div 12 Furnishings:				0	
13	Special Construction				\$250,000	
	Solar Panels	1	Isum	250,000.00	250,000	Added back into budget
	Incubator Equipment / Desks				By Owner	By Owner
	Theatrical Lighting and Stage Curtains	1	allowance	100,000.00	Not Included	FFE per meeting 9/9/21
	Event Space pre-engineered structure				See A1 3	
	New Mural Painting in Original Location	1	allowance	5,000.00	Not Included	FFE per meeting 9/9/21
	Misc Div 13 Special Construction				0	
14	Conveying Systems				\$280,000	
	Elevator Package - 2 stops (pit, shaft, cab, etc.)	1	allowance	250,000.00	250,000	
	Lift at Storage 112	1	Isum	30,000.00	30,000	Deleted in contract
	Elevator to Basement				Not Included	Not Shown/Required?
	Misc Div 14 Conveying Systems				0	
21	Fire Protection				\$226,400	
	Fire Protection					
	1st & 2nd Floor	62,000	sf	3.50	217,000	
	Basement	11,800	sf	4.00	47,200	
	Detached Boiler Room Building				Not Included	Included per meeting 9/9/21
	Misc Div 21 Fire Protection:				0	

Micah 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 15

<- Cost Breakdown ->

CSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
22	Plumbing				\$850,778	
	Plumbing					
	Demolition (Cut & Cap)	1	Isam	7,200.00	7,200	
	Storm System	1	Isam	117,607.00	117,607	storm, fndn drain, roof drain
	Storm Overflow	1	Isam	61,578.00	61,578	
	Sanitary Waste and Vent	1	Isam	62,305.00	62,305	
	Grease Waste	1	Isam	9,530.00	9,530	
	Domestic Water	1	Isam	94,116.00	94,116	
	Gas Piping	1	Isam	88,520.00	88,520	
	Plumbing Fixtures					
	Water Closet	1	Isam	37,658.00	37,658	34
	Urinal	1	Isam	9,371.00	9,371	7
	Lev - countertop	1	Isam	13,462.00	13,462	17
	mop sink	1	Isam	1,348.00	1,348	1
	water coolers	1	Isam	9,624.00	9,624	4
	showers	1	Isam	2,389.00	2,389	2
	Kitchen Allowance	1	Allowance	35,000.00	35,000	
	Sleeving/coring	1	Isam	3,600.00	3,600	
	Startup	1	Isam	3,600.00	3,600	
	Material Escalation	1	Allowance	108,971.00	108,971	
	Equipment Escalation	1	Allowance	11,840.00	11,840	
	Excavation	1	Isam	5,000.00	5,000	
	Insulation	1	Isam	68,039.00	68,039	
	Concrete Equipment Pads	1	Isam		By Div 03	
	Miscellaneous	1	Isam	101,220.00	101,220	
	Misc Div 22 Plumbing:				0	
23	Heating, Ventilating & Air Conditioning				\$2,009,291	
	HVAC - Rooftop VAV System with HW Heat					
	Demolition (Cut & Cap)	1	Isam	7,200.00	7,200	
	Equipment					
	Rooftop Unit - 3 Tons	1	Isam	12,880.00	12,880	
	Rooftop Unit - 6 Tons	1	Isam	14,880.00	14,880	
	Rooftop Unit - 15 Tons	1	Isam	60,760.00	60,760	
	Boilers - 1,500 MBH	1	Isam	60,630.00	60,630	
	Boiler Pumps	1	Isam	10,468.00	10,468	
	Primary HHW Pumps 200 GPM	1	Isam	17,019.00	17,019	
	Air Sep & Exp Tank	1	Isam	7,743.00	7,743	
	HW Cabinet Unit Heaters	1	Isam	16,506.00	16,506	
	TR Exhaust Fan	1	Isam	12,705.00	12,705	
	JC Exhaust Fan	1	Isam	1,622.00	1,622	
	Art Room EF	1	Isam	4,885.00	4,885	
	Kitchen Exhaust Fan	1	Isam	4,183.00	4,183	
	Kitchen MUA Unit	1	Isam	15,000.00	15,000	
	Kitchen Exhaust Hood	1	Isam	0,100.00	0,100	
	Unit Vent	1	Isam	384,000.00	384,000	
	Unit Vent ACCU	1	Isam	11,880.00	11,880	
	DOAS - 6700 CFM	1	Isam	50,000.00	50,000	
	DOAS - 3300 CFM	1	Isam	35,000.00	35,000	
	Security Office ACU	1	Isam	3,440.00	3,440	
	Roof Curbs	1	Isam	3,160.00	3,160	
	ACCU Equip Supports	1	Isam	23,100.00	23,100	
	Piping					
	Equipment Connections:					
	Cond. Drains	1	Isam	8,514.00	8,514	
	VUV Line Sets	1	Isam	6,600.00	6,600	
	VUV RH Coils	1	Isam	15,403.00	15,403	
	Piping:					
	HHWS&R 4"	1	Isam	7,737.00	7,737	
	HHWS&R 3"	1	Isam	17,935.00	17,935	
	HHWS&R 2"	1	Isam	31,288.00	31,288	
	HHWS&R 1"	1	Isam	16,919.00	16,919	
	Sheetmetal					
	Ductwork - 1st Floor North					
	DOAS System:					
	Duct - 24/24	1	Isam	6,300.00	6,300	
	SA Diffusers	1	Isam	1,621.76	1,622	
	LPSA Duct - Rd	1	Isam	1,848.00	1,848	
	Tenant Space Duct:					
	LPSA Duct	1	Isam	9,216.00	9,216	
	SA Diffusers	1	Isam	11,120.64	11,121	
	LPSA Duct - Rd	1	Isam	12,672.00	12,672	
	RAG					
	Exhaust Systems:					
	LPEA Duct	1	Isam	1,728.00	1,728	
	Exhaust Grilles	1	Isam	1,042.56	1,043	

Micah 6
 Webster Community Center
 Pontiac, MI
 1/7/2022



Project Start: Spring 2022
 Project End: Summer 2023
 Months: 15

< - Cost Breakdown - >

OSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
	Ductwork - 1st Floor South					
	DOAS System:					
	LPSA Duct - 24/24	1	sum	6,300.00	6,300	
	SA Diffusers	1	sum	1,621.76	1,622	
	LPSA Duct - Rd	1	sum	1,848.00	1,848	
	Tenant Space Duct:					
	LPSA Duct	1	sum	65,664.00	65,664	
	SA Diffusers	1	sum	9,730.66	9,731	
	LPSA Duct - Rd	1	sum	11,088.00	11,088	
	RAG					
	Exhaust Systems:					
	LPEA Duct	1	sum	3,168.00	3,168	
	Exhaust Grilles	1	sum	1,863.44	1,863	
	Gym Duct:					
	LPSA Duct - 24/24	1	sum	2,700.00	2,700	
	SA Grilles	1	sum	1,676.75	1,676	
	LPSA Duct - Rd	1	sum	1,320.00	1,320	
	LPRR Duct - 24/24	1	sum	720.00	720	
	SA Grilles	1	sum	745.15	745	
	Social Hall/Library Duct:					
	LPSA Duct	1	sum	3,600.00	3,600	
	SA Diffusers	1	sum	2,780.18	2,780	
	LPSA Duct - Rd	1	sum	3,168.00	3,168	
	LPRR Duct	1	sum	720.00	720	
	RAG	1	sum	564.00	564	
	LPEA Duct	1	sum	2,160.00	2,160	
	Exhaust Grilles	1	sum	483.38	483	
	Kitchen Duct:					
	MUA Duct	1	sum	720.00	720	
	SA Diffusers	1	sum	695.04	695	
	LPSA Duct - Rd	1	sum	782.00	782	
	Hood Exhaust Duct	1	sum	2,160.00	2,160	
	Access Doors	1	sum	855.00	855	
	Sheetmetal Fabrication	1	sum	137,978	137,978	
	Boiler / Dom WH Flues	1	sum	12,456	12,456	
	Startup	1	sum	10,800.00	10,800	
	Coring	1	sum	5,400.00	5,400	
	Temperature Controls	1	sum	127,585.00	127,585	
	Insulation	1	sum	145,570.00	145,570	
	Test & Balance	1	sum	8,544.00	8,544	
	Concrete Equipment Pads				By Div 03	
	Material Escalation	1	Allowance	49,280.00	49,280	
	Sheetmetal Fab Escalation	1	Allowance	12,589.00	12,589	
	Equipment Escalation	1	Allowance	130,465.00	130,465	
	Miscellaneous	1	sum	221,638.00	221,638	
	Misc 23 Heating, Ventilating & Air Conditioning				0	
26	Electrical				\$1,313,576	
	Electrical					
	Interior Lighting	1	sum	594,080.00	594,080	
	General Wiring	1	sum	125,881.00	125,881	
	Data/Communications	1	sum	64,766.00	64,766	
	Fire Alarm System	1	sum	108,552.00	108,552	
	Security System (raceway)	1	sum	1,109.00	1,109	
	Audio/Visual System				Not Included	
	Clock System				Not Included	
	Kitchen Equipment Wiring	1	sum	15,000.00	15,000	
	Mechanical Equipment Wiring	1	sum	154,450.00	154,450	
	Service Equipment & Feeders	1	sum	142,309.00	142,309	
	Demolition	1	sum	49,929.00	49,929	
	Miscellaneous	1	sum	59,500.00	59,500	
	Misc Div 26 Electrical:				0	
27	Communications				\$85,000	
	Data / Communications cabling	1	allowance	50,000.00	50,000	
	AV System	1	allowance	15,000.00	15,000	
	Misc Div 27 Communications:				0	
28	Electronic Safety & Security				\$75,000	
	Electronic Safety & Security	1	allowance	75,000.00	75,000	
	Misc Div 28 Elec Safety & Security:				0	

Mloah 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 15

<- Cost Breakdown ->

CSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
31	Earthwork (Excavation)					\$281,020
	Event Space prep/stone	1	allowance	25,000.00	25,000	
	Prep/stone base for Asphalt	36,200	sf	6.00	181,000	
	Prep for walks	8,600	sf	4.00	28,400	
	Prep for curbs	2,184	lf	6.00	10,820	
	Bus loop prep	4,600	sf	4.00	18,400	
	Block for steps/stamps				In Div 32	
	Misc Div 31 Earthwork:				0	
32	Exterior Improvements					\$800,550
	New accessible ramps					
	North East (Including new masonry wall)	1	each	100,000.00	100,000	
	South (either side of main entrance)	2	each	60,000.00	See Alt 4	See Alternate 4
	South East (Including new masonry wall)	1	each	83,000.00	83,000	
	New Asphalt - Parking Lot	36,200	sf	3.00	108,600	
	New Curbs - Parking Lot	1,300	lf	30.00	39,000	
	New Curbs - event space	284	lf	30.00	7,920	
	New Concrete walks (only as shown, not "as needed")	6,600	sf	10.00	66,000	
	New door stoops at classroom exterior doors (A0.1)	13	each	1,000.00	In Div 32	Exterior doors are in Div 32, this is as shown
	New concrete approaches at street (A0.1)	2	each	8,000.00	16,000	
	Bus Loop (w decal lanes)	4,600	sf	12.00	55,200	
	Exterior Steps					
	Small sets (at sidewalk elevation changes)	7	each	5,000.00	35,000	
	Large sets (reworking main entrance)	1	each	12,000.00	12,000	
	Mechanical Access Hatch in courtyard	1	sum	8,000.00	8,000	
	New fence - 6' high aluminum	1,100	lf	160.00	See Alt 5	See Alternate 5
	New bike racks	3	each	2,500.00	7,500	
	Landscaping (fine grade, seeding, and plantings)	1	sum	35,000.00	35,000	
	Dumpster Pad and Enclosure	1	sum	25,000.00	25,000	
	Community Garden / Greenhouses				By Owner	By Owner
	Transformer Pad	1	sum	2,000.00	2,000	
	Site Lighting	1	sum	200,330.00	200,330	
	Misc Div 32 Exterior Improvements:				0	
33	Utilities					\$216,072
	New fire protection sprinkler water line tap fees	1	allowance	30,000.00	30,000	
	Domestic water line				Re-use existing	
	Sanitary Sewer				Re-use existing	
	Storm Sewer at Building				Re-use existing	
	Storm at parking Lot	35,000	sf	3.00	105,000	not shown yet, but assumed
	DTE Electrical / Power / Service Connection Fee	1	allowance	40,000.00	40,000	By Owner
	Electrical Site Utilities (from transformer to bldg)	1	sum	28,572.00	28,572	
	Community Garden					
	Water	1	sum	10,000.00	10,000	
	Electrical	1	sum	5,000.00	5,000	
	Misc Div 33 Utilities:				0	
99	Contingencies & Adjustments					\$1,658,806
	Design & Estimate Contingency (based on DD documents)	3.00	%	15,128,807	453,804	
	Market adjustment	2.00	%	15,128,807	302,536	
	Sub - Performance & Payment Bond	0.00	%	15,128,807	Not Included	
	CM Performance & Payment Bond	0.00	%	15,128,807	Not Included	
	CM Contingency	2.00	%	15,128,807	302,536	
	CM Insurance	0.55	%	15,128,807	83,197	
	Bulldier's Risk Insurance	0.20	%	15,128,807	30,254	
	CM Fee	3.00	%	18,216,937	488,478	
TOTAL ESTIMATED CONSTRUCTION COST:					16,785,613	\$16,785,613

Site Costs	per SF \$	22.30	1,418,377
Building Costs	per SF \$	241.62	18,367,236

Basement	11,800
1st Floor	60,000
2nd Floor	2,000

Building construction area (GSF):	63,600
Cost per SF of building const area:	\$283.92

Qualifications / Clarifications:

Excludes work in Basement & Tunnels (see Alternate 1)
Excludes A/E costs.
Excludes FF&E.
Includes permit fees. Trade permits included.
Excludes utility tap or impact fees (FP tap fee included)
Excludes soil borings.
Excludes handling of hazardous/contaminated soils.
Excludes lead/asbestos survey (includes) abatement.

Excludes Owner's contingency.
Excludes P & P Bond.
Excludes Sub Bonds
Excludes LEED certification.
Excludes data/AV/security design
Excludes window treatments (clerestory in gym included)
Excludes Event Space in Courtyard
Includes allowance for electrical service connection

Micah 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 16

<-- Cost Breakdown -->

CSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
01	General Conditions and Requirements					
01 - CM	Construction Manager General Conditions:				\$499,500	
	<u>Preconstruction Phase:</u>					
	Spence Brothers Personnel, Planning, Bidding				See Summary	See Summary Sheet
	<u>Construction Staffing:</u>	15 mo		30,000.00	450,000	
	Project Director					In monthly rate
	Project Manager					In monthly rate
	Lead Superintendent					In monthly rate
	Project Engineer					In monthly rate
	Safety Director					In monthly rate
	Project Admin					In monthly rate
	<u>General Condition Costs</u>	16 mo		3,300.00	49,500	
	Temporary Office (Rent/Trailers)					In monthly rate
	Temporary Office Supplies & Printing					In monthly rate
	Temporary Office Equipment (desks, chairs, printers, etc.)					In monthly rate
	Telephone, Fax & Internet					In monthly rate
	Fuel & Expenses for Jobsite Supervision					In monthly rate
01 - GC	Project General Requirements				\$827,850	
	<u>Temporary Facilities & Utilities:</u>					
	Temp. Power Consumption	16 mo		3,000.00	45,000	
	Temp. Heating & Gas Charges	6 mo		16,000.00	80,000	
	Temporary Toilets	15 mo		1,450.00	21,750	
	Temporary Protection	62,000 sf		1.00	62,000	
	Temporary Fencing	1 Isum		25,000.00	25,000	
	Temporary Sidewalk Protection and Pedestrian Control	1 Isum		10,000.00	10,000	
	Dumpsters	62,000 sf		0.60	31,200	
	Daily Cleanup	48 wks		480.00	22,882	
	Fine Cleanup	62,000 sf		0.80	41,500	
	Safety On-Site	65 wks		260.00	16,238	
	Job Signs, Hard Hats & Vests	1 Isum		10,000.00	10,000	
	Parking				On site	Parking on site
	Survey & Layout	1 Isum		4,000.00	4,000	
	IT & Software	1 Isum		18,000.00	18,000	
	Building Permit	1 Isum		160,000	160,000	
	Utility Tap & Impact Fees				See Div 33	See Div 33
	Environmental studies & survey				By owner	By Owner
	Preliminary Soil Investigation (borings)				By owner	By Owner
	Materials Testing & Inspection				By owner	By Owner
	Misc Div 1 General Conditions:	months			0	
02	Existing Conditions				\$854,000	
	<u>Environmental/Abatement/Water Removal</u>					
	Water Removal	1 Isum		175,000.00	175,000	Spent already
	Basement and Tunnel - Remove Debris and Clean	1 Isum		222,000.00	222,000	(EGLE grant \$425)
	Abatement - Asbestos and Lead	1 Isum		75,000.00	75,000	Survey By Owner
	Removal of underground storage tank	1 Isum		81,500.00	81,500	Per reconciliation with PM Env.
	Selective Demolition (after abatement)					
	1st and 2nd Floor	62,000 sf		5.00	260,000	
	Detached Boiler Room Building					Building Remains
	Remove existing stairs				See A11.2	
	Demo exterior wall for new 16x8 OH door				See A11.2	
	Demo toilet room walls and fixtures				See A11.2	
	Demo 2 boilers / piping				See A11.2	
P0.1	Trench floor for new plumbing	350 lf		30.00	10,500	Also see Alternates
	<u>Roof Level</u>					
	Remove skylight covers	8 ea		1,000.00	8,000	
	Cut down existing chimney	1 Isum		10,000.00	10,000	Move to Div 05
	Demo roof for new skylights					
	Small (lobby)	1 Isum		5,000.00	5,000	SEPARATE
	Large (gym)	1 Isum		15,000.00	15,000	
	Remove rooftop equipment (HVAC includes cut & cap)	1 Isum		5,000.00	5,000	
	Remove metal parapet	1 Isum		2,000.00	2,000	
	Misc Div 2 Existing Conditions:				0	
03	Concrete				\$30,950	
	<u>Interior</u>					
	Repair stair threads	113 each		160.00	16,950	
	Patch plumbing trench	360 lf		20.00	7,000	Also see alternates
A5.2	Ramp and floor at lift room	1 Isum		7,000.00	7,000	
	Detached Boiler Room Building					
	Slab on Deck				See A11.2	
	Stair Pan Concrete				See A11.2	
	Column footings				See A11.2	
	<u>Exterior</u>					In Div 32
	Misc Div 3 Concrete:				0	

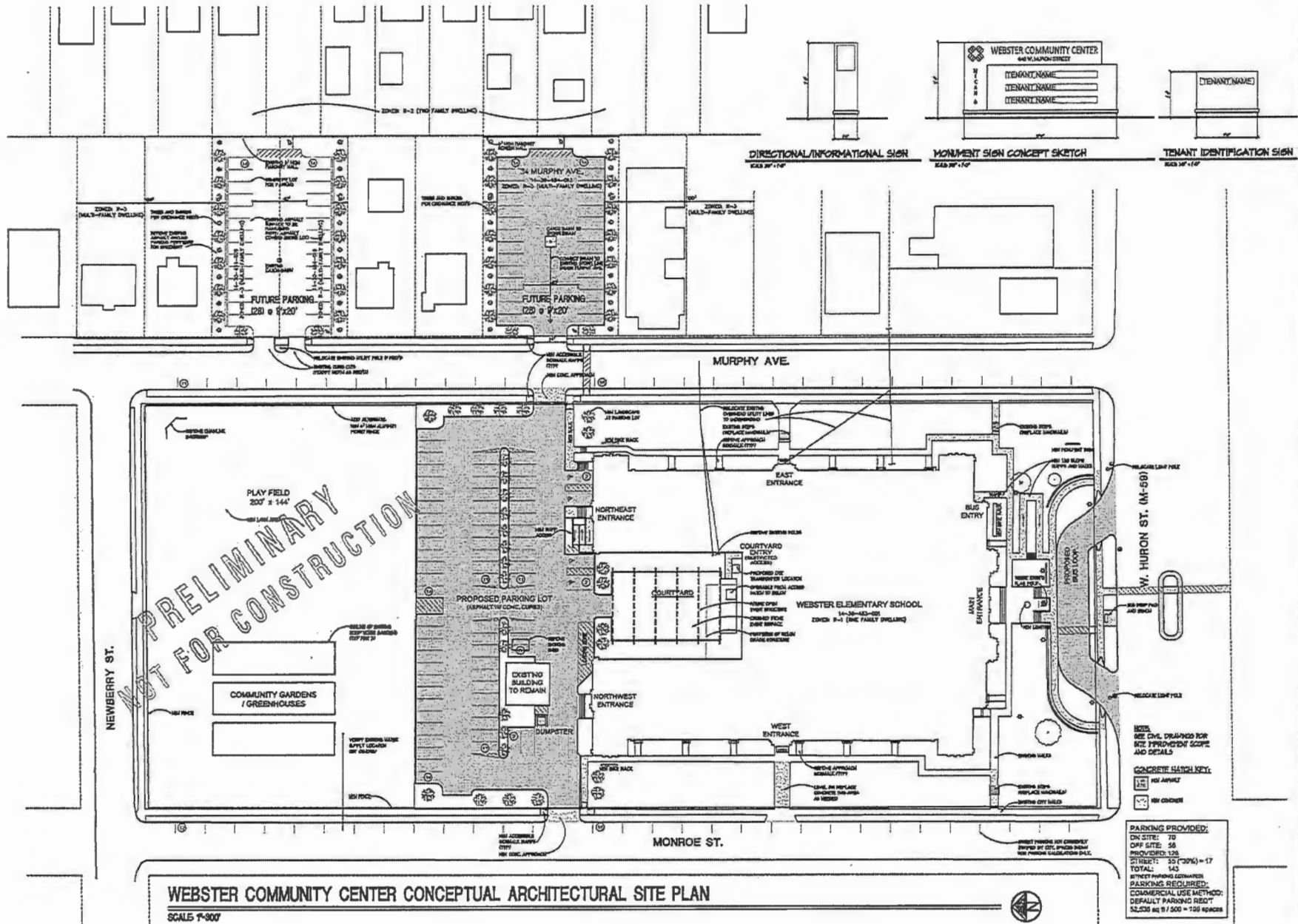
Mich 6
Webster Community Center
Pontiac, MI
1/7/2022



Project Start: Spring 2022
Project End: Summer 2023
Months: 15

← Cost Breakdown →

CSI Primary Code	Description	Quantity	Unit	Unit Cost	Total Cost Estimate	Remarks
04	Masonry				\$1,218,812	
	Repairs - Tuck Pointing					
	Exterior					
	1st Floor Walls (50%)	8,174	sf	23.00	188,002	Size/shape/allowance/selection
	2nd Floor Walls (50%)	1,260	sf	23.00	28,750	
	Chimney & Tower (100%)	1,020	sf	23.00	23,460	
	Cut down existing chimney	1	lsun	10,000.00	10,000	allowance/allow
	Interior					
	1st Floor Theater/Court	3,500	sf	20.00	70,000	Not required
	Misc Arch Detail Repairs - Exterior					
	South elevation	1	lsun	180,000.00	180,000	
	East & West elevations	2	each	100,000.00	200,000	Limestone sills, plaster, capitals patch and coating and sealant
	North elevation (2 areas)	2	each	30,000.00	60,000	
	Courtyard Ext Walls (3 areas)	3	each	30,000.00	90,000	Event space location
	Stone Stoppen	16	each	1,000.00	16,000	
A2.2	Basement					
	CMU wall in basement to enclose storage room	1	lsun	2,000.00	2,000	
	CMU closures at air shafts	25	each	600.00	12,500	
	Elevator shaft walls				In Div 14	
A5.2	First Floor					
	Lift ramp masonry	1	lsun	4,000.00	4,000	
	Detached Boiler Room Building					
	New OH door opening				See Alt 2	
	New Man door opening				See Alt 2	
	New Masonry Wall SE corner at ramp	1	lsun	3,000.00	Moved to Div 42	
	New Masonry Wall NE corner at ramp	1	lsun	20,000.00	Moved to Div 42	
	Misc Masonry patch and repair (contingency or allowance)	1	allowance	75,000.00	75,000	
	Historic Masonry Cleaning (exterior based on new spec)	22,400	sf	1.00	22,400	How many to be cleaned? above and below in 1 room only
	Historic Masonry Cleaning (remove paint on second floor)	4,800	sf	1.00	4,800	Increased based on feedback from st
A4.2	Architectural Glass Fiber Reinforced Polymer (note 11)	1	lsun	300,000.00	300,000	
	Misc Div 4 Masonry:				0	
05	Metals				\$168,380	
	Interior					
	Basement					
	New metal stairs / landing	1	lsun	30,000.00	30,000	
	Replace ships ladders	2	each	3,000.00	6,000	
	Service platform for boilers	1	lsun	16,000.00	16,000	new
	Service platform for electrical equipment	1	lsun	14,000.00	14,000	new
	First Floor					
	Structural Steel framing/reinforcing for rooftop mech units	3	each	12,500.00	37,500	
	New stage handrails	4	each	1,000.00	4,000	
	New guardrail in Gym	162	lf	40.00	7,680	
A2.3	Gym Entrance railing (south steps)	2	each	1,000.00	2,000	
A5.2	Metal deck for ramp at lift room	1	lsun	4,000.00	4,000	
	Second Floor					
	Restore railings	1	lsun	6,000.00	6,000	
	New metal railings at 3 openings	3	each	700.00	2,100	
	New metal handrails at 2nd floor stairs	2	each	10,000.00	20,000	
	Exterior					
	New Metal Handrails (2 on south entrance added)	11	each	1,500.00	16,500	
	New mechanical screens on roof at shafts	6	each	600.00	3,600	
	Detached Boiler Room Building					
	New metal pan stairs / railings				See Alt 2	
	New steel beams & Columns				See Alt 2	
	New metal deck				See Alt 2	
	New railing at new floor				See Alt 2	
	New OH door frame				See Alt 2	
	Misc Div 5 Metals:				0	
08	Wood, Plastics & Composites				\$788,100	
	Rough Carpentry					
	Roof framing repair	1	allowance	10,000.00	10,000	Allowance
	Misc wall & roof blocking	52,000	sf	1.00	52,000	
	Misc floor sleeper repair	1	allowance	60,000.00	60,000	Allowance
	Fill in stage floor hole	1	lsun	1,000.00	1,000	
	Infill ceilings at old skylights	6	each	2,000.00	12,000	
	Infill skylight at upper stage	1	lsun	6,000.00	6,000	Not included
	Doghouse for temp protection prior to hatch installation	1	lsun	2,600.00	2,600	
	Finish Carpentry					
	Install salvaged stone panels on toilet walls	4	each	10,000.00	40,000	
	Restore grills at gym stage	1	lsun	4,000.00	4,000	
	Create new recess in ceiling	4	each	3,000.00	12,000	
	Replace wood door closets/dockers - 24 sets of 8	144	each	500.00	72,000	
B1	Restore built-ins at tenant space (21 restore)	21	each	2,000.00	42,000	How many need to be restored? Not included
B5	New built in cabinets at tenant space (4 new)	4	each	2,000.00	8,000	
	New Air Handler Closets in tenant space	20	each	2,000.00	40,000	
	New stairs at gym	2	each	5,000.00	10,000	
	New stairs at stage	2	each	4,000.00	8,000	



WEBSTER COMMUNITY CENTER CONCEPTUAL ARCHITECTURAL SITE PLAN

SCALE 1/8"=1'-0"



DIRECTIONAL/INFORMATIONAL SIGN
SCALE 1/8"=1'-0"

MONUMENT SIGN CONCEPT SKETCH
SCALE 1/8"=1'-0"

TENANT IDENTIFICATION SIGN
SCALE 1/8"=1'-0"

SEE CIVIL DRAWING FOR SITE IMPROVEMENT SCOPE AND DETAILS

CONCRETE PATCH KEY:

- EXISTING
- NEW ASPHALT
- NEW CONCRETE

PARKING PROVIDED:

ON SITE: 70
 OFF SITE: 58
 PROVIDED: 128
 TOTAL: 145

STREET PARKING CONTRACTOR PARKING REQUIRED:
 COMMERCIAL USE METHOD:
 DEFAULT PARKING REQ'D:
 52,535 sq ft / 500 = 105 SPACES



Removals for the
Webster Community Center
 640 W. Huron Street, Pontiac, MI 48342

19027

PJM
 REC

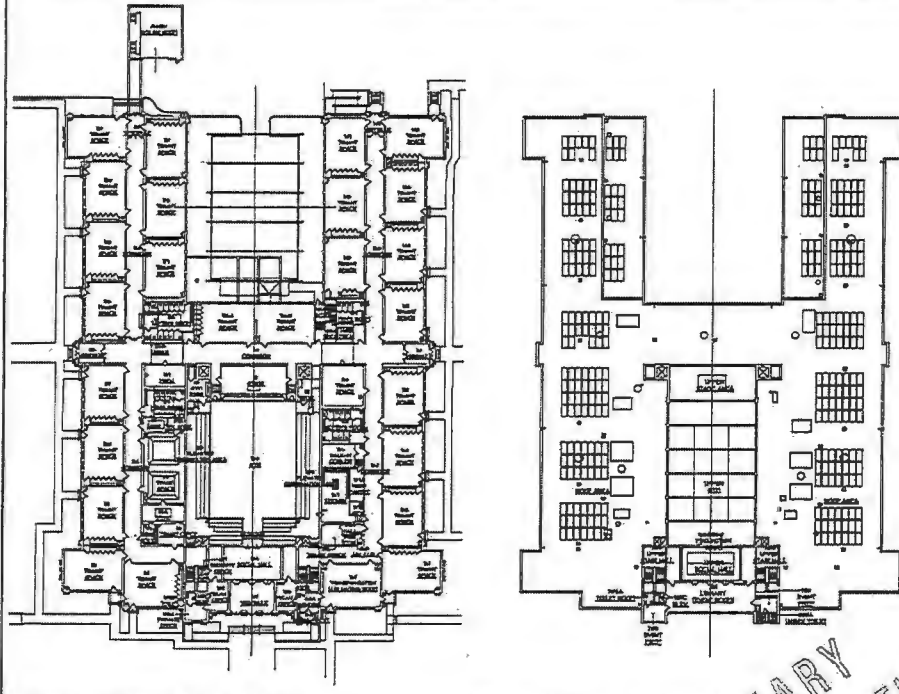
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CBI Design Professionals
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CONCEPTUAL ARCHITECTURAL SITE PLAN

Proposed Renovation for Webster Community Center

640 W. Huron, Pontiac, Michigan



SCHEMATIC FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

SCHEMATIC SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

TYP. GENERAL NOTES

- REMOVE ALL EXISTING MECHANICAL, ELECTRICAL / PLUMBING FIXTURES AND EQUIPMENT EXISTING HISTORICAL EQUIPMENT NOTED FOR MAINTENANCE TO BE RESTORED TO ORIGINAL, REPAIR AND REHABILITATE WITHOUT CONNECTION TO BUILDING SYSTEMS.
- CLEAN / POLISH AND RESTORE ALL TERRAZZO FLOORING AND BENCH GRADINGS TO BE FIELDED WITH CONCRETE GRANITE AND POLISHED AS NECESSARY TO PROVIDE SMOOTH SEALED FINISH.
- REPAIR AND RESTORE ALL PLASTER WALLS AND CEILING AS NECESSARY TO PROVIDE A WHOLE FINISH NOT FINE. PROVIDE ALLOWANCE FOR 3/8" REPLACEMENT IN EACH SPACE UNLESS NOTED OTHERWISE. ALL EXPOSED PAINT TO BE REMOVED PRIOR TO PAINTING.
- REPAIR / RESTORE ALL VIEWER BOOMS, TRANSOMS, AND ARCHES PROVIDE ALLOWANCE FOR 3/4" HALL REPLACEMENT WITH MATCHING OAK MATERIALS. RESTORE EXISTING SIGN AND REPAIR AS NEEDED. ALLOW FOR REPLACEMENT OF ALL GLASS IN TRANSOMS.
- REMOVE ALL NON-ORIGINAL ATTACHMENTS TO INTERIOR WALL AND CEILING SURFACES. FILL ALL HOLES FROM PATTERNS WITH LIKE MATERIALS READY FOR PAINT OR FINISH ADJACENT MATERIALS.
- ALL ORIGINAL VENTS THAT HAVE BEEN PAINTED TO BE STRIPPED OF PAINT AND REPAIRED TO MATCH ADJACENT STAINED MATERIALS. REPLACE DAMAGED BATH LINEN CABINETS BE RESTORED WITH MATCHING PROFILE AND FINISH TO ORIGINAL. (IE WALLS TO CEILING HOLDING IN FRONT CLAMPOPS).
- PAINT ALL PLASTER WALLS, CEILING AND FRAGILE AREAS REFINISHED ORIGINALLY PAINTED. STRIP SURFACES / FIELDS OF PAINT AND REPAIR TO ORIGINAL. MATCH MATERIAL, WHERE NECESSARY.
- RESTORE EXISTING WOOD / DOOR CASING.

GENERAL CONTRACTOR:
Spencer Brothers
4200 Washtenaw Drive, Suite A
Ann Arbor, MI 48106
contact: Karl Spence
ph: 734-233-6233

CIVIL ENGINEER:
Novak & Foss Engineers
4477 Woodland Ave
Livonia, MI 48150-8022
contact: Patrick Wilson P.E.
ph: 734-949-7174

MECHANICAL ENGINEER:
LTI Engineering
2850 Deerpark Rd.
Madison Heights, MI 48071
contact: Dave Galsbolz
ph: 588-800-8558

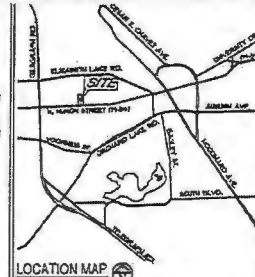
ELECTRICAL ENGINEER:
ETP Engineering, Inc.
48 S. Washington Rd.
Royal Oak, MI 48064-2838
contact: Dan Gieringer
ph: 248-240-9040

Room #	Flooring	Walls	Ceiling	Millwork	Misc.
112	FL	WS	CS	B3, B4	MS
115	FS, B4	WS	CS	B3, B4	MS
116	FS	WS	CS	B3, B4	MS
118	FL	WS, WS	CS	B1, B3	MS, MD
119A	FS, B4	WS	CS		
120	FS	WS	CS	B2, B4	MS
122	FS	WS	CS	B3, B5	MS
126	FS	WS	CS	B3, B5	MS, MD
127	FS	WS	CS	B3, B5	MS, MD
128	FS	WS	CS	B1, B4	MS, MD
129	FS	WS	CS	B2, B4	MS, MD
130	FS	WS	CS	B2, B4	MS, MD
131	FS	WS	CS	B2, B4	MS, MD
132	FS	WS	CS	B3, B4	MS, MD
134	FS	WS	CS	B1	MD
135	FS	WS	CS	B2	MD
142	FS	WS	CS	B3, B4	MS
143	FS	WS	CS	B2, B4	MD
144	FS	WS	CS	B1, B4	MS
145	FS	WS	CS	B1, B4	MS
146	FS	WS	CS	B1, B4	MS
147	FS	WS	CS	B3, B4	MS
148	FS	WS	CS	B3, B4	MS
152	FS	WS	CS	B3, B4	MS, MD
153	FS	WS	CS	B3, B4	MS, MD
154	FS	WS	CS	B3, B5	MS, MD
149	FS	WS	CS	B1, B3, B4	MS, MD
150	FS	WS	CS	B2, B4	MS, MD
151	FS	WS	CS	B2, B4	MS, MD
155	FS	WS	CS	B3, B4	MS
156	FS	WS	CS	B3, B4	MS
157	FS	WS	CS	B3, B4	MS
158	FS	WS	CS	B1, B3, B4	MS, MD
159	FS	WS	CS	B1, B3, B4	MS, MD
160	FS	WS	CS	B3, B4	MS
161	FS	WS	CS	B3, B4	MS
162	FS	WS	CS	B3, B4	MS
163	FS	WS	CS	B3, B4	MS
164	FS	WS	CS	B3, B4	MS
165	FS	WS	CS	B3, B4	MS
166	FS	WS	CS	B3, B4	MS
167	FS	WS	CS	B3, B4	MS
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171	FS	WS	CS	B3, B4	MS
172	FS	WS	CS	B3, B4	MS
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203	FS	WS	CS	B3, B4	MS
204	FS	WS	CS	B3, B4	MS
205	FS	WS	CS	B3, B4	MS
206	FS	WS	CS	B3, B4	MS

Room #	Flooring	Walls	Ceiling	Millwork	Misc.
102	FS	WS, WS	CS		
103	FS	WS	CS		
104	FS	WS	CS		
105	FS	WS	CS		
106	FS	WS	CS		
107	FS	WS	CS		
108	FS	WS, WS	CS		
109	FS	WS	CS		
110	FS, FS	WS	CS		
111	FS	WS	CS		
112	FS	WS	CS		
113	FS	WS, WS	CS		
114	FS	WS	CS		
115	FS	WS	CS		
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117	FS	WS	CS		
118	FS	WS	CS		
119	FS	WS	CS		
120	FS	WS	CS		
121	FS	WS	CS		
122	FS	WS	CS		
123	FS	WS, WS	CS		
124	FS	WS	CS		
125	FS	WS, WS	CS		
126	FS	WS	CS		
127	FS	WS	CS		
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202	FS	WS	CS		
203	FS	WS	CS		
204	FS	WS	CS		
205	FS	WS	CS		
206	FS	WS	CS		

FINISH SCHEDULE KEY NOTES

- FLOORING:**
- REMOVE EXISTING DAMAGED HARDWOOD FLOORING ENTIRELY AND REPLACE WITH LIKE MATERIAL OVER NEW SUBFLOOR WITH VAPOR BARRIER. ALL NEW FLOORING TO BE SAND AND FINISH IN PLACE 3/4" STRIP PLANK.
 - NEW HARDWOOD FLOORING TO MATCH EXISTING OVER NEW SUBFLOOR WITH VAPOR BARRIER. ALL NEW FLOORING TO BE SAND AND FINISH IN PLACE 3/4" STRIP PLANK.
 - REPAIR/REPAIR EXISTING HARDWOOD FLOORING, MATCH EXISTING SIZE AND SPECIES (MAPLE ASSEMBLY SAND) AND REPAIR FLOOR IN INTERIOR ROOMS.
 - REMOVE EXISTING VINYL TILE AND ADHERING.
 - REMOVE EXISTING CARPET, SAND AND REPAIR EXISTING HARDWOOD FLOORING BELOW.
 - POLISH AND SEAL EXISTING CONCRETE.
 - CLEAN AND REPAIR EXISTING TILE FLOOR.
 - EXISTING TERRAZZO FINE TYPE, GENERAL NOTE 12.
- WALLS:**
- REPAIR PLASTER WALLS (SEE TYP. GENERAL NOTE 14).
 - REPAIR PLASTER WALLS, PROVIDE ALLOWANCE FOR 3/8" HALL REPLACEMENT OF PLASTER.
 - REPAIR PLASTER WALLS, PROVIDE ALLOWANCE FOR 3/8" HALL REPLACEMENT OF PLASTER.
 - REPAIR PLASTER WALLS, PROVIDE ALLOWANCE FOR 3/4" HALL REPLACEMENT OF PLASTER.
 - CLEAN AND RESTORE EXISTING BRICK, STRIP PAINT & REPAINT.
 - CLEAN, REPAIR AND RE-PAIN EXISTING BRICK.
 - CLEAN AND REPAIR EXISTING TILE WALLS.
 - CLEAN AND RESTORE EXISTING BRICK STAIRS (FILL, REPAIR, HOLD UNDER 1/4" WITH COLLEDED NON-SHARP CORNERS, PROVIDE METAL OVER PLASTER WITH ANCHORS FOR LAMINAR HOLES, RESTORE OR REPLACE IN HARD DOTTING GROUT VENTS, PROVIDE MINI FALSB PITAL BACK PAINTED BLACK INVENT VENT IS NO LONGER APPLICABLE).
 - CLEAN, REPAIR AND REPAIR EXISTING GYPSUM WALLS.
- CEILING:**
- REMOVE EXISTING CEILING TILES, REMOVE HUNGUP BEAMS AND FILL HOLES TO MATCH ADJACENT MATERIALS, PROVIDE ALLOWANCE FOR 3/8" REPAIR/REPLACEMENT OF CONCEALED CEILING MATERIAL, PAINT EXISTING AREA.
 - REPAIR/REPLACE 1/2" OR 5/8" OF PLASTER TO MATCH ADJACENT MATERIAL AND PAINT EXISTING AREA.
 - REPAIR/REPLACE 3/8" OR 1/2" OF PLASTER TO MATCH ADJACENT MATERIAL AND PAINT EXISTING AREA.
 - REPAIR/REPLACE 3/8" OR 1/2" OF PLASTER TO MATCH ADJACENT MATERIAL AND PAINT EXISTING AREA.
 - REPAIR/REPLACE 3/8" OR 1/2" OF PLASTER TO MATCH ADJACENT MATERIAL AND PAINT EXISTING AREA.
 - REPLACE PLASTER DROP CEILING ENTIRELY TO MATCH ORIGINAL FINISH PATTERN.
 - REPAIR EXISTING ACCESSIBLE CEILING TILES - PAINT.
- LANDING / HALLWAYS:**
- REMOVE EXISTING BATH TUBS, REPLACE WITH BEAMED OAK TO MATCH ORIGINAL FINISHES.
 - NEW WOOD BATH TUB TO MATCH ORIGINAL BEAMED OAK.
 - RESTORE EXISTING WOOD TUBS AND/OR OAKEN (REFINISH PAINT AS NECESSARY).
 - RESTORE EXISTING BATH CABINETS (REPLACE GLASS AND HARDWARE AS NECESSARY).
 - PROVIDE NEW BATH CABINET TO MATCH ORIGINAL IN OTHER CLAMPOPS.
- MISCELLANEOUS:**
- REMOVE EXISTING CHALKBOARDS / CONSIDERABLE REPAIR EXISTING PLASTER WALL AND PREP FOR PAINT.
 - NEW CHALKBOARDS TO MATCH ORIGINAL SIZE MATERIAL SPANAL TO CORRECT CHALKBOARD BEING BANNED.
 - REPAIR AND RESTORE EXISTING CHALKBOARDS.



NO.	TITLE
1	SCHEMATIC FIRST FLOOR PLAN
2	SCHEMATIC SECOND FLOOR PLAN
3	FINISH SCHEDULE KEY NOTES
4	INDEX OF SHEETS

NO.	TITLE	DATE
1	SCHEMATIC FIRST FLOOR PLAN	12/20/23
2	SCHEMATIC SECOND FLOOR PLAN	12/20/23
3	FINISH SCHEDULE KEY NOTES	12/20/23
4	INDEX OF SHEETS	12/20/23

Scale: 1/8" = 1'-0"

Sheet No: 01 of 001

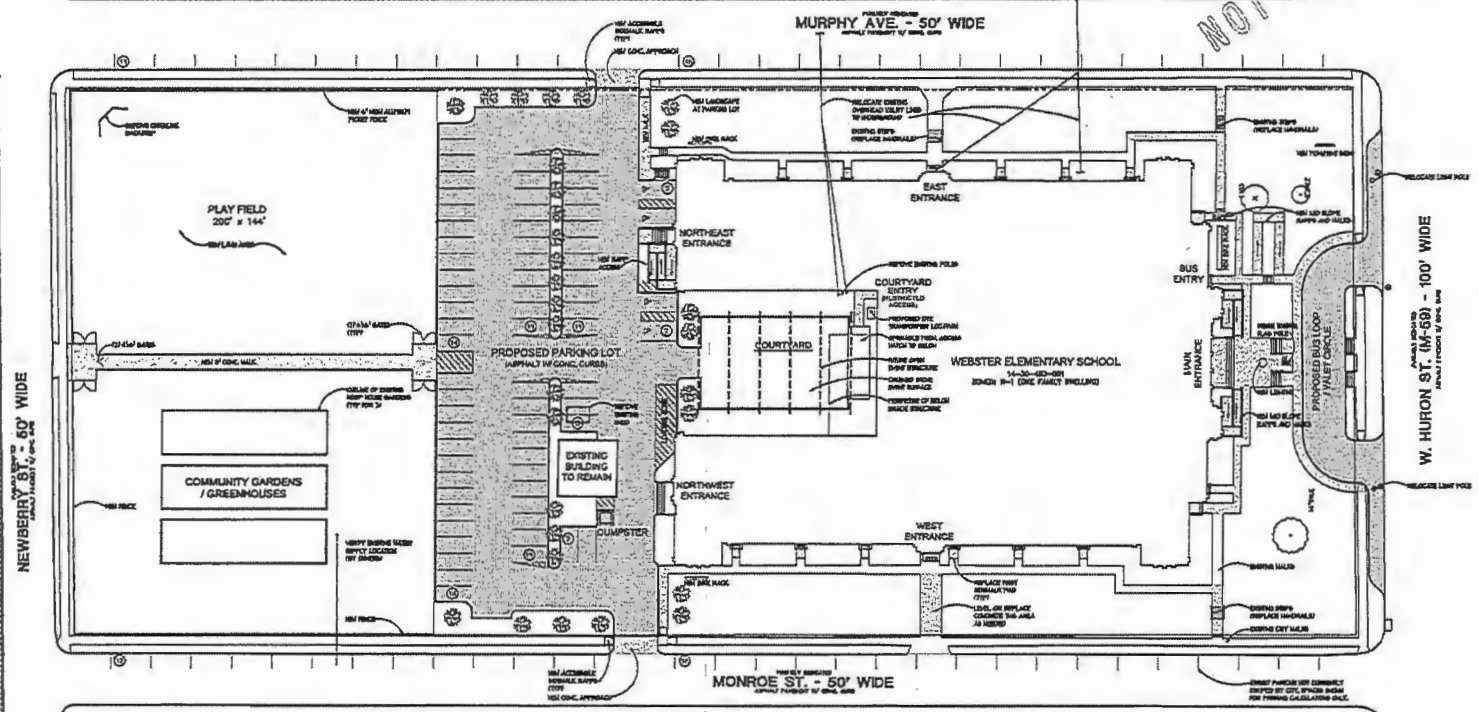
CBI DESIGN PROFESSIONALS

I:\Projects\2024\20240101\20240101_111111_111111.dwg, 21/01/2024, 11:11:11 AM, AutoCAD 2024 (64-bit) (English) (US)

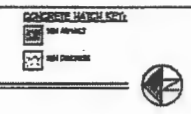
PARKING PROVIDED:
 ON SITE: 70
 STREET: 33 (137%) = 17
 TOTAL: 87
 STREET PARKING ESTIMATED


PARKING REQUIRED:
 COMMERCIAL USE FACTOR:
 DEFAULT PARKING REQ'T
 32,802 sq ft / 500 = 106 spaces

PRELIMINARY
NOT FOR CONSTRUCTION



WEBSTER COMMUNITY CENTER CONCEPTUAL ARCHITECTURAL SITE PLAN
 SCALE 1/300





CBI DESIGN PROFESSIONALS

Renovations for the
Webster Community Center
 640 W. Huron Street, Pontiac, MI 48342

19027

DATE: 11/11/2024

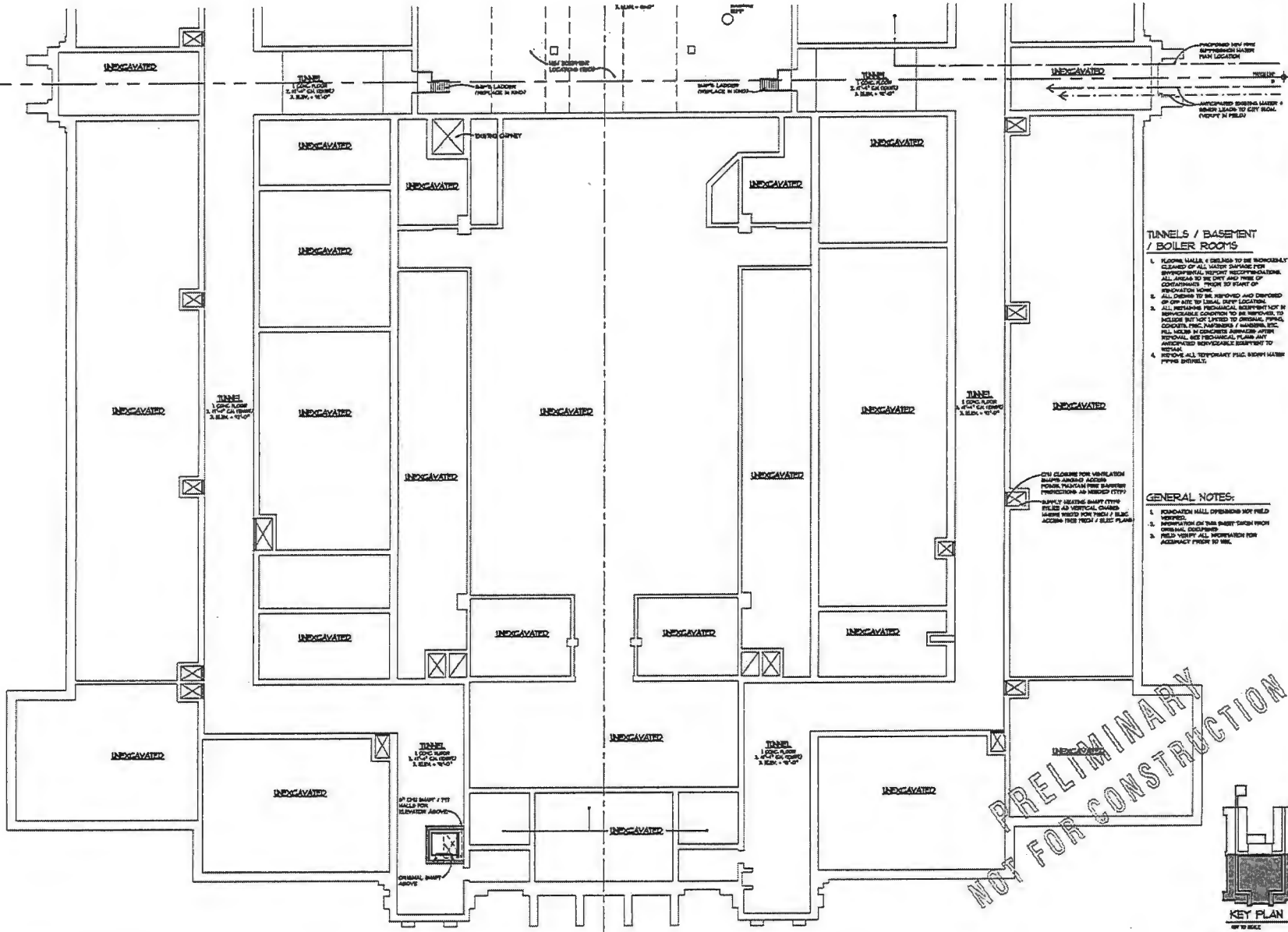
PROJECT: P21A

DESIGNER: RGC

A0.1

City of Pontiac (Professional)
 640 W. Huron Street, Suite 100
 Pontiac, MI 48342
 P: 248-864-3600
 F: 248-864-3700
 www.cbidesign.com

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SCHEMATIC BASEMENT PLAN
05/17/16

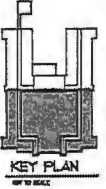
**TUNNELS / BASEMENT
/ BOILER ROOMS**

1. FLOORING SHALL BE REMOVED TO BE REWORKED. ALL AREAS TO BE OPEN AND FREE OF OBSTACLES PRIOR TO START OF DEMOLITION WORK.
2. ALL CEILING TO BE REMOVED AND DISPOSED OF ON SITE TO LOCAL GOVT. LOCATION.
3. ALL REMAINING PERMANENT STRUCTURE NOT IN REMOVABLE CONDITION TO BE REMOVED, TO INCLUDE BUT NOT LIMITED TO BRICK, CONCRETE, CONCRETE, PINE, HARDWOOD, ETC. ALL SHALL BE CONCRETE BRICK, ASPHALT REMOVAL, SEE MECHANICAL PLANS AND APPROPRIATE REMOVABLE ELEMENTS TO BE REMOVED.
4. REMOVE ALL TEMPORARY PILING AND SHIELDING PILES INSTALLED.

GENERAL NOTES:

1. FOUNDATION WALL DEPENDS NOT FIELD VERIFY.
2. INFORMATION ON THIS SHEET OBTAIN FROM ORIGINAL CONTRACT.
3. FIELD VERIFY ALL INFORMATION FOR ACCURACY PRIOR TO BID.

PRELIMINARY
NOT FOR CONSTRUCTION



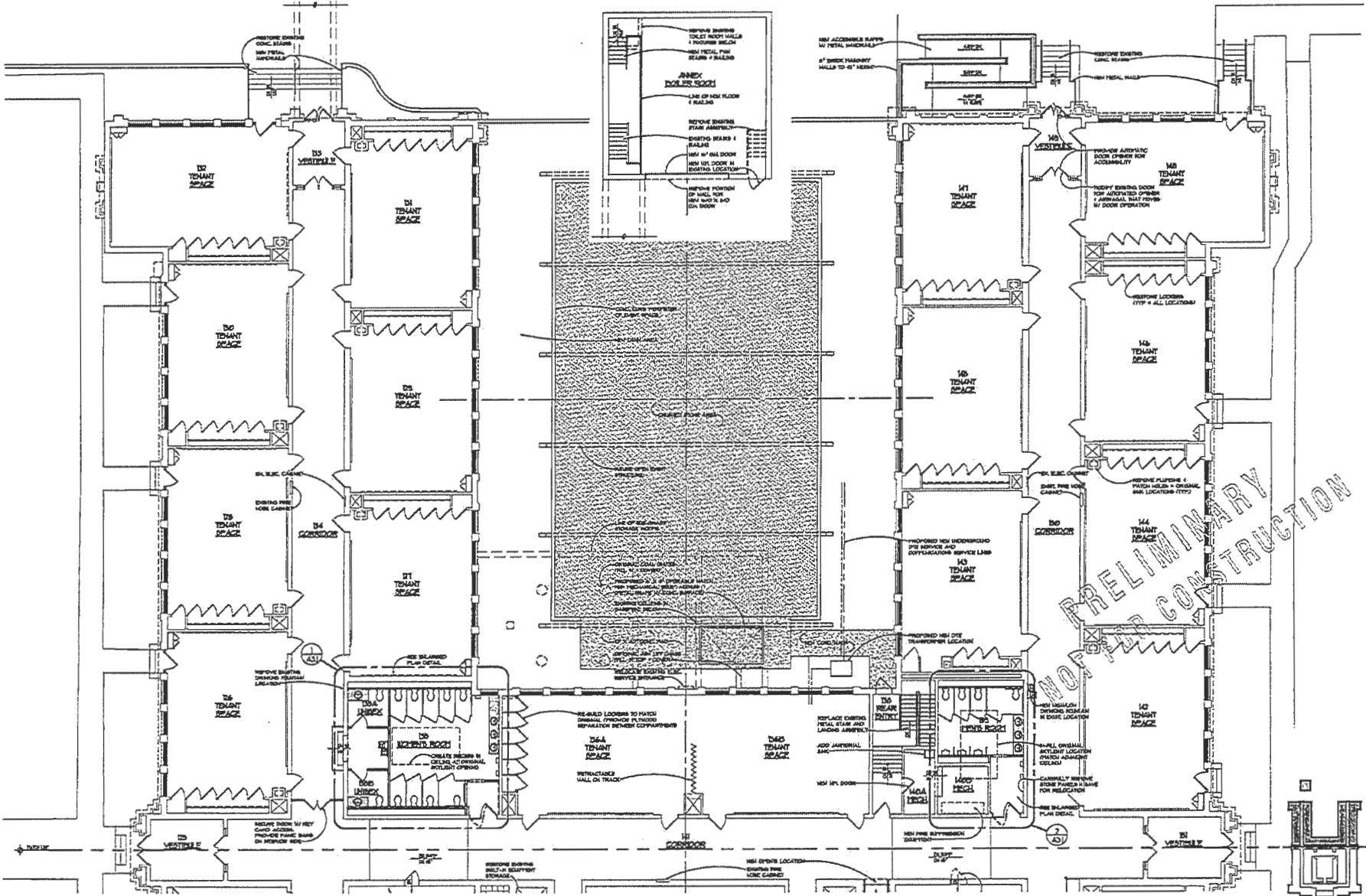
**Renovations for the
Webster Community Center**
 640 W. Huron Street, Pontiac, MI 48342

NO.	19027
TYPE	PLM
REV.	REC

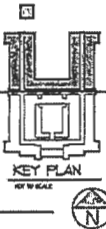
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CBI Design Professionals
 615 W. Grand Blvd., Suite 170
 Detroit, MI 48208
 Tel: 313.963.1111
 Fax: 313.963.1112

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SCHEMATIC FIRST FLOOR PLAN
 1/8" = 1'-0"



**Renovation for the
 Webster Community Center**
 640 W. Huron Street, Pontiac, MI 48342

19027
 LMS
 RGC

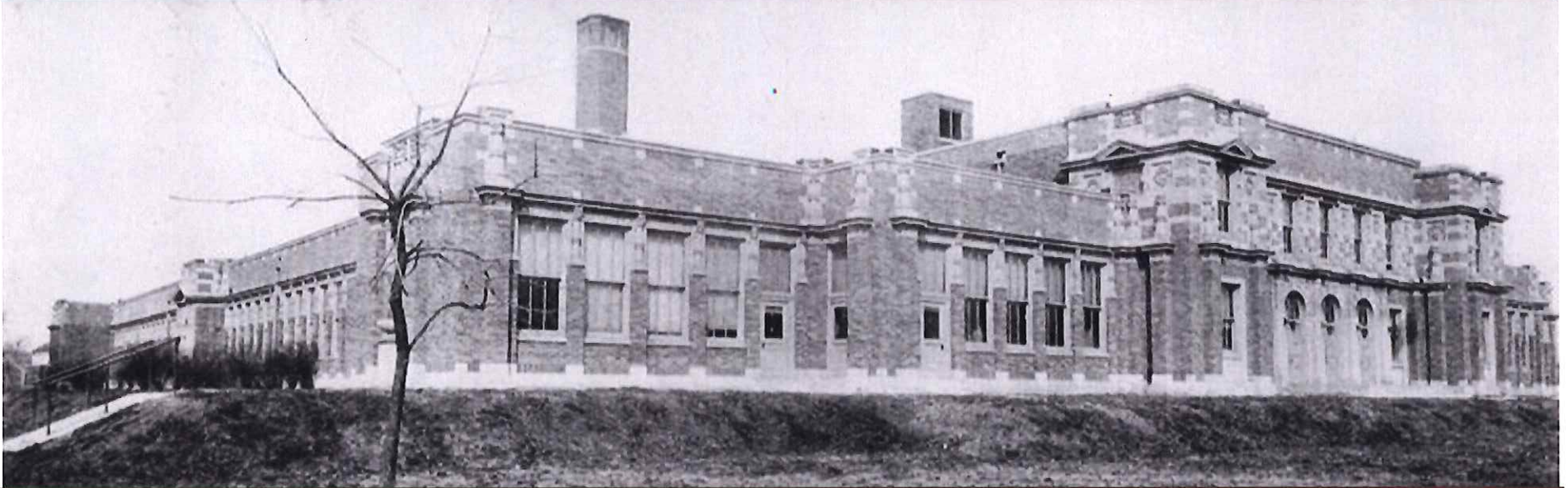
A2.4

CBI Design Professionals
 215 W. Main Street, Suite 110
 Pontiac, Michigan 48342-1111
 P: 248-863-7000
 F: 248-863-7100
 www.cbidesign.com



Webster Community Center

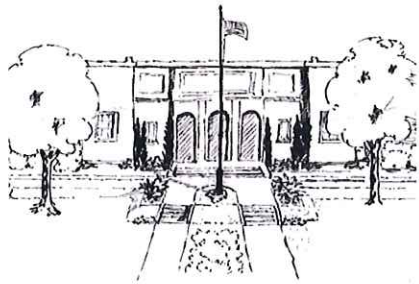
OPRA Tax Abatement Hearing



April 19, 2022
Pontiac City Council Presentation

Basics

- 53,000 square feet
- 26 classrooms
- Built in 1920, closed in 2006



- Micah 6 acquired the building in 2016 on a land contract
- Spent 2017 aggressively paying that off
- December 2017, remainder of the balance was forgiven.



Plan: Community Center

- Surveyed the community asking what sorts of services they wanted to see in the building.
- 224 respondents from our census tract

Arts and Culture

Health and Wellness

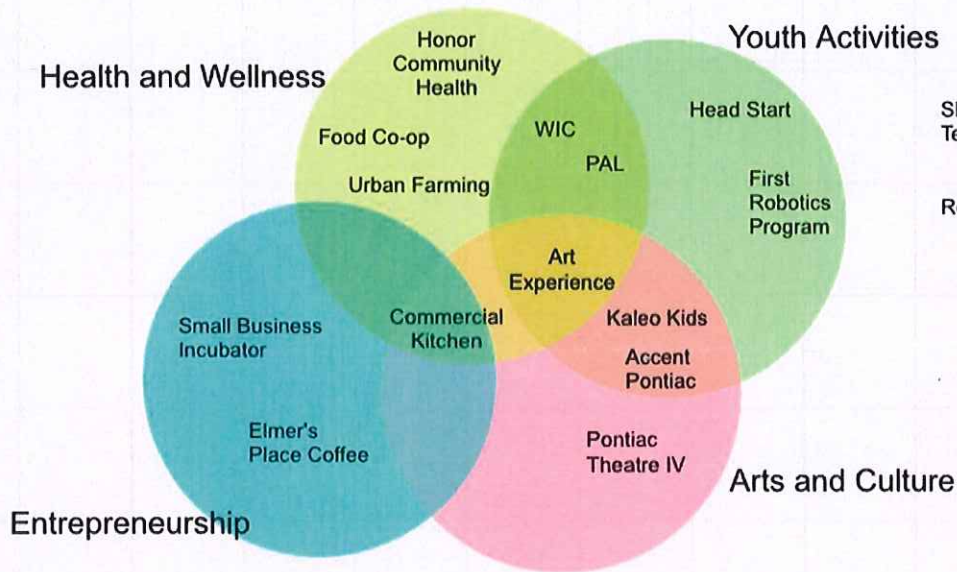
Entrepreneurship

Youth Activities



WEBSTER
community center

Tenants



SMART Transportation Terminal
Rochester University



PONTIAC
COMMUNITY FOUNDATION



Why An OPRA tax abatement?

- 1) The vast majority of our tenants are nonprofits, many that are considered “small” by budgetary standards.
- 2) Several of our tenants are capped in how much they can spend on rent in their spaces.
- 3) Almost half of our building is unrented common spaces (gym, atrium, large hallways).

Since that is the case, we know that rents will not cover the cost of building operations.



The Math

DEVELOPMENT OPERATING EXPENSES

Administrative Expenses	\$91,750.00
Utilities	\$110,000.00
Maintenance/Non-Capitalized Repairs	\$164,440.00
Real Estate Taxes	\$39,340.00
Property & Liability Insurance	\$17,016.00
Reserve Requirements	\$19,500.00
Other: HTC Priority Rate of Return 1.5%	\$42,375.00
Other: NMTC interest	\$115,000.00
Other: MSF Investment Return 3%	\$95,000.00
Total Expenses	\$694,421.00

WEBSTER BUILDING INCOME

Annual Gross Commercial Rental Income	\$408,615
Annual Other Income	\$289,200
Vacancy Loss (Residential, Commercial, Hospitality)	-\$36,775
Gross Income	\$661,040

Income \$661,040
Expenses \$694,412

Annual Deficit \$33,381

The Abatement

The building did not provide any taxes from 1920-Present because of its status as a school and as an obsolete building owned by a nonprofit doing programming on the site.

Once the building is renovated and occupied, it will provide ~\$39,340 in taxes annually

Abated Annual Amount - \$21,633	Paid Annual Amount - \$17,707
8 years - \$173,064	8 years - \$141,656
10 years - \$216,330	10 years - \$177,070
12 years - \$259,596	12 years - \$212,484

\$22,000 = A part time employee making \$17/hr, 25 hours a week, 50 weeks a year

The Abatement

Annual Deficit

-

\$33,381

OPRA Abatement

\$21,633

New Deficit

-\$11,748

The Benefits

- 1) Pontiac has a community center which expects to serve 14,000 individuals annually and have 200,000 visits annually.
- 2) A vacant building on Huron, one of Pontiac's busiest streets, is rehabbed and looking FABULOUS!
- 3) This project inspires other projects and investment (34 Murphy, other schools, including Emerson)



#5

RESOLUTION



PONTIAC CITY COUNCIL RESOLUTION

Proclaiming April 22 as Earth Day in Pontiac, Michigan

Whereas every resident of Pontiac, Michigan deserves a healthy environment as it relates to our land, air, and water, and similarly deserves a safe, clean, and beautiful community; and

Whereas there are many longstanding and emerging threats to environmental safety, quality, and access that negatively impact the health, safety, and our quality of life here in Pontiac; and

Whereas the City of Pontiac, Michigan strives to better provide multiple services to Pontiac residents that help us to improve our quality of life and to facilitate safer, cleaner, and more beautiful Pontiac neighborhoods; and

Whereas the first Earth Day was held on April 22, 1970 to demonstrate support for environmental protection in the United States, Earth Day activities have continued in the decades that followed, now has global reach and significance, and in many communities it is a catalyst for renewed attention on protecting our environment and cleaning natural habitats;

Whereas many Earth Day cleanups and activities are scheduled in the Pontiac community and throughout our region; now, therefore be it

Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel, hereby proclaims April 22, 2022 as Earth Day in the City of Pontiac, Michigan; and further

Resolved, we encourage all Pontiac residents to become engaged with Earth Day cleanups and celebrations happening throughout the Pontiac Region; and further

Resolved, the City Council reaffirms that every resident of Pontiac, Michigan deserves a healthy environment as it relates to our land, air, and water, and all residents similarly deserve a safe, clean, and beautiful community; and further

Resolved, the City Council commits to improving and expanding city services enhance our quality of life and to facilitate safer, cleaner, and more beautiful Pontiac neighborhoods.

Pontiac City Council ● Pontiac, Michigan ● April 19, 2022

Mike McGuinness, *Council President*

Mikal Goodman, *Councilmember*

Brett Nicholson, *Councilmember*

Melanie Rutherford, *Councilmember*

William A. Carrington, *President Pro Tem*

Kathalee James, *Councilmember*

William Parker, Jr., *Councilmember*



#6

RESOLUTION



PONTIAC CITY COUNCIL RESOLUTION

Proclaiming April 29 as Arbor Day in Pontiac, Michigan

Whereas every resident of Pontiac, Michigan deserves a healthy environment as it relates to our land, air, and water, and similarly deserves a safe, clean, and beautiful community; and

Whereas there are many longstanding and emerging threats to environmental safety, quality, and access that negatively impact the health, safety, and our quality of life here in Pontiac; and

Whereas trees and expanded tree canopies in a community can reduce stormwater runoff, sequester carbon dioxide, improve air quality, reduce heating and cooling costs, help calm traffic, reduce stress, help create sound barriers, reduce heat in parking lots, and more; and

Whereas Pontiac has had substantial reductions in our neighborhood tree canopy throughout the city in past decades, as well as limited planting of new trees to replace lost trees; and

Whereas the first Arbor Day in the United States took place in April 1872 and has continued in the decades to encourage the protection of existing trees and the planting of new trees; and

Whereas in proximity to^s Arbor Day, and to commemorate their milestone 100th anniversary as an organization, the Rotary Club of Pontiac is planting 100 trees in parks and public spaces throughout the City, and other civic groups are supplementing that effort; now, therefore be it

Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel, hereby proclaims April 29, 2022 as Arbor Day in the City of Pontiac, Michigan; and further

Resolved, we encourage all Pontiac residents, businesses, and organizations to consider steps that can be taken to strengthen the tree canopy in our City and plant new trees; and further

Resolved, the City Council celebrates the concerted steps taken by the Rotary Club of Pontiac and other civic organizations to plant new trees in our community; and further

Resolved, the City Council commits to researching sustainable strategies to better protect existing trees as well as place more trees in our Pontiac neighborhoods and public spaces.

Pontiac City Council • *Pontiac, Michigan* • *April 19, 2022*

Mike McGuinness, *Council President*

Mikal Goodman, *Councilmember*

Brett Nicholson, *Councilmember*

Melanie Rutherford, *Councilmember*

William A. Carrington, *President Pro Tem*

Kathalee James, *Councilmember*

William Parker, Jr., *Councilmember*



#7

RESOLUTION



PONTIAC CITY COUNCIL RESOLUTION

Celebrating the Rotary Club of Pontiac 100th Anniversary

Whereas the City of Pontiac is home to multiple fraternal and civic organizations that positively impact the lives of Pontiac residents and work to help others in need;

Whereas the Rotary Club of Pontiac is a service club organization based in Pontiac, Michigan that strives to engage Pontiac youth and build a strong, vital community and this local club is part of a larger Rotary International organization throughout the world;

Whereas the Rotary Club of Pontiac has been active in our community for many decades, and this year they are commemorating 100 years since the club's formation;

Whereas, to mark this auspicious milestone and to continue giving back to the Pontiac community, the Rotary Club of Pontiac is generously planting 100 trees in municipal parks and public spaces throughout the City; now

Therefore, Be It Resolved, the Pontiac City Council, in partnership with Pontiac Mayor Tim Greimel and on behalf of the entire Pontiac community, hereby celebrates the centennial milestone of the Rotary Club of Pontiac; and further

Resolved, the City Council thanks the Rotary Club of Pontiac for their many years of philanthropic work to build a stronger and more vital Pontiac; and further

Resolved, the City Council looks forward to the Rotary Club of Pontiac continuing their service to our community in the decades to come, and welcomes additional opportunities for the City of Pontiac to collaborate with their organization; and further

Resolved, we encourage Pontiac residents to reflect on the Rotary Club's positive impact locally and, specifically, to think of the first century of the good works by the Rotary Club of Pontiac when passing by one of the many trees planted to mark that milestone.

PONTIAC CITY COUNCIL • Pontiac, Michigan • April 19, 2022

Mike McGuinness, *Council President*

Mikal Goodman, *Councilmember*

Brett Nicholson, *Councilmember*

Melanie Rutherford, *Councilmember*

William A. Carrington, *President Pro Tem*

Kathalee James, *Councilmember*

William Parker, Jr., *Councilmember*



#8

RESOLUTION



PONTIAC CITY COUNCIL RESOLUTION

Supporting Body-Worn Cameras for Oakland County Sheriff Deputies

Whereas the City of Pontiac currently contracts with the Oakland County Sheriff Department for law enforcement services and most recently renewed that contract in December 2021; and

Whereas "body-worn cameras are widely used by state and local law enforcement agencies in the United States" and "worn principally by officers in the performance of duties that require open and direct contact with the public," according to the National Institute of Justice; and

Whereas the Sheriff Department does not presently utilize body-worn cameras and Sheriff deputies are not currently wearing body-worn cameras in any performance of their duties; and

Whereas Pontiac Mayor Tim Greimel has been advocating in public and in communications with the Oakland County Sheriff and their departmental leadership for the use of body-worn cameras by Oakland County Sheriff Department deputies; and

Whereas the Pontiac City Council has recently been informed by Mayor Greimel that the Oakland County Sheriff Department now plans to utilize body-worn cameras for all their deputies, and those deputies assigned to the Pontiac Substation shall be prioritized to be the first to have the body-worn cameras added to their equipment; now, therefore be it

Resolved, the Pontiac City Council hereby supports the utilization of body-worn cameras by the Oakland County Sheriff Department for their deputies; and further

Resolved, we believe the utilization of body-worn cameras will enhance transparency, accountability, and safety for Pontiac residents and for Sheriff Department staff; and further

Resolved, the City Council acknowledges Pontiac Mayor Tim Greimel advocating on behalf of Pontiac residents that body-worn cameras be utilized by Sheriff deputies; and further

Resolved, the City Council requests regular updates from the Oakland County Sheriff Department on planning and implementation for body-worn cameras coming into active use.

Pontiac City Council ● Pontiac, Michigan ● April 19, 2022

Mike McGuinness, *Council President*

Mikal Goodman, *Councilmember*

Brett Nicholson, *Councilmember*

Melanie Rutherford, *Councilmember*

William A. Carrington, *President Pro Tem*

Kathalee James, *Councilmember*

William Parker, Jr., *Councilmember*



#9

RESOLUTION



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Finance Department

TO: City Council President Mike McGuinness and City Council Members

FROM: Darin Carrington, Finance Director

CC: Mayor Tim Greimel and Deputy Mayor Khalfani Stephens

DATE: April 13, 2022

RE: Resolution to approve a budget amendment for HR Services Contract

City Council recently approved the contract with the firm of National Career Group to perform consulting work for HR Services. The total cost of this contract is \$75,000 plus incidental expenses such as travel. Approximately 70% of the work is expected to be done this fiscal year and the remaining 25% done by the end of July in the next fiscal year. In order to cover the cost of this consulting engagement, a budget amendment is being presented to Council to amend the FY 2021-22 budget.

As previously stated, a large portion of this project will be completed during the current fiscal year which ends on June 30, 2022. The costs for this consulting work was not a part of the previously approved budget and funds are needed to be added to this fiscal year's budget. We are projecting that approximately 70% of the contract costs, \$55,000, be added to this fiscal year via a budget amendment. The remaining costs of the contract will be included in the budget for FY 2022-23.

It is hereby requested that the City Council approve this proposed budget amendment.

As such, the following resolution is recommended for your consideration:

Whereas, the City of Pontiac timely approved the FY 2021-22 budget on June 24, 2021 and;

Whereas, the City has previously approved a contract for consulting for HR Services but the funds for this project were not included in the budget for Fiscal Year 2021-22; and

Whereas, in order to fund the portion of the \$75,000 cost of the contract that is projected to be incurred through the end of FY 2021-22, the Administration proposes to allocate \$55,000 in funding out of the General Fund Balance GL Account 101-000-390.000 and a total of \$55,000 be transferred to the General Fund GL Account 101-270-818.000 – Personnel Services-Other Professional Services

NOW THEREFORE be it resolved that the City Council hereby approves the amendment for the Fiscal Year 2021-22 Budget as requested by the Administration transferring \$55,000 in funding out of the General Fund Balance GL account 101-000-390.000 and a total of \$55,000 is transferred to the General Fund GL Account 101-270-818.000 – Personnel Services-Other Professional Services.

This item cannot be approved until after the resolution to authorize the City Clerk to publish the notice of the budget amendment has been approved and one week after the publication of the notice. It takes 5 votes to approve a budget amendment.

Resolution of the Pontiac City Council



Resolution to authorize the City Clerk to publish the notice of a proposed Budget Amendment for Fiscal Year 2021-22 to transfer \$55,000 from General Fund Balance GL account 101-000-309-000 to the General Fund GL Account 101-270-818.000 – Personnel Services-Other Professional Services for the Human Resources Contractual Services.

Whereas, the City of Pontiac timely approved the FY 2021-22 budget on June 24, 2021 and;

Whereas, the Administration is requesting the contractual services of National Career Group to perform Human Resource consulting; and

Whereas, on April 12, 2022 Pontiac City Council approved the use of National Career Group to provide Human Resource consulting; and

Whereas, in order to ensure that the budgeted appropriations remain in compliance with the City's Charter, the Budget Ordinance and state law, the Administration is proposing a budget amendment for the General Fund; and

Whereas, the Administration transferring \$55,000 in funding out of the General Fund Balance GL account 101-000-390.000 and a total of \$55,000 is transferred to the General Fund GL Account 101-270-818.000 – Personnel Services-Other Professional Services

NOW, THEREFORE, BE RESOLVED, that the City Council hereby authorizes the City Clerk to publish the notice of a proposed budget amendment for Fiscal Year 2021-2022 transferring \$55,000 out of the General Fund-Fund Balance GL Account 101-000-390-000 to the General Fund GL Account 101-270-818-000 – Personnel Services-Other Professional Services.

#10

RESOLUTION



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Finance Department

TO: City Council President Mike McGuinness and City Council Members

FROM: Darin Carrington, Finance Director

CC: Mayor Tim Greimel and Deputy Mayor Khalfani Stephens

DATE: April 13, 2022

RE: **Resolution to approve a budget amendment for Forensic Audit Contract**

City Council recently approved the contract for a forensic audit to be done by the firm of Marsh Minick. The total cost of this contract is \$175,000 plus incidental expenses such as travel. Approximately 75% of the work is expected to be done this fiscal year and the remaining 25% done by the end of July in the next fiscal year. In order to cover the cost of the forensic audit, a budget amendment is being presented to Council to amend the FY 2021-22 budget.

As previously stated, a large portion of the forensic audit will be completed during the current fiscal year which ends on June 30, 2022. The costs for the forensic audit were not a part of the previously approved budget and funds are needed to be added to this fiscal year's budget. We are projecting that approximately 75% of the contract costs, \$136,000, be added to this fiscal year via a budget amendment. The remaining costs of the contract will be included in the budget for the next fiscal year.

It is hereby requested that the City Council approve this proposed budget amendment.

As such, the following resolution is recommended for your consideration:

Whereas, the City of Pontiac timely approved the FY 2021-22 budget on June 24, 2021 and;

Whereas, the City has previously approved a contract to perform a forensic audit but the funds for this audit were not included in the budget for Fiscal Year 2021-22; and

Whereas, in order to fund the portion of the \$175,000 cost of the audit that is projected to be incurred through the end of FY 2021-22, the Administration proposes to allocate \$136,000 in funding out of the General Fund Balance GL Account 101-000-390.000 and a total of \$136,000 be transferred to the General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services

NOW THEREFORE be it resolved that the City Council hereby approves the amendment for the Fiscal Year 2021-22 Budget as requested by the Administration transferring \$136,000 in funding out of the General Fund Balance GL account 101-000-390.000 and a total of \$136,000 is transferred to the General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services.

This item cannot be approved until after the resolution to authorize the City Clerk to publish the notice of the budget amendment has been approved and one week after the publication of the notice. It takes 5 votes to approve a budget amendment.

Resolution of the Pontiac City Council



Resolution to authorize the City Clerk to publish the notice of a proposed Budget Amendment for Fiscal Year 2021-22 to transfer \$136,000 from General Fund Balance GL account 101-000-309-000 to the General Fund General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services Forensic Audit Services.

Whereas, the City of Pontiac timely approved the FY 2021-22 budget on June 24, 2021 and;

Whereas, the Administration is requesting the contractual services of Marsh Minick to complete a forensic audit; and

Whereas, on March 22, 2022 Pontiac City Council approved the use of Marsh Minick to complete a Forensic Audit; and

Whereas, in order to ensure that the budgeted appropriations remain in compliance with the City's Charter, the Budget Ordinance and state law, the Administration is proposing a budget amendment for the General Fund; and

Whereas, the Administration proposes to allocate \$136,000 in funding out of the General Fund Balance GL Account 101-000-390.000 and a total of \$136,000 be transferred to the General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services

NOW, THEREFORE, BE RESOLVED, that the City Council hereby authorizes the City Clerk to publish the notice of a proposed budget amendment for Fiscal Year 2021-2022 transferring \$136,000 out of the General Fund-Fund Balance GL Account 101-000-390-000 and a total of \$136,000 be transferred to the General Fund GL Account 101-201-818.000 – Accounting-Other Professional Services.

#11

RESOLUTION



CITY OF PONTIAC

OFFICIAL MEMORANDUM

Finance Department

TO: City Council President Mike McGuinness and City Council Members

FROM: Darin Carrington, Finance Director

CC: Tim Greimel, Mayor and Deputy Mayor Khalfani Stephens

DATE: April 1, 2022

RE: **Resolution to approve a budget amendment for Fiscal Year 2021-22 to allocate a total of \$30,000 to the General Fund – Mayor’s Department to fund consulting work for Grants**

The City received during the previous administration a grant from the Community foundation for Southeast Michigan in the amount of \$100,000. The purpose of the grant was to help the City assess and analyze building of centralized grant management system and department. To implement the work proposed under the grant, two consulting teams were engaged. One team was the firm of Baker Tilly and the other team was comprised of philanthropic advisors Dr. Phillip Clan and Ghebre Mehreteab.

While the grant was for \$100k the City contracted the two teams at a total amount of \$130,000. A Final Report for this grant was prepared and presented to the Grantor. Additionally, the City is continuing its efforts to further development the work needed to expand our grant activities, grant funding and development of grant administration. Further it is expected that in the upcoming fiscal year, the City will take several steps to begin implementing many of the steps that were provided from the work of these two consulting teams.

In order to fully fund this engagement, the Administration is hereby requesting a budget amendment in the amount of \$30,000. This amendment would cover the work that was performed but not fully covered by the grant that was received.

We therefore submit the following amendment and resolution for your consideration:

Whereas, the City of Pontiac timely approved the FY 2021-22 budget on June 24, 2021 and;

Whereas, the prior City Council approved the accepting of a grant in the amount of \$100,000 from the Community Foundation of Southeastern Michigan to fund consulting work related to the City’s grant activities; and

Whereas, the total costs of the work contracted related to the project totaled \$130,000; and

Whereas, in order to ensure that the budgeted appropriations remain in compliance with the City’s Charter, the Budget Ordinance and state law, the Administration is proposing a budget amendment for the General Fund; and

Whereas, the Administration is proposing a budget amendment in the amount of \$30,000; and

Whereas, to fund this additional appropriation, \$30,000 is transferred out of the General Fund-Fund Balance GL account 101-000-390.000 and \$30,000 is transferred to the General Fund–Economic Development Department GL Account 101-690-818.000 Other Professional Services;

NOW THEREFORE be resolved that the City Council hereby approves the amendment for the Fiscal Year 2021-22 Budget as requested by the Administration transferring \$30,000 out of the General Fund-Fund Balance GL Account 101-000-390.000 and \$30,000 is transferred into General Fund–Economic Development Department GL Account 101-690-818.000 Other Professional Services.

This item cannot be approved until after the resolution to authorize the City Clerk to publish the notice of the budget amendment has been approved and one week after the publication of the notice. It takes 5 votes to approve a budget amendment.

#12

COMMUNICATION

FIRST ANNUAL CITY-WIDE
Community
CLEAN UP
APRIL 18 - 23RD

Get out and clean up your yard & neighborhood!

Plant flowers, pick up trash, clear out garages, help beautify the city one street, neighborhood, park at a time!

FRIDAY, APRIL 22ND

**EARTH DAY CELEBRATION
& CLEAN UP KICK OFF**

11am - 3pm

District 7: Murphy Park Clean Up & Downtown Pontiac Clean up.

3pm - 6pm

Join us for an Earth Day Celebration in Downtown Pontiac

Dumpster and Recycle Bins available in your neighborhood!

Free landfill dumping available.

Saturdays 8am- 3pm

April 23rd, April 30th, & May 7th

9 AM - SATURDAY, APRIL 23RD

SPRING CLEANING

NEIGHBORHOOD & PUBLIC PARK CLEAN UP

DISTRICT 1

Art Dunlap & Beaudette Park

DISTRICT 2

Indian Village Park

DISTRICT 3

North Kiwanis Park

DISTRICT 4

Cherrylawn Park

DISTRICT 5

Herrington Elementary

DISTRICT 6

Charlie Harrison Park

Interested in volunteering?



Scan the QR code or visit pontiaccollectiveimpact.org/our-events



#13

COMMUNICATION



**CITY OF PONTIAC, MICHIGAN
DEPARTMENT OF PUBLIC WORKS**

Mayor Tim Greimel

Free Landfill Days – 2022

**GFL
575 Collier Road • Pontiac, MI 48340
1.888.443.1717
8AM to 3PM**

Saturday	April 23, 2022
Saturday	April 30, 2022
Saturday	May 7, 2022

Participants must show proof of residency in Pontiac. Resident is responsible for unloading debris. Children are not allowed outside of the vehicle. 3 cubic yard maximum per load. Loads must be covered and secure. No dump trucks or commercial haulers.

ALLOWABLE MATERIALS: Furniture, Appliances (those having Freon will not be accepted), Carpet, Wood and Demolition Items. **Yard waste will not be accepted.** Automotive tires will be accepted at a fee of \$3 each.

EXCLUDED MATERIALS: Concrete; Asphalt; Stones; Earth; Logs and Limbs; Large Car Parts; Gas Tanks; Batteries; Propane Tanks; Large Stumps; Liquids (Including Paint and Hazardous Waste).

***FREE LANDFILL DAYS ARE ALWAYS:
THE LAST SATURDAY IN APRIL
AND
THE FIRST TWO SATURDAYS IN MAY***

**47450 Woodward Ave • PONTIAC, MICHIGAN
TELEPHONE: (248) 758-3700 • FAX: (248)758-3750**

#14

COMMUNICATION

8,016,415 lbs

of waste have been properly disposed of by NoHaz since its inception in 2003.

Collection Event Best Practices



Pre-register and pay applicable fees at NoHaz.com (registration opens about three weeks prior to each collection event)



Bring household hazardous waste (HHW) only; no business, institution or contractor waste



Separate HHW in your vehicle into three types:
1. Paint 2. Electronics 3. All other HHW*



Clearly separate HHW from other items in your vehicle



Bring acceptable HHW** only; liquids must be in leakproof five-gallon containers or smaller



Present your driver's license or other proof of residency and your registration ticket (either printed or digitally)



Remain in your vehicle



Masks are encouraged when interacting with volunteers

*Chemicals, motor oil, fertilizers, batteries, syringes, etc.

**A more comprehensive list of acceptable materials is available at NoHaz.com

2022 Collection Events

8 a.m. to 2 p.m. – All Dates, All Locations

SATURDAY, APRIL 30

Oakland County Service Center Campus

1200 N. Telegraph Road, Pontiac

(Follow signs on campus)

SATURDAY, JUNE 4

Oxford Middle School

1420 Lakeville Road, Oxford

(From M-24/Lapeer Road, travel east on Burdick Street)

SATURDAY, JULY 23

Kensington Church

4640 S. Lapeer Road, Orion Township

SATURDAY, SEPTEMBER 24

Oakland County Service Center Campus

1200 N. Telegraph Road, Pontiac

(Follow signs on campus)

Residents of member communities can attend any collection event.

THANK YOU COLLECTION EVENT HOSTS

KENSINGTON
CHURCH



OAKLAND
COUNTY MICHIGAN
ECONOMIC DEVELOPMENT
DAVID COULTER
OAKLAND COUNTY EXECUTIVE



2022
Collection Events

APRIL 30

JUNE 4

JULY 23

SEPTEMBER 24

NoHaz.com
(248) 858-5656

OAKLAND
COUNTY MICHIGAN
ECONOMIC DEVELOPMENT

WHAT IS HOUSEHOLD HAZARDOUS WASTE?

Substances in your home that can be harmful to humans and the environment if not disposed of properly.

Acceptable Materials

Please bring only acceptable residential waste. All liquids must be in sealed containers no larger than five gallons.



Home Improvement

- ✓ Household paints: latex- and oil-based
- ✓ Stains
- ✓ Driveway sealer
- ✓ Asphalt/roofing tar



Yard & Garden

- ✓ Pesticides
- ✓ Fungicides
- ✓ Pool chemicals
- ✓ Muriatic acid



Electronics

- ✓ Computers
- ✓ Televisions
- ✓ Laptops
- ✓ DVD/VCR players
- ✓ Cables
- ✓ Accessories
- ✓ Game systems
- ✓ Electronic games



Household

- ✓ Aerosols
- ✓ Batteries
- ✓ Cleaners and polishes



Other

- ✓ Needles/syringes (in puncture-proof containers like coffee cans, detergent bottles, etc.)
- ✓ Inhalers and EpiPens
- ✓ Medications (excluding controlled substances)
- ✓ Propane tanks (grill size)
- ✓ Fluorescent lamps
- ✓ Mercury (including thermostats, thermometers)



Automotive

- ✓ Motor oil
- ✓ Gasoline
- ✓ Antifreeze
- ✓ Batteries

Vendor has right to refuse any item or load and may charge extra for excessive quantities.

For a more comprehensive list, visit: NoHaz.com

Unacceptable Materials

No Industrial, business or contractor waste. Materials from contractors or commercial vehicles **NOT** accepted.

Do **NOT** Bring:

- x Ammunition, explosives, firearms
- x Appliances
- x Asphalt/concrete
- x Compressed gas cylinders (besides grill size propane tanks and fire extinguishers)
- x Controlled substances (contact your local law enforcement agency)
- x Freon
- x General recyclables (paper, plastic, styrofoam, etc.)
- x Humidifiers/dehumidifiers
- x Medical waste (except needles, syringes; medications that are not controlled substances)
- x Radioactive waste
- x Tires

For more information on disposal of unacceptable materials, please call (248) 858-5656

Alternative Disposal Options

Although some of these items are accepted at NoHaz, you can dispose of them by other means:

Carbon Monoxide, Smoke & Radon Detectors

Check for instructions on back of device to return to the manufacturer.

Prescription Medications

To learn more about Operation Medicine Cabinet, visit: OaklandSheriff.com/CommunityServices

Latex Paint

Donate to local theater groups or Habitat for Humanity. If unusable, mix with cat litter, sawdust or waste paint hardener and set out with regular trash once it has dried to a solid.

Motor Oil & Automotive Batteries

Contact a discount auto supply store or your local oil change facility.

Unknown Chemicals

Contact Poison Control: 1-800-222-1222

For other alternative disposal options, visit: NoHaz.com

Participating Communities

The fees listed below are based on where you **PAY TAXES**, which may differ from your mailing address.

Community	Fee
Addison Township	\$10
Brandon Township	\$15
Groveland Township	\$10
Independence Township	\$10
Lake Angelus	Free
Lake Orion	Free
Leonard	\$10
Oakland Township	\$10
Ortonville	\$15
Orion Township	Free
Oxford Township	Free
Oxford Village	Free
Pontiac	Free
Rochester	Free
Rose Township	Free
Springfield Township	\$10
Waterford Township	\$15
All Other Communities	\$75

Don't see your community? Contact your city, village or township, or visit: OakGov.com/Waste

Register at: NoHaz.com

Registration will open approximately three weeks prior to each collection event. If you are unable to register online, forms will be available at the collection events.

#15

COMMUNICATION



Oakland County Prosecutor's Office
Racial Justice Advisory Council presents:

SECOND CHANCES EXPUNGEMENT FAIR



Saturday, April 30 | 10:00am - 2:00pm

United Wholesale Mortgage (UWM) Sports Complex
867 South Boulevard, Pontiac, MI 48341

Limited to Oakland County Convictions

New Michigan Expungement Laws now include:

- Expungement of up to 3 felonies and unlimited misdemeanors
- Reduced waiting time to expunge a conviction (in certain circumstances)
- Certain traffic offenses
- First time Operating While Intoxicated Offenses



You **MUST** register by April 8th for a preliminary eligibility determination

<https://bit.ly/secondchancefair>

Safe & Just
Michigan

WINGS!



Chief Judge
Cynthia Walker
50th District Court



In partnership with Safe & Just Michigan