Saginaw City Council Agenda

Student Government Day
1315 S. Washington Avenue
Council Chamber - Room 205
989.399.1311
March 18, 2019
12:00 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

1. Proclamation presented to the American G.I. Forum declaring March 31, 2019 as Cesar Chavez Day.

PUBLIC HEARINGS:

1. Request to terminate the Brownfield Plan 15 - Menards Redevelopment Project at 2100 Veterans Memorial Parkway.

2. Request to amend the Brownfield Plan for the City of Saginaw to include 119 and 127 South Jefferson Avenue and 124 South Baum Street.

3. Request to amend the Brownfield Plan for the City of Saginaw to include 200, 208 and 220 South Michigan Avenue.

PUBLIC INPUT:

(A list will be provided following submittal deadline.)

REMARKS OF COUNCIL:

REPORTS FROM MANAGER:

1. Saginaw County 9-1-1 Communications Authority Update, Randy Pfau, Executive Director.

CONSENT AGENDA:

1. Approve the March 4, 2019 regular council meeting minutes.

2. Approve the recommendations for the 2019 Single Lot Assessment Tax Roll.

3. Approve the grant agreement between the Saginaw Housing Commission and the U.S. Department of Housing and Urban Development for the FY 2018 Family Self Sufficiency Program.

4. Approve the reimbursement agreement with Ann Arbor Builders in accordance with the Case Block Brownfield Plan.

5. Approve the write off on the balance sheet of fourteen residential rehabilitation loan accounts deemed uncollectible for a total amount of $88,733.53.

6. Approve the purchase with Quality Environmental Services for $94,000 for the asbestos removal at 1014 East Genesee Avenue.

7. Approve the amendment to the HOME Subrecipient Agreement with Saginaw-Shiawassee Habitat for Humanity to include the specific addresses and estimated funds for each project.

8. Approve the purchase with West Side Decorating for $7,212.40 for carpet and installation in the City Manager's and Human Resources offices within City Hall.

9. Ratification of a purchase with Cal-Pacific Carbon, LLC for $12,600 for powdered activated carbon for the Water Treatment Division.

BOARD/COMMISSION/COMMITTEE REPORTS:

APPOINTMENT OF BOARD/COMMISSION/COMMITTEE MEMBERS:

1. Approve Council appointment of Vicki Dillion to the Saginaw Transit Authority Regional Services with a term to expire September 30, 2021.

2. Approve the Mayoral reappointment of Glenn Fitkin to the Riverfront Development Commission with a term to expire April 1, 2024.

3. Approve the Mayoral reappointment of Wasyl F. Czerewko to the Riverfront Development Commission with a term to expire April 1, 2024.

4. Approve the Mayoral reappointment of Tom Miller, Jr. to the Riverfront Development Commission with a term to expire April 1, 2024.

5. Acknowledge the Mayoral appointment of Thomas Kennedy to the Saginaw Housing Commission with a term to expire September 30, 2023.

6. Approve the appointment of Tom Miller, Jr. to the MBS International Airport Commission with a term to expire October 31, 2022.

7. Approve the Manager's reappointment of Michael Hanley to the Downtown Development Authority with a term to expire April 1, 2023.

ORDINANCE INTRODUCTION:

1. An Ordinance to amend §§151.001 through 151.116 of Chapter 151, "Housing Regulations," of Title XV, "Land Usage," of the City of Saginaw Code of Ordinances, O-204.

ORDINANCE CONSIDERATION AND ADOPTION:

1. An Ordinance to amend §14.36, “Preference for Local Bidders,” of Chapter 14, "Finance and Purchasing," of Title I, “Administrative Code,” of the City of Saginaw Code of Ordinances, O-204.

RESOLUTIONS:

1. Certifying the 2019 Single Lot Assessment Tax Roll.

2. Terminate Brownfield Plan 15, Menards Redevelopment Project located at 2100 Veterans Memorial Parkway.

3. Amend the Brownfield Plan for the City Of Saginaw to include the Michigan Photo Redevelopment Project at 119 and 127 South Jefferson Avenue and 124 South Baum Street.

4. Amend the Brownfield Plan for the City Of Saginaw to include the Case Block Redevelopment Project at 200, 208, and 220 South Michigan Avenue.

5. Approve the resolution in support of Senate Bill 54 and House Bill 4100 for the reinstatement of state historic tax credits.

UNFINISHED BUSINESS:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

Timothy Morales
City Manager

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK, 1315 S. WASHINGTON AVE., 759-1480.

CITY OF SAGINAW

PROCLAMATION

WHEREAS, Cesar Chavez, the most important Latino leader in U. S. history, was born March 31, 1927 in Yuma, Arizona to Librado and Juana Chavez; and

WHEREAS, Young Cesar and his family moved to California following seasonal work after losing both their farm and store in 1937 as depression intensified and years of drought forced thousands off the land; and

WHEREAS, Cesar Chavez toiled as a migrant farm worker alongside men, women, and children who performed daily, backbreaking labor for meager pay and in deplorable conditions. Cesar Chavez devoted his life to correcting these injustices, and to remind us that every job has dignity, every life has value, and every person should have the chance to get ahead; and

WHEREAS, Cesar Chavez, an American labor leader, co-founded the National Farm Workers Association, also known as the UFW. Cesar Chavez became the best known Latino American civil rights activist, and was strongly promoted by the American labor movement. Chavez led his demonstrations with non-violence and was instrumental in defending and protecting the rights for farm workers; and

WHEREAS, The values that Cesar Chavez strove to live out in all his endeavors include: service to others, sacrifice, a preference to help the most needy, determination, non-violence, tolerance, respect for life, celebrating community, knowledge and innovation; and

WHEREAS, 2019 marks the sixteenth year of the American G.I. Forum of Saginaw, a Veterans Organization, celebrating and honoring Cesar E. Chavez. Since 2003, the American GI Forum has upheld his legacy of service, conviction and principled leadership that serves as an inspiration for all Americans.

NOW, THEREFORE BE IT RESOLVED, I, Floyd Kloc, Mayor of the City of Saginaw, on behalf of my fellow Councilmembers, do hereby proclaim Sunday, March 31, 2019 as ***Cesar Chavez Day*** in the City of Saginaw and call upon the citizens of this community to reflect on and honor the life of this distinguished leader, veteran, and American.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Saginaw to be affixed this 18th day of March in the year of our Lord two thousand nineteen.

March 18, 2019

Floyd Kloc, Mayor

Councilpersons
Brenda F. Moore, Mayor Pro Tem
Michael D. Balls, Annie Boensch,
Clint Bryant, Jamie Forbes, John Milne,
Bill Ostash, and Autumn L. Scherzer

Timothy Morales, City Manager

CITY OF SAGINAW
PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996, as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to consider the termination of a Brownfield Plan for Menards Redevelopment Project, located at 2100 Veterans Memorial Parkway, Saginaw, Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the proposed Brownfield property is:

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

ALL THAT PART OF NW ¼ OF SEC 8, T12N R5E LYING N OF PMRR & E OF STATE HWY M-13, EXC THAT PART LYING N'LY OF A LN VIZ; BEG AT PT ON N & S ¼ LN OF SD SEC 8, 2338.06 S'L OF N1/4 POST, TH N 89 DEG 45MIN 40SEC W 1365.52 FT TO E'LY LN OF M13 RD ROW & POE.

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 102, located at City Hall, 1315 S. Washington Avenue.

The public hearing will be held Monday, March 18, 2019, at 12:00 p.m. in the Council Chamber of City Hall, Room 205, located at 1315 S. Washington Avenue. All interested parties are invited to attend and provide input.

Janet Santos, MMC
City Clerk

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK AT 989.759.1480.

Posted: ___3-12-19_____
Posted By: __jks_____

CITY OF SAGINAW

PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996, as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to consider the amendment to the Brownfield Plan for the City of Saginaw to include the former Staples Building also known as Michigan Photos located at 119 & 127 S. Jefferson Avenue and 124 S. Baum Street, Saginaw, Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the proposed Brownfield property is:

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

119 S. Jefferson Avenue:
LOT 11, LOT 12, EXC. S 30 FT, BLK 58, MAP OF THE CITY OF EAST SAGINAW, ALSO COMMONLY KNOWN AS HOYTS PLAT

127 S. Jefferson Avenue:
S 30 FT OF LOT 12, BLK 58, MAP OF THE CITY OF EAST SAGINAW, ALSO COMMONLY KNOWN AS HOYTS PLAT

124 S. Baum Street:
E ½ OF LOT 1, LOT 2, EXC., N. 20 FT, BLK 58, MAP OF THE CITY OF EAST SAGINAW ALSO KNOWN AS HOYTS PLAT

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 102, located at City Hall, 1315 S. Washington Avenue.

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Posted: __3-12-19_____
Posted By: __jks_____

CITY OF SAGINAW

PUBLIC HEARING NOTICE

BROWNFIELD PLAN

In compliance with requirements of P.A. 267 of 1976, and P.A. 381 of 1996,
as amended, the following notice is published:

Notice is hereby given that the Saginaw City Council has scheduled a public hearing to consider the amendment of the Brownfield Plan for the City of Saginaw to include Case Block Redevelopment and Reuse of Project, located at 200, 208, and 220 South Michigan Avenue, Saginaw, Michigan within which the Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the proposed Brownfield property is:

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

<u>200 S Michigan Avenue</u>
ENTIRE BLOCK 3, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREE, EXC W'LY 100 FT OF LOT 1, W'LY 100 OF LOT 2 W'LY 90 OF LOT 3, AND S'LY 12 FT OF W'LY 90 OF LOT 4.

<u>208 S Michigan Avenue</u>
N'LY 20 FT OF W'LY 100 FT OF LOT 2, W'LY 90 FT OF LOT 3, & S'LY 12 FT OF W'LY 90 FT OF LOT 4, ALL IN BLK, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET.

<u>220 S Michigan Avenue</u>
W'LY 100 FT OF LOT 1 & S'LY 40 FT OF W'LY 100 FT OF LOT 2, BLK 3, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

The description of the property along with any maps and a description of the Brownfield Plan are available for public inspection during regular business hours at the City Clerk's Office, Room 102, located at City Hall, 1315 S. Washington Avenue.

The public hearing will be held Monday, March 18, 2019, at 12:00 p.m. in the Council Chamber of City Hall, Room 205, located at 1315 S. Washington Avenue. All interested parties are invited to attend and provide input.

Janet Santos, MMC
City Clerk

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Posted: ____3-12-19_____
Posted By: __jks_____

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF SAGINAW, MICHIGAN, WAS HELD MONDAY, MARCH 4, 2019, AT 6:30 P.M. IN THE COUNCIL CHAMBER AT CITY HALL, 1315 S. WASHINGTON AVENUE, SAGINAW, MICHIGAN.

PRAYER AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Moore offered a prayer and led the pledge of allegiance of the United States of America.

ROLL CALL

Mayor Pro Tem Moore called the meeting to order. Council Members present: Jamie Forbes, Annie Boensch, Brenda Moore, Autumn Scherzer, John Milne, Michael Balls, and Bill Ostash: 7. Council Members absent: Clint Bryant and Floyd Kloc: 2.

ANNOUNCEMENTS

City Clerk Janet Santos announced the following:

- the City's Waste Convenience Station is open this Saturday, March 9 to City residents from 8:00 a.m. to 12:00 p.m. located at the Public Works building using the Holland Avenue entrance;
- daylight saving time takes effect this Sunday, March 10, by turning clocks ahead one hour; and
- the next City Council meeting will be Monday, March 18 for the City's Student Government Day and the meeting will begin at 12:00 p.m.

PUBLIC HEARINGS

Clerk Santos announced the public hearing for the 2019-2020 Community Development Block Grant Program, Emergency Solutions Grant Program, and HOME Investment Partnership Program. Mayor Pro Tem Moore called for public comments. Christopher White, Human Planning Commission Vice-Chair, addressed Council and spoke in favor of the program proposals as submitted. Mary Ellen Johnson of the Saginaw Youth Protection Counsel spoke in support of receiving program funding. Bill Schaiberger spoke in favor of STARS needs for funding. Mayor Pro Tem Moore called for public comments two more times. There were no additional comments.

Moved by Council Member Boensch, seconded by Council member Scherzer to close the public hearing. 7 ayes, 0 nays, 2 absent. Motion approved.

PUBLIC INPUT

Public addressing the Council was: Tarsha Works, Bill Schaiberger, and Heather Boyd.

REMARKS OF COUNCIL

Remarks were heard from the following Council Members: Scherzer, Boensch, Forbes, Ostash, Balls, Milne, and Mayor Pro Tem Moore.

REPORTS FROM CITY MANAGER

City Manager Tim Morales provided informational updates on various meetings, events and city projects.

CONSENT AGENDA:

1. Approve the February 18, 2019 special meeting and regular council meeting minutes.

2. Approve the amendment of the City Fees and Rates Schedule for various departments and divisions.

3. Approve the amendments to the FY 2019 Approved Budget to recognize changes that have occurred during the February period.

4. Approve the Memorandum of Understanding with Kochville Township for $58,360.60 for water connections for various properties.

5. Approve to increase the blanket purchase orders to various vendors by $22,000, for a new total of $61,000, for vehicle parts and supplies for the Garage Division.

6. Approve the purchase with MTF Equipment Sales, Inc. for $5,374 for hose reel systems for the Motor Pool Division.

7. Approve the purchase with Hoffman's Power Equipment for $42,331.23 for three Toro Z- Master mowers for the Water Treatment Plant.

8. Approve the purchase with Tri County Equipment for $17,938 for two 2019 John Deere TX Gator Utility vehicles for the Water Treatment and Cemeteries Divisions.

9. Approve the purchase with Compass Minerals America, Inc. for $134,540 for road salt for the Streets Section, Right of Way Division.

10. Approve the contract with Wobig Construction Co. for $80,272 for the 2019 ADA Sidewalk Ramp Installation Project for the Engineering Section, Right of Way Division.

11. Approve the contract with American Pavements, Inc. for $211,077 for the Cape Seal Project for the Engineering Section, Right of Way Division.

12. Approve the contract with C.A. Hull Co., Inc. for $77,900 for the Holland Avenue Bridge Hand Hole Reconditioning & Replacement Project for the Engineering Section, Right of Way Division.

13. Approve the contract with D.F. Best Company, Inc. for $2,450,000 for the Saginaw Wastewater Plant Electrical Upgrades for the Wastewater Treatment Plant.

14. Approve the purchase with Innovative Exteriors, Inc. for $12,950 for the replacement of a roof for the Remote Facilities Division.

15. Approve the purchase with Great Lakes Power Service for $14,995 for the cleaning, inspection and testing of switchgear for the Remote Facilities Division.

16. Approve the agreement with Duperon Corporation for $49,000 for an automated cleaning mechanism for the Salt-Fraser Retention and Treatment Basin.

Moved by Council Member Boensch, seconded by Council Member Milne to approve consent agenda items 1, and 3 through 16, as presented. 7 ayes, 0 nays, 2 absent. Motion approved.

Moved by Council Member Forbes, seconded by Council Member Balls to approve consent agenda item 2, with the amendment to page 11, section “Parking Violations,” “Late Fees,” “All other Parking Violations,” from $15.00 to $30.00. 7 ayes, 0 nays, 2 absent. Motion approved.

BOARD/COMMISSION/COMMITTEE REPORTS

Council Member Forbes reported that the Planning Commission approved the Mustard Seed expansion plans.

APPOINTMENT OF BOARD/COMMISSION/COMMITTEE MEMBERS

Moved by Council Member Boensch, seconded by Council Member Balls to reappoint Darlean Carpenter to the Human Planning Commission with a term to expire January 31, 2021. 7 ayes, 0 nays, 2 absent. Motion approved.

ORDINANCE INTRODUCTION

Moved by Council Member Balls, seconded by Council Member Scherzer to introduce an Ordinance to amend §14.36, “Preference for Local Bidders,” of Chapter 14, "Finance and Purchasing," of Title I, “Administrative Code,” of the City of Saginaw Code of Ordinances, O-204. 7 ayes, 0 nays, 2 absent. Motion approved.

Mayor Kloc announced that the ordinance is laid over under Charter provision.

ORDINANCE CONSIDERATION AND ADOPTION

Moved by Council Member Scherzer, seconded by Council Member Boensch to adopt an ordinance to amend §92.08, “Pyrotechnics,” of Chapter 92, "Fire Protection and Public Safety," of Title IX, “General Regulations,” of the City of Saginaw Code of Ordinances, O-204. 7 ayes, 0 nays, 2 absent. Motion approved.

Moved by Council Member Boensch, seconded by Council Member Scherzer to adopt an ordinance to amend §12.035, “Planning Commission,” of Chapter 12, "Boards and Commissions," of Title I, “Administrative Code,” of the City of Saginaw Code of Ordinances, O-204. 7 ayes, 0 nays, 2 absent. Motion approved.

RESOLUTIONS

Moved by Council Member Boensch, seconded by Council Member Forbes to adopt the resolution approving the HOME Program Submission Program for 2019-2020. A short discussion was held. 7 ayes, 0 nays, 2 absent. Motion approved.

Moved by Council Member Balls, seconded by Council Member Boensch adopt the resolution approving the HOMELESS Assistance Program Emergency Solutions Grant Submission Program for 2019-2020. 7 ayes, 0 nays, 2 absent. Motion approved.

Moved by Council Member Boensch, seconded by Council Member Scherzer adopt the resolution approving the Community Development Block Grant Program Submission Program Year for 2019-2020. 7 ayes, 0 nays, 2 absent. Motion approved.

ADJOURNMENT

Moved by Council Member Boensch, seconded by Council Member Balls to adjourn the meeting at 7:25 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Janet Santos, MMC
City Clerk

COUNCIL COMMUNICATION CC-2

From: Timothy Morales, City Manager

Subject: 2019 Single Lot Special Assessment Tax Roll

Prepared by: Janet Santos, City Clerk

Manager's Recommendation:

I recommend the approval of the departmental recommendations to the 2019 SLSA objections filed and the adoption of the resolution confirming the 2019 Single Lot Special Assessment Tax Roll.

Justification:

City Council conducted a public hearing on February 18, 2019 on the Single Lot Special Assessment Tax Roll for: Sewer Connections, Nuisances of Yard Violations/Board Ups/Wrecker Services, Police False Alarms, Demolitions, and Sidewalk Replacements. A notice of the hearing was mailed to approximately 365 property owners affected by the assessments as shown on the City Assessor records. These assessments represent fees and expenses incurred by the City for improvements constructed, false alarms, alarm system registration, and for abatement of nuisances of which expenses are charged against individual properties.

The recommendation of the City Manager is based upon review of the appropriate department's research and response. A recap of the written objections filed with the City Clerk's Office and the oral objections presented to City Council up to the close of the public hearing is as follows:

Written objections received and filed with the City Clerk

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
11 1367 00000	2514 Thayer	Joseph Horonzy	$129.28	YV19

Objection: Claims people dumped garbage on the lot next to his and he cleaned up what he could.
Department Reply: Property owner was given notice and at second inspection property was not fully cleaned. City has photos on file.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
13 0123 00000	2129 N. Clinton	Myron Whitman	$44.75	YV19

Objection: Thought a City street sweeper would clean up the debris placed on the street.
Department Reply: Property owner was given notice and at second inspection property was not fully cleaned. City has photos on file.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
06 0664 00100	455 S. 10th Street	Carolyn Lindsey	$322.02	SW119

Objection: Claims she cannot afford to pay.
Department Reply: Property owner chose the option for the City to replace the sidewalk.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
13 1069 00000	2121 N. Carolina	Tony Denha	$50.00	PF19

Objection: Claims the property was damaged by a drunk driver and is not habitable.
Department Reply: The tenant that lived there when the charge was issued was a DOA.
Recommendation: The single lot special assessment should be removed from on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
18 0381 00000	1720 Division	Roy Robinson	$75.00	PF19

Objection: Claims this is an error and that he has no false alarms.
Department Reply: This fee is for the registration of the alarm.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
21 4042A02400	3310 Lexington	FMLO, LLC	$75.00	PF19

Objection: They did not own the property when the alarm permit expired.
Department Reply: Confirmed that the current owner did not own the property when the charge was issued.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
10 0708 00000	3201 Roberts	Rosie Brackett	$700.00	PF19

Objection: Claims this is part of her bankruptcy filing.
Department Reply: Confirmed her paperwork includes this in her bankruptcy.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
18 0470 00200	312 Superior	Dorothy Moore	$25.00	PF19

Objection: Does not remember calling the police for a false alarm.
Department Reply: This is for the registration fee.
Recommendation: The single lot special assessment should remain on the tax roll.

Public comments presented during the Public Hearing on February 18, 2019

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
08 0331 00000	926 Owen	Andrea Pegues	$75.00	PF19

Objection: Claims there is no alarm at this address.
Department Reply: Confirmed they do not have an alarm system.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
21 1893 00000	2737 E. Holland	Leona Terrell	$150.00	PF19

Objection: POA for Leona states that she has dementia and is in a facility.
Department Reply: Confirmed property owner has disability/dementia.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
21 2943 00000	4035 Gallagher	Bobbie Randle	$50.00	PF19

Objection: Claims there is not an alarm at this address.
Department Reply: Confirmed this is a registration fee.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
10 0987 00000	1935 Walcott	Betty Scott	$250.00	PF19

Objection: Claims there is not an alarm at this address and previous owner is deceased.
Department Reply: Confirmed charges were for the previous owner.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
21 0847 00200	3701 Hess	Finlay Brookwood Park	$75.00	PF19

Objection: Claims this address does not exist.
Department Reply: Confirmed the charge is for parcel 21 S. Brookwood of which is one of the many homes maintained by this management company.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
01 0838 00000	1608 Sanford	Unity Park Limited Division	$925.00	PF19

Objection: Claims there is not an alarm at this address.
Department Reply: Confirmed that a $50.00 charge for 1716 Farwell Apt. 48 in Building 25 can be removed, $800.00 for 1112 N. 10th Street can be removed, and that the billing address is correct. This is the management company for many apartment units.
Recommendation: The single lot special assessment should be reduced to $75.00 on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
17 0208 00000	521 S. Webster	Willie Shaw Jr.	$763.33	BU19

Objection: Board up was necessary due to an incident that police responded to.
Department Reply: Confirmed the fee was billed in error.
Recommendation: The single lot special assessment should be removed from the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
21 1822 00000	2230 Whittier	Linda Suggs	$752.75	SW119

Objection: Claims she has been in contact with the City for 5 years regarding a tree that was impacting the sidewalk and feels that she should not be charged.
Department Reply: Tree is healthy and was not removed. Per ordinance property owner is responsible for sidewalk replacement.
Recommendation: The single lot special assessment should remain on the tax roll.

Tax Roll #	***Property***	***Property Owner***	***Fee Due***	***Code***
18 0642 00000	1104 Brockway	Gary Beckert	$268.07	SW119

Objection: Claims that the contractor doing a property demo is responsible for the sidewalk damage and that he should not be charged.
Department Reply: Sidewalk replacement was completed when property was owned by the Land Bank. All assessments remain with property transfers.
Recommendation: The single lot special assessment should remain on the tax roll.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-3

From: Saginaw Housing Commission

Subject: Saginaw Housing Commission Grant Agreement

Prepared by: Lesley Foxx, Executive Director, Saginaw Housing Commission

Recommendation:

I recommend approval of the grant agreement between the Saginaw Housing Commission and the U.S. Department of Housing and Urban Development for the FY 2018 Family Self-Sufficiency Program.

Justification:

In accordance with § 12.036(B)(3) of the Saginaw Code of Ordinances, the Saginaw Housing Commission shall obtain City Council approval prior to entering or accepting any grant agreements in the name of the Saginaw Housing Commission. In accepting the grant agreement, the Saginaw Housing Commission agrees that it will comply with all the terms and conditions of the agreement, applicable laws, regulations, and all other requirements of U.S. Department of Housing and Urban Development (HUD) now or hereafter in effect pertaining to the Family Self Sufficiency (FSS Program) and other applicable laws. The effective date of each agreement shall be the date of execution as set forth by the U.S. Department of Housing and Urban Development.

The Saginaw Housing Commission was notified by HUD on February 22, 2019 that they were selected to receive an award for the FY 2018 Family Self Sufficiency Program in the amount of $101,900. The Saginaw Housing Commission has been awarded the FSS Program Grant since 2005. The purpose of the FSS program is the development of local strategies to coordinate the use of assistance with public and private resources to enable participating families to increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency. Participating families are in the Public Housing or Housing Choice Voucher, Section 8 program.

This agreement has been approved by me as to substance and the City Attorney as to form.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-4

From: Timothy Morales, City Manager

Subject: Approving a Reimbursement Agreement between the City of Saginaw, Saginaw Brownfield Redevelopment Authority, and Ann Arbor Builders, Inc. for the Case Block Brownfield Plan

Prepared by: Yolanda M. Jones, Office of Management and Budget

Manager's Recommendation:

I recommend the approval of the reimbursement agreement between the City, Saginaw Brownfield Redevelopment Authority, and Ann Arbor Builders in accordance with the Case Block Brownfield Plan.

Justification:

The primary purpose of the Saginaw Brownfield Redevelopment Authority, pursuant to the Brownfield Redevelopment Financing Act, is to encourage the redevelopment of contaminated, functionally obsolete, and blighted property within the City of Saginaw by providing financial and tax incentives, without which redevelopment would not be economically feasible.

On February 1, 2019, the Brownfield Redevelopment Authority approved the Brownfield Plan for Case Block Redevelopment and Reuse Project. Ann Arbor Builders, Inc., the developer, plans to redevelop the property located as 200, 208 and 220 South Michigan Avenue, located on the city block bounded by South Michigan Avenue, Adams Street, South Hamilton Street and Cass Street ("Property"). The Property has been determined to qualify as an Eligible Property under Section 2 of the Brownfield Redevelopment Financing Act.

Ann Arbor Builders, Inc. plans to invest approximately $1.7 million to redevelop the property into residential and commercial property. This developer plans to undertake Eligible Activities as defined in the Brownfield Redevelopment Financing Act.

In accordance with the Brownfield Plan, the City plans to invest approximately $575,000 in public infrastructure and road improvements (plus $86,250 in contingency) that service the property and the public generally. These infrastructure and road improvements are considered Eligible Activities as defined in the Brownfield Redevelopment Financing Act.

The Saginaw Brownfield Redevelopment Authority plans to capture the available increase in property taxes for the real property and use these funds to reimburse the Ann Arbor Builders, Inc., and the City pursuant to its Brownfield Plan. This reimbursement agreement provides for the City to begin receiving reimbursement on the infrastructure and road improvements beginning in 2045 or in the year 25 of the Brownfield Plan for the amount of the infrastructure and road improvements, approximately $661,250.

I have approved the reimbursement agreement as to substance and the City Attorney as to form.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-5

From: Timothy Morales, City Manager

Subject: Write Off on CDBG Residential Rehabilitation Loans FY 2018-2019

Prepared by: Leticia C. Trevino, CDBG Specialist

Manager's Recommendation:

I recommend the approval of the write off of fourteen residential rehabilitation loan accounts on the balance sheet totaling $88,733.53.

Justification:

The residential lending program is operated by the Community Development Block Grant Division. Low interest loans are provided to low to moderate income individuals for housing rehabilitation in designated CDBG program areas. Regular mortgage loans are established and liens are placed against the properties. If monthly obligations are not met, staff follows normal collection procedures, including client notification on a monthly basis, which could result in foreclosure. The loans have been deemed uncollectible. Staff has and will continue to utilize outside counsel for more aggressive collection efforts. Removing the loans from the balance sheet does not prohibit the City from further legal collection efforts. The accounts for write off are as follows and the balance; include interest and penalties:

Account No.	Balance	Reason for Write Off
75120013	1,614.25	Uncollectible per attorney
85170529	2,183.20	Uncollectible per attorney
85127156	1,976.62	Uncollectible per attorney
75120028	797.73	Deceased
85110600A	8,216.00	Uncollectible per attorney
85130595	7,261.20	Uncollectible per attorney
85140626	7,597.25	Uncollectible per attorney
75120034	2,831.39	Bankruptcy uncollectible per attorney
85200614	23,914.33	Bankruptcy uncollectible per attorney
85200517	1,741.18	Uncollectible per attorney
85190602	11,231.61	Uncollectible per attorney
85140619	13,699.95	Bankruptcy uncollectible per attorney
85070629	230.00	Uncollectible per attorney
75120023	5,438.82	Bankruptcy uncollectible per attorney

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-6

From: Timothy Morales, City Manager

Subject: Environmental Services

Prepared by: Leticia C. Trevino, CDBG Specialist

Manager's Recommendation:

I recommend the approval of a purchase with Quality Environmental Services for $94,000.00 for the asbestos removal at 1014 East Genesee Avenue.

Justification:

The City solicited proposals from firms to provide asbestos abatement services for the commercial demolition project located at 1014 E. Genesee Avenue. The scope of work includes but is not limited to removal, abatement and proper disposal of non-asbestos impacted debris and hazardous materials in accordance with State and Federal regulations. Upon completion of work, AKT Peerless will perform any and all final clearances on the project.

On February 19, 2019, the City opened four bids for the asbestos removal. The bids were reviewed and a determination was made to go with the lowest qualified bid. After careful review of all of the bids it was determined that Right Way Remediation was not bid within the acceptable range to meet preliminary cost amounts that were determined by the Pre-Demolition Asbestos/Hazardous Materials Survey Results conducted by AKT Peerless. Therefore, the lowest qualified bid was selected from Quality Environmental Services.

Below is the breakdown of the proposals.

Global Green Group	$178,934
Quality Environmental Services	$ 94,000
Right Way Remediation	$ 49,800
Dore & Associates	$124,200

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title 1, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Community Development Block Grant Fund, Special Projects Division, Demolition Account No. 275-6511-816-000.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-7

From: Timothy Morales, City Manager

Subject: Saginaw Shiawassee Habitat for Humanity First Amendment to Subrecipient Agreement

Prepared by: Leticia Trevino, CDBG Specialist

Manager's Recommendation:

I recommend the approval of the First Contract Amendment to the Subrecipient HOME Agreement for FY 2018-19 with Saginaw Shiawassee Habitat for Humanity for $39,000.00 of rehabilitation for 220 South Fourth Street and 841 South Fifteenth Street.

Justification:

On September 24, 2018, Council approved the HOME Agreement with Saginaw Shiawassee Habitat for Humanity (Habitat) without addresses because at the time they were not known. Habitat will rehabilitate the residences at 220 South Fourth Street and 841 South Fifteenth Street. The cost for rehabilitating 220 South Fourth Street is $26,000.00 and 841 South Fifteenth Street is $13,000.00. The total cost of rehabilitating both properties is $39,000.00. Funds approved for the FY 2018-2019 Agreement will pay the costs for both projects. The homes will be sold to low to moderate income buyers. Habitat must complete both projects by June 30, 2020. The original Agreement outlines the HOME Program, which includes the purchase of materials for rehabilitation of property and operation expenses. Council approved the City's submission to the Department of Housing and Urban Development for these funds on February 19, 2018.

The First Contract Amendment is approved by the City Manager as to substance and the City Attorney as to form.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-8

From: Timothy Morales, City Manager

Subject: Carpet Replacement in City Manager's and Human Resources Offices

Prepared by: Bruce Caradine, Public Services Department

Manager's Recommendation:

I recommend approval of purchase with West Side Decorating for $7,212.40 for carpet and installation in the City Manager's and Human Resources offices within City Hall.

Justification:

On October 22, 2018, Council approved the low bid and purchase with West Side Decorating for the replacement of carpeting in Fiscal Services, the City Clerk's Office and Office of Management and Budget. It has also been determined that new carpet is required in the City Manager's and Human Resource offices. West Side Decorating submitted a quote for the additional carpet installation at $2,068.40 in the City Manager's office area and $5,144.00 in the Human Resources office area. West Side Decorating held the same unit cost for the carpet installation as was previously approved by City Council.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Capitol Project Fund, Facilities Division's Repairs and Replacement Account No. 401-7575-974.000.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION CC-9

From: Timothy Morales, City Manager

Subject: Ratification of Emergency Purchase of Powdered Activated Carbon

Prepared by: Theodore V. Bomba, Water & Wastewater

Manager's Recommendation:

I recommend the ratification of the emergency purchase order issued to Cal-Pacific Carbon, LLC for $12,600 for the purchase of 30,000 lbs. of powdered activated carbon for the Water Treatment Division.

Justification:

The Cities of Saginaw, Midland, and Bay City issued a joint bid for chemical purchases for Fiscal Year 2019. On June 18, 2018, Chemrite was awarded the annual contract for powdered activated carbon. An order was placed with them on January 16, 2019, and they were not able to fulfill it with carbon that met the specifications of the joint bid. Our inventory of this treatment chemical used to mitigate taste and odor in drinking water was low, therefore on February 28, 2019, emergency purchase order 505471 was issued to Cal-Pacific Carbon, LLC. They have agreed to provide us the carbon at wholesale pricing, which is a savings of 42% over the bid price.

This vendor meets all requirements of §14.33, "Vendors," of "Purchasing, Contracting, and Selling Procedure," of Chapter 14, "Finance and Purchasing," of Title I, "Administrative Code," of the Saginaw Code of Ordinances, O-204.

Funds are budgeted in the Water Operations and Maintenance Fund, Treatment and Pumping Division's Chemicals Account No. 591-4730-727.000.

Council Action:

Motion to approve the recommendation of the City Manager.

COUNCIL COMMUNICATION Intro O-1

From: Tim Morales, City Manager

Subject: Housing Regulation Ordinance Amendment

Prepared by: Janet Santos, City Clerk

Manager's Recommendation:

I recommend approval to amend §§151.001 through 151.116 of Chapter 151, "Housing Regulations," of Title XV, "Land Usage," of the City of Saginaw Code of Ordinances, O-204.

Justification:

City staff has been working to put together additional amendments to the ordinance to clarify certain language, as well as expand some areas. Those amendments include:

- The registration of improved, unoccupied property in all zoning classifications, not just residential.
- Redefining a quality of life violation as one that occurs upon conviction or plea, rather than citation or charge.
- A new exception to the unoccupied property registry language exempting individuals from registration for the first 12 months following their purchase of property so long as there is evidence they are actively working to rehabilitate it.
- A certificate of compliance section requiring owners of property containing a structure that is more than 1 story and less than 10 feet from the right-of-way to have all roof-mounted structures and exterior walls inspected by a licensed architect or engineer every 5 years.

The amendments will update the ordinance to meet today's concerns of the community while continuing to protect public health, welfare and safety.

Council Action:

This Council Communication is for explanation purposes of the ordinance to be introduced and enacted according to City Charter, Section 22, titled "Ordinances."

ORDINANCE INTRODUCTION INTRO-1

Moved by Council Member _____, seconded by Council Member _____ to introduce an ordinance entitled and reading as follows:

AN ORDINANCE TO AMEND §§151.001 THROUGH 151.116, OF CHAPTER 151, "HOUSING REGULATIONS," OF TITLE XV, “LAND USAGE,” OF THE CITY OF SAGINAW CODE OF ORDINANCES, O-204.

Laid over under Charter provision.

Moved by Council Member _____, seconded by Council Member _____ to adopt an ordinance introduced March 18, 2019, entitled and reading as follows, be taken up and enacted:

O-_____

AN ORDINANCE TO AMEND §§151.001 THROUGH 151.116, OF CHAPTER 151, "HOUSING REGULATIONS," OF TITLE XV, “LAND USAGE,” OF THE CITY OF SAGINAW CODE OF ORDINANCES, O-204.

The City of Saginaw ordains:

Section 1. §§151.001 through 151.116 of Chapter 151, "Housing Regulations," of Title XV, “Land Usage,” of the City of Saginaw Code of Ordinances, O-204, is hereby amended to read as follows:

CHAPTER 151: ~~HOUSING~~ PROPERTY MAINTENANCE REGULATIONS

§151.001 TITLE.

This chapter shall be known as the “~~Housing~~ Property Maintenance Code of the City of Saginaw”, may be cited as such, and will be referred to herein as “this chapter”.

§151.002 PURPOSE.

The purpose of this chapter is to provide minimum ~~housing~~ standards to safeguard health, safety, property, and public welfare of the people of the city by regulating and controlling the use and occupancy, repair, alteration, maintenance, and operation of certain ~~all residential~~ buildings~~,~~ ~~and~~ structures, and lots within the city; to provide for registration of non-owner-occupied residences and unoccupied properties; to determine responsibilities of owners and occupants of residences; and to provide for the administration and enforcement of this chapter and penalties for its violation.

§151.004 SCOPE.

(A) *Application.*

(1) The provisions of this chapter shall apply to all buildings or portions thereof used, designed, or intended to be used for human habitation and to accessory buildings and structures. These buildings may not be occupied if they are in violation of the requirements contained in this chapter. All non-owner-occupied residences and unsupervised properties shall be registered with the office of the City Clerk.

(2) Where any building or portion thereof is used or intended to be used as a combination apartment house and hotel, the provisions of this chapter shall apply to the separate portions as if they were separate buildings.

(B) *Alteration.* All alterations, enlargements, additions to, and/or relocations of existing buildings shall be in conformance with the provisions of this chapter and all other applicable laws or ordinances.

§151.110 FINDINGS AND PURPOSE.

(A) Unsupervised properties have a negative impact on surrounding properties and neighborhoods. Owners of such properties should be held accountable for the condition of same, because properties which are not maintained constitute a hazard to the public health, safety, and welfare, create blight and nuisances, and lower property values and neighborhood integrity.

(B) It is the purpose and intent of the city, through the adoption of this subchapter, to establish a non-owner occupied property registry and unoccupied property registry as a mechanism to protect residential neighborhoods and other areas from becoming blighted through the lack of adequate maintenance and security of such properties.

§151.111 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CITY. The City of Saginaw.

CONTROLLER. The person under contract with the owner for the management and/or maintenance of the property or who is otherwise authorized by the owner to exercise any physical control over the property, including but not limited to any property management or property preservation company responsible for the maintenance and security of the property.

DRUG RELATED ACTIVITY. The illegal manufacture, sale, distribution, possession, or use of a controlled substance (as defined by Article 7, Controlled Substances, of Michigan's Public Health Code, Public Act 368 of 1978, being M.C.L. §§ 333.7101 et seq.).

LOCAL AGENT. A Michigan-based person or business entity appointed in writing by the owner to be the contact person on behalf of the owner and/or controller with the city.

NON-OWNER OCCUPIED PROPERTY. Any dwelling, dormitory, dwelling unit, apartment house, or guest room in a lodging house, rooming house, bed and breakfast establishment, hotel or motel within the city which is occupied by someone other than the owner.

NUISANCE. A nuisance as defined by §94.001 of this code of ordinances.

OWNER. The person noted as the last owner of record (i.e. person holding legal title to the property) in the records of the City Assessor.

PERSON. An individual, firm, corporation, trust, estate, partnership, incorporated or unincorporated association, limited partnership, limited liability company, or any other legal entity.

QUALITY OF LIFE VIOLATION.

(1) Occurs when the resident, any members of the resident's household or a guest or other person under the resident's control has been ~~issued one or more court appearance tickets, complaints, or citation for~~ convicted of, defaulted on, or

otherwise held responsible for, by or in a court of competent jurisdiction, a violation of any state law or local ordinance on the non-owner occupied property that involves:

(a) Drug related activity,
(b) Prostitution,
(c) Criminal gang activity,
(d) Assaultive, threatening, or intimidating behavior (including but not limited to unlawful discharge of firearms),
(e) Malicious destruction of property, or
(f) Conduct that jeopardizes the health, safety, and/or welfare of others. "Conduct that jeopardizes the health, safety, and/or welfare of others" could include, but is not limited to, the following:
    1. Dangerous dog violation contrary to §§ 94.031 and 94.999 of this code of ordinances,
    2. Unlawful discharge of a firearm violation contrary to § 130.03(D) of this code of ordinances,
    3. Illegal business or occupation violation contrary to § 130.33 of this code of ordinances,
    4. Noise violation contrary to § 94.047 of this code of ordinances, and
    5. Violation of the maximum occupancy overcrowding, illegal use of space provisions of the city ordinance contrary to Chapter 153 of this code of ordinances.

(2) ~~Unless otherwise provided by law, proof of a violation shall not require a criminal conviction but shall require only a preponderance of the evidence~~. A violation shall be deemed to have occurred in the vicinity of non-owner occupied property if it occurs in an adjacent common area or in the adjacent public right-of-way in front of the non-owner occupied property.

REPEATED QUALITY OF LIFE VIOLATIONS. Will be considered to be three quality of life violations by one or more tenants or their guests, with respect to any dwelling unit within any 12-month period.

UNOCCUPIED PROPERTY. Any improved property or lot that ~~is vacant, regardless of whether such property~~ contains a vacant dwelling or other structure, and regardless of the zoning classification of such property.

§151.112 NON-OWNER OCCUPIED PROPERTY; PROHIBITED CONDUCT.

(A) No owner or controller of non-owner occupied property shall allow it to be occupied by someone other than the owner without first registering the property with the Office of the City Clerk.

(B) No owner or controller of non-owner occupied property shall allow occupancy of the property without first being in compliance with this subchapter.

(C) No owner or controller of non-owner occupied property shall allow occupancy of the property without first paying any property taxes or other city debts, such as rubbish and water, due and owing on the property.

(D) No owner or controller shall allow a non-owner occupied property to fall into a state of disrepair, to become in violation of applicable state statutes or city codes, or to otherwise become a nuisance or create a nuisance condition.

(E) Once registered, no owner or controller shall allow non-owner occupied property to remain occupied if it is in a state of disrepair, in violation of applicable state statutes or city codes, or otherwise has become a nuisance condition or created a nuisance condition.

(F) No owner or controller shall knowingly permit a resident to remain in occupancy of non-owner occupied property if that resident, members of the resident's household, or guests or other persons under the resident's control commit repeated quality of life violations.

~~(G) No owner or controller of non-owner occupied property shall transfer title, possession, or occupancy of the property without first being in compliance with this subchapter.~~

§151.113 NON-OWNER OCCUPIED PROPERTY; REGISTRY.

(A) To register non-owner occupied property, the owner or controller shall:

(1) Complete and file with the City Clerk, ~~online or~~ in-person, a registration application for each non-owner occupied property, which shall state or have attached, as applicable:

(a) The name, date of birth, driver's license number, mailing address, telephone number, email address, and webpage address of the owner and of any controller of the property. If the owner of the property resides out-of-state, the applicant shall designate a local agent by name, mailing address, telephone number, email address, and webpage address.

(b) A copy of the written agreement appointing a local agent or controller for the owner ~~or controller~~.

(2) Pay in full the registration fees, as well as any applicable late fees, owed to the city for each non-owner occupied property.

(3) ~~Provide verification to the City Clerk that the property is not condemned nor under an order to vacate~~. Provide a copy of a current certificate of compliance to the City Clerk, where such is required pursuant to §151.115.

(4) Pay in full any property taxes and other city debts due and owing on the property.

(5) Pay in full any fines that may be owed due to a violation of this subchapter.

(6) Agree to provide all residents a lease disclosure letter which provides information regarding frequently violated city regulations, including:

(a) The city's noise ordinance (as codified in §§ 94.045 through 94.047 of this code of ordinances.);

(b) The city's curfew for minors ordinance (as codified in §§ 130.50 through 130.54 of this code of ordinances);

(c) The city's disturb the peace of neighborhoods ordinance (as codified in § 130.32 of this code of ordinances);

(d) The city's ~~housing~~ property maintenance regulations (including §§ 151.097 and 151.098); and

(e) The city's parking regulations (including § 72.23 of this code of ordinances);

(7) Agree that each lease or rental agreement entered into for non-owner occupied property shall include the following addendum:

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, members of the resident's household, and a guest or other person under the resident's control shall not engage in criminal activity, or any act intended to

facilitate criminal activity, including drug-related criminal activity, on or near said premises.

2. Resident and members of resident's household will not permit the dwelling unit to be used for, or facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

VIOLATION OF THE ABOVE PROVISIONS SHALL CONSTITUTE A QUALITY OF LIFE VIOLATION AND BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.

A single violation of any of the provisions of this addendum shall be deemed a serious violation and material and irreparable noncompliance with your lease. ~~Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by substantial evidence of the type reasonably relied upon by property managers in the usual and regular course of business.~~

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

This LEASE ADDENDUM is not intended to diminish Resident's or broaden Owner's rights with regard to Michigan's laws pertaining to the recovery of possession of property.

(B) Upon the City Clerk's receipt of the completed registration application and applicable fees, the City Clerk shall verify whether the property is eligible for registration and, if so, shall register the property.

(1) If the property is not eligible for registration, the City Clerk shall inform the owner or controller of the deficiencies preventing registration, including what additional information, documentation, and/or fees are required.

(C) After a non-owner occupied property has been registered, the owner or controller shall:

(1) Notify the City Clerk in writing of any change in the information provided in the original registration application, including but not limited to a change in occupancy status or a change in contact information for the owner, controller, or local agent, within 30 days of the date of the change.

(2) Cause the dwelling to be inspected ~~by designated employees or other representatives of the owner or controller or~~ by appropriate representatives of the city for compliance with this subchapter within 30 days of a new application for registration ~~at least once annually~~. Proof of such inspections must be provided to the City Clerk upon renewal of registration to document that the property remains in compliance with this subchapter.

(3) If the non-owner occupied property has become ineligible for this registry, the City Clerk shall remove the property from the registry and shall provide the owner or controller with written notification of this action, the reason therefor, and shall inform the owner or controller of the deficiencies preventing continued registration, including what additional information, documentation, and/or fees are required.

(D) An owner or controller of unoccupied property shall register the property with the City Clerk within 60 days of transfer of title to the property to the name of the new owner. If the title was transferred prior to the effective date of this subchapter, the owner or controller of the

property shall register the property with the City Clerk no later than 60 days after the effective date of this subchapter.

(E) Exceptions:

(1) Owners or purchasers of structures which contain only one dwelling unit, with or without an accessory garage, carport or shed, and which contain no other occupancy, may occupy that dwelling unit themselves without registering the unit or paying a fee. The owner's immediate family, defined as the owner's spouse or significant other, children, and up to two grandparents, may also occupy that dwelling with the owner. All other requirements of this chapter shall apply in such instances.

(2) Owners and controllers of property properly registered under this section who are actively advertising and holding the property out for rental and/or sale shall not be required to also register the property as unoccupied property under § 151.114. Evidence of same, such as a copy of any advertisement or listing, shall be provided to the City Clerk.

§151.114 UNOCCUPIED PROPERTY REGISTRY.

(A) The Office of the City Clerk shall maintain a registry of all unoccupied properties within the city.

(B) An owner or controller of unoccupied property shall register the property with the City Clerk within 60 days of transfer of title to the property to the name of the new owner. If the title was transferred prior to the effective date of this subchapter, the owner or controller of the property shall register the property with the City Clerk no later than 60 days after the effective date of this subchapter.

(C) To register unoccupied property, the owner or controller shall:

(1) Complete and file with the City Clerk, ~~online or~~ in-person, a registration application for each unoccupied property, which shall state or have attached, as applicable:

(a) The name, date of birth, driver's license number, mailing address, telephone number, email address, and webpage address of the owner and of any controller of the property. If the owner of the property resides out-of-state, the applicant shall designate a local agent by name, mailing address, telephone number, email address, and webpage address.

(b) A copy of the written agreement appointing a local agent or controller for the owner ~~or controller~~.

(c) A statement describing the expected period of vacancy, a detailed plan for the regular maintenance of the property during the period of vacancy (for example, lawn maintenance and securing of any structures), and a timeline for the lawful re-occupancy of the property, the rehabilitation of the property, or the demolition of the dwelling and/or structure(s) on the property.

(2) Pay in full the registration fees, as well as any applicable late fees, owed to the city for each unoccupied property.

(3) Provide a copy of a current certificate of compliance to the City Clerk, where such is required pursuant to §151.115.

(4) Pay in full any property taxes and other city debts due and owing on the property.

(D) Any change in the information provided in the registry, including but not limited to a change in ownership, change in vacancy status, or a change in contact information for the owner,

controller, and/or local agent shall be provided in writing to the City Clerk within 30 days of the date of the change.

(E) Unoccupied property may not be occupied until all outstanding taxes, costs, assessments, and/or liens owed to the city have been paid in full and a certificate of occupancy has been issued by the city.

(F) Exceptions:
(1) Unoccupied properties owned by governmental subdivisions/agencies need not be registered in accordance with this chapter.
(2) An owner or controller of unoccupied property shall be exempt from registration under this section for the first 12 months following the owner's purchase of the property so long as the owner is actively working to rehabilitate the property for use and occupancy. Such rehabilitation shall be evidenced by the owner or controller obtaining the necessary permits for structural, electrical, mechanical, or similar work. It shall be the responsibility of the owner or controller to provide evidence supporting their right to this exemption from registration to the City Clerk.

§151.115 CERTIFICATES OF COMPLIANCE.

(A) All owners/controllers of non-owner occupied property and unoccupied property containing a building or other structure that is more than one story and less than 10 feet from the city's right-of-way shall have all roof-mounted structures and every exterior wall of or part of the building's exterior, including connecting bridges, cornices, copings, eaves, bays, or similar projections, thoroughly inspected and examined by competent professionals, at their own expense, at intervals not to exceed 5 years and shall furnish the city's Chief Inspector with a written report setting forth the true condition of the structure inspected. The Chief Inspector shall be notified in advance of such an inspection of an existing building and may have an authorized designee present. Where conditions of a structure or wall cannot be determined by inspection of the exterior of the structure or wall, the Chief Inspector, or his or her designee, may require portions thereof to be removed for a more thorough examination.
(1) A competent professional shall be defined as a licensed architect, structural engineer, or other professional deemed acceptable by the city's Chief Inspector.

(B) Upon successful completion of such inspection, a certificate of compliance shall be issued by the Chief Inspector, or his or her designee. With regard to unoccupied property, the certificate of compliance shall be posted in a conspicuous place within the building or structure and readily available for inspection. Certificates of compliance for non-owner occupied property shall be maintained by the owner/controller and made available upon request by the Chief Inspector, or his or her designee, or by any current or prospective tenant.

(C) It shall be unlawful to occupy or use a building, premises, or structure required to have a certificate of compliance under this section, or cause same to be occupied, without the required certificate of compliance for the building, premises, or structure.

(D) Upon a finding that the building, premises, or structure is unsatisfactory for human habitation or is otherwise structurally unsound, the Chief Inspector may deem such property to be a nuisance and order such building, premises, or structure vacated, as well as issue a written order to repair/correct.

§151.115~~5~~6 VIOLATION; ABATEMENT.

(A) Except as otherwise stated, violations of this chapter shall be treated as strict liability offenses regardless of intent.

(B) An owner or controller of non-owner occupied property or unoccupied property that is found to be in violation of any article of this chapter shall be responsible for a municipal civil infraction as set forth in Ch. 37 of this code of ordinances.

(C)

(1) Properties subject to this subchapter shall at all times be kept free of weeds, dry brush, dead vegetation, trash, junk, building materials, and the accumulation of other debris and shall otherwise comply with the city ~~housing~~ property maintenance code. Additionally, the property shall be maintained free of graffiti, tagging, and similar markings. Yards shall be landscaped and maintained pursuant to this subchapter.

(2) If the property has not been maintained, the city may maintain the property and assess costs to the owner or controller. Such assessments may become a lien against the property.

(D)

(1) Properties subject to this subchapter shall at all times be maintained in a secure manner so as not to be accessible by unauthorized persons. The city shall have the authority to require the owner or controller to implement additional maintenance and/or security measures as deemed necessary.

(2) If a property has not been secured, the city may secure the property and assess costs to the owner or controller. Such assessments may become a lien against the property.

(E)

(1) Failure to properly maintain or secure either non-owner occupied property or unoccupied property will be deemed a nuisance for which the city may issue a written notice to correct. The city may abate any such nuisance upon the failure of the owner or controller of the property to take abatement action within ten days of the written notice to correct. When the city has abated such a nuisance, the cost of the abatement, including any applicable administrative charges, will be billed to the owner of the property. Such billing shall be a personal debt of the owner to the city, which may be collected as other personal debts, as enforcement costs or by restitution orders as allowed by law, or which may be assessed as a lien against the property, including interest thereon, until paid.

(2) The owner of the property where such a nuisance exists is also responsible for a Class D municipal civil infraction as set forth in § 94.002 of this code of ordinances.

(F) On each occasion that a resident in a non-owner occupied property, any members of the resident's household, or a guest or other person under the resident's control ~~or such resident's guest~~ commits a quality of life violation, the City Manager or designee shall send notice of such violation to the owner or controller. Upon the occurrence and notice of three quality of life violations by ~~one or more~~ a resident, any members of the resident's household or a guest or other person under the resident's control ~~or their guests~~, with respect to any non-owner occupied property within any 12-month period, the non-owner occupied property will be deemed a nuisance. An unsuccessful good faith attempt to evict the offending resident, after commission of two quality of life violations, shall constitute an absolute defense. It is not a violation if the owner or controller reported the violation.

(1) The owner of the property where such nuisance exists is responsible for a Class F municipal civil infraction, subject to payment of a civil fine as set forth in § 37.07, plus costs and other sanctions for each infraction. Repeat offenses shall be subject to increased fines as provided by § 37.07.

§151.116~~6~~7 FEES.

(A) Fees for each registry shall be established by City Council and posted in the Office of the City Clerk.

(B)
(1) All registration~~/license cycles~~ for non-owner occupied property shall be due ~~start~~ on March 15 of each year.
(2) For the period from the effective date of this section to March 15, 2014 all properties with a valid registration shall continue to be registered until March 15, 2014. Registrations shall all expire on March 15 of each year regardless of application date. If March 15 should fall on a holiday or weekend the fee shall be due on the next regular business day.

(C) All registration~~/license cycles~~ for unoccupied property shall be due ~~start~~ on December 30 of each year.
(1) All unoccupied properties must be registered within 60 days of the enactment of this subchapter. For the period from the effective date of this section to December 30, 2013, the annual registration fee shall be reduced by 50%.
(2) Registrations shall expire on December 30 of each year regardless of application date. If December 30 should fall on a holiday or weekend the fee shall be due on the next regular business day.

(D) An additional late charge of 100% of the base fee shall apply and be assessed in the event of any of the following:
(1) Failure to register unoccupied property within 60 days of the enactment of this subchapter.
(2) Failure to register a non-owner occupied or unoccupied property within 15 days of date of written notice from the city that the property is in violation of this subchapter.
(3) Failure to pay the registration renewal fee by the required date each year.
(4) Failure to register a non-owner occupied or unoccupied property within 60 days of transfer of title in the property.
(5) Failure to provide the City Clerk the required notice of any change in the information provided in the registry, including but not limited to a change in vacancy status or a change in contact information for the owner and/or controller within 30 days of the date of the change.

(E) Failure to pay any applicable fees or late fees shall be deemed a personal debt of the owner to the city, which may be collected as other personal debts, as enforcement costs or by restitution orders as allowed by law, or assessed as a lien against the property, including interest thereon, until paid.

This ordinance shall become effective April 11, 2019.
Enacted: April 1, 2019.

Yeas:
Nays:
Absent:
Abstain:

ORDINANCE DECLARED ADOPTED

_____ _____

Floyd Kloc
Mayor

Janet Santos, MMC
City Clerk

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the ordinance adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on April 1, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____

Janet Santos, MMC
City Clerk

Moved by Council Member _____, seconded by Council Member _____ to adopt an ordinance introduced March 4, 2019, entitled and reading as follows, be taken up and enacted:

O-_____

AN ORDINANCE TO AMEND §14.36, “PREFERENCE FOR LOCAL BIDDERS,” OF CHAPTER 14, "FINANCE AND PURCHASING," OF TITLE I, “ADMINISTRATIVE CODE,” OF THE CITY OF SAGINAW CODE OF ORDINANCES, O-204.

The City of Saginaw ordains:

Section 1. §14.36, “Preference for Local Bidders,” of Chapter 14, "Finance and Purchasing," of Title I, “Administrative Code,” of the City of Saginaw Code of Ordinances, O-204, is hereby amended to read as follows:

14.36 PREFERENCE FOR LOCAL BIDDERS

(A) (1) If the lowest bidder is not a Saginaw-based bidder, as defined above, any Saginaw-based bidder with a bid within 5% of the lowest bid shall be deemed the lowest bidder if it agrees to reduce its bid to match the bid of the lowest bidder. Such a bidder will remain bound to all other terms of their original bid.

(2) A lowered bid by a Saginaw-based business which is premised upon, in whole or in part, changes to or variances to the bid specifications, contract requirements, or scope of work, shall be considered non-responsive and will not be considered.

(B) If such a Saginaw-based business refuses to reduce its bid to match the lowest bid, then the next lowest responsive and responsible Saginaw-based business with a bid within 5% of the lowest bid shall be deemed the lowest bidder, if it agrees to reduce its bid to match the bid of the lowest bidder. Such a bidder will remain bound to all other terms of their original bid.

(C) If no responsive and responsible Saginaw-based businesses within 5% of the lowest bid agree to reduce their bids then the contract shall be awarded to the person or business with the lowest, most responsive, and responsible bid.

(D) In the event of a tie between two or more Saginaw-based businesses, where all other factors are equal, the award of the bid shall be by coin toss conducted by the Purchasing Officer or his or her designee.

(E) No contract awarded pursuant to this section shall be sublet in any manner that permits 50% or more of the dollar value of the contract to be performed by a

subcontractor or subcontractors who do not meet the definition of “Saginaw-based business”.

(F) The section shall not waive or constrain, in any manner, the right and prerogative of the city to reject any and all bids or proposals from any Saginaw-based business which fails to meet the requirements of any other division of this section, or to reject a bid which is in any way incomplete, irregular, not responsive or not responsible.

(G) Local preferences shall not be applied in cases of procurements funded, even in part, with federal dollars, unless such procurement is for architectural and engineering services. When contracting for architectural and engineering services, local preference may be a selection criterion provided its application leaves an appropriate number of qualified vendors, given the nature and size of the project, to complete the contract.

This ordinance shall become effective March 28, 2019.
Enacted: March 18, 2019.

Yeas:
Nays:
Absent:
Abstain:

ORDINANCE DECLARED ADOPTED

_____ _____

Floyd Kloc
Mayor

Janet Santos, MMC
City Clerk

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the ordinance adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____

Janet Santos, MMC
City Clerk

RESOLUTION R-1

CERTIFYING THE 2019 SINGLE LOT SPECIAL ASSESSMENT TAX ROLL

Moved by Council Member_____, seconded by Council Member_____ to adopt the following resolution:

WHEREAS: the City Council has complied with the requirements of ordinances of the City relative to making special assessments to include: Sewer Connections, Police False Alarms, Demolitions, Sidewalk Replacements, and Nuisances of Board-Ups, Wrecker Services, and Yard Violations; and

WHEREAS: a Public Hearing was conducted on February 18, 2019 during which objections were heard and written objections were accepted until the time of said Hearing; and

WHEREAS: all objections have been reviewed and the single lot special assessments have been determined to be the responsibility of the property owners.

NOW THEREFORE BE IT RESOLVED: that the City Clerk is hereby directed to transmit immediately said assessment rolls to the City Treasurer for collection of the assessments therein contained together with interest and penalties as provided in the City Charter and in Title III, Section 33.24, of the City of Saginaw Code of Ordinances; and

BE IT FURTHER RESOLVED: that all single lot special assessments assessed to properties owned by the Saginaw County Land Bank Authority or the Michigan Land Bank Fast Track Authority shall be removed from the Tax Roll; and

BE IT FURTHER RESOLVED: that each assessment in rolls in Sewer and Water are payable in 10 annual installments, assessments in rolls for Police False Alarms, Demolitions, Sidewalk Replacements, and Nuisances of Board-Ups, Wrecker Services, and Yard Violations, are payable in one installment, and the rate of interest to be charged on unpaid installments shall be eight percent (8%) per annum.

Ayes:
Nays:
Absent:
Abstain:

RESOLUTION DECLARED ADOPTED

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____
Janet Santos, MMC
City Clerk

COUNCIL COMMUNICATION R-2

From: The Brownfield Redevelopment Authority

Subject: Termination of Brownfield Plan 15 - Menards Redevelopment Project.

Prepared by: Yolanda M. Jones, Director of OMB

Manager's Recommendation:

It is recommended that City Council approve the termination of the Brownfield Plan for Menards Redevelopment Project, located at 2100 Veterans Memorial Parkway.

Justification:

On September 29, 1997, City Council approved the creation of a Brownfield Redevelopment Authority and designated the boundaries of the Brownfield Redevelopment Zone. The purpose of Brownfield legislation is to assist in development of vacant and/or underutilized sites. On May 17, 1999, City Council approved the original Brownfield Plan.

On May 24, 2017, the Brownfield Redevelopment Authority approved an amendment to the Brownfield Redevelopment Zone Development Plan to include Menards Redevelopment Project. The project consists of the redevelopment of the subject property, which is located at 2100 Veterans Memorial Parkway, Saginaw, MI. This project would have included necessary environmental response activities and the new construction of an approximately 50,838 square foot commercial building, rail dock, and rail spurs, as well as paving, utility and storm water improvements.

On January 9, 2018, the Brownfield Redevelopment Authority approved the termination of Menards Redevelopment Project, because Menards decided not to pursue the project at this location.

Council Action:

This Council Communication is for informational purposes of the resolution to be adopted.

RESOLUTION R-2

TO TERMINATE BROWNFIELD PLAN 15 - MENARDS REDEVELOPMENT PROJECT LOCATED AT 2100 VETERANS MEMORIAL PARKWAY

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: City Council approved a resolution on September 29, 1997 creating a Brownfield Redevelopment Authority and designated the boundaries of the Brownfield Redevelopment Zone; and

WHEREAS: City Council approved a resolution on May 17, 1999 adopting a development plan for the Brownfield Redevelopment Zone which complies with the provisions of Public Act 381 of 1996, as amended; and

WHEREAS: on May 24, 2017, the Brownfield Redevelopment Authority approved an amendment to the Brownfield Redevelopment Zone Development Plan to include Brownfield Plan 15 - Menards Redevelopment Project., located at 2100 Veterans Memorial Parkway; and

WHEREAS: Brownfield Plan 15 - Menards Redevelopment Project will not be realized because Menards decided not to pursue the project at the 2100 Veterans Parkway location; and

WHEREAS: On January 9, 2018, the Brownfield Redevelopment Authority approved the termination of Brownfield Plan 15 - Menards Redevelopment Project.

NOW, THEREFORE, BE IT RESOLVED, that the Saginaw City Council does hereby approved the recommendation of the Brownfield Redevelopment Authority to terminate Brownfield Plan 15 - Menards Redevelopment Project, located at 2100 Veterans Memorial Parkway.

Ayes:
Nays:
Absent:
Abstain:

RESOLUTION DECLARED ADOPTED

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____
Janet Santos, MMC
City Clerk

COUNCIL COMMUNICATION R-3

From: Brownfield Redevelopment Authority

Subject: Brownfield Plan Approval for Former Staples Building aka Michigan Photo Redevelopment and Reuse Project

Prepared by: Yolanda M. Jones, Office of Management and Budget

Manager's Recommendation:

It is recommended that City Council adopt the resolution amending the Brownfield Plan for the former Staples Building also known as Michigan Photo Redevelopment and Reuse Project, located at 119 and 127 South Jefferson Avenue and 124 South Baum Street.

Justification:

On February 1, 2019, the Brownfield Redevelopment Authority approved the Brownfield Plan for the former Staples Building Redevelopment and Reuse Project. The project consists of the redevelopment of the subject property, which is located at 119 and 127 South Jefferson Avenue and 124 South Baum Street. This project includes the rehabilitation of the existing structure for ground floor commercial and upper story residential uses. This project will ultimately put three underutilized properties back to productive use and will create new housing and commercial/retail opportunities in downtown Saginaw.

The Brownfield Plan has been created for the purpose of facilitating the redevelopment of the property and to allow for Tax Increment Financing (TIF) incentives to be received through the Brownfield Redevelopment Act.

The original Brownfield Plan was adopted by City Council on May 17, 1999, in compliance with Public Act 381 of 1996. The purpose of Brownfield legislation is to assist in the development of vacant and/or underutilized sites. Public Act 381 of 1996 requires that City Council approves the plan and adopts a resolution after a duly advertised public hearing. The public hearing on the proposed plan is also on the council agenda for this meeting.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

RESOLUTION R-3

AMENDING THE BROWNFIELD PLAN FOR THE CITY OF SAGINAW TO INCLUDE 119 & 127 S JEFFERSON AND 124 S BAUM STREET

Moved by Council Member _____, seconded by Council Member _____to adopt the following resolution pursuant to and in accordance with the provisions of State of Michigan Public Act 381 of 1996, as amended:

WHEREAS: the City of Saginaw established the City of Saginaw Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS: pursuant to the Act, the Authority approved a Brownfield Plan for the property located at 119 & 127 S. Jefferson Avenue and 124 S. Baum Street in the City of Saginaw on February 1, 2019; and

WHEREAS: the City of Saginaw has determined the property located at 119 & 127 S. Jefferson Avenue and 124 S. Baum Street is eligible property, as defined by the Act and has determined that the Brownfield Plan (the "Plan") submitted for 119 & 127 S. Jefferson Avenue and 124 S. Baum Street meets all the requirements for a Brownfield Plan set forth in Section 13 of the Act; and

WHEREAS: as a result of its review of the Plan and upon consideration of the views and recommendations of the Authority, the Saginaw City Council desires to proceed with approval of the Plan.

NOW THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approval.** The City of Saginaw hereby approves the Plan in the form of the Brownfield Redevelopment Authority Reimbursement Agreement.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

Ayes:
Nays:
Absent:
Abstain:

RESOLUTION DECLARED ADOPTED

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____
Janet Santos, MMC
City Clerk

COUNCIL COMMUNICATION R-4

From: Brownfield Redevelopment Authority

Subject: Brownfield Plan Approval for Case Block Redevelopment and Reuse Project

Prepared by: Yolanda M. Jones, Office of Management and Budget

Manager's Recommendation:

It is recommended that City Council adopt the resolution amending the Brownfield Plan for the City of Saginaw to include the Case Block Redevelopment and Reuse Project, located at 200, 208, and 220 South Michigan Avenue.

Justification:

On February 1, 2019, the Brownfield Redevelopment Authority approved the Brownfield Plan for Case Block Redevelopment and Reuse Project. The project consists of the redevelopment of the subject property, which is located at 200, 208, and 220 South Michigan Avenue. This project will include the demolition of non-contributing addition to one of the buildings, rehabilitation of the existing buildings, repaving and installing rain gardens along Hamilton Street. The existing commercial building along S. Michigan will be renovated and remain in commercial use. The vacant two-story brick building that served as Case Funeral Home will be renovated and converted into market rate apartments. This project will also include infrastructure improvements such as new sidewalks, street repaving, streetscaping, previous parking lots and rain gardens to control storm water. This project will ultimately put two underutilized commercial properties into more productive use and convert a funeral home into market rate apartments

The Brownfield Plan has been created for the purpose of facilitating the redevelopment of the property and to allow for Tax Increment Financing (TIF) incentives to be received through the Brownfield Redevelopment Act.

The original Brownfield Plan was adopted by City Council on May 17, 1999, in compliance with Public Act 381 of 1996. The purpose of Brownfield legislation is to assist in the development of vacant and/or underutilized sites. Public Act 381 of 1996 requires that City Council approves the plan and adopts a resolution after a duly advertised public hearing. The public hearing on the proposed plan is also on the council agenda for this meeting.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

AMENDING THE BROWNFIELD PLAN FOR THE CITY OF SAGINAW TO INCLUDE 200, 208 AND 220 S. MICHIGAN AVENUE

Moved by Council Member _____, seconded by Council Member _____to adopt the following resolution pursuant to and in accordance with the provisions of State of Michigan Public Act 381 of 1996, as amended:

WHEREAS: the City of Saginaw established the City of Saginaw Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS: pursuant to the Act, the Authority approved a Brownfield Plan for the property located at 200, 208 and 220 S. Michigan Avenue in the City of Saginaw on February 1, 2019; and

WHEREAS: the City of Saginaw has determined the property located at 200, 208, and 220 S. Michigan Avenue is eligible property, as defined by the Act and has determined that the Brownfield Plan (the "Plan") submitted for 200, 208 and 220 S. Michigan Avenue meets all the requirements for a Brownfield Plan set forth in Section 13 of the Act; and

WHEREAS: as a result of its review of the Plan and upon consideration of the views and recommendations of the Authority, the Saginaw City Council desires to proceed with approval of the Plan.

NOW THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approval.** The City of Saginaw hereby approves the Plan in the form of the Brownfield Redevelopment Authority Reimbursement Agreement.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

Ayes:
Nays:
Absent:
Abstain:

RESOLUTION DECLARED ADOPTED

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____
Janet Santos, MMC
City Clerk

COUNCIL COMMUNICATION R-5

From: Bill Ostash, City Council Member

Subject: Support of the State of Michigan Historic Preservation Tax Credit Program

Prepared by: Vicki Davis, City Manager's Office

Manager's Recommendation:

I recommend approval of the resolution in support of Senate Bill 54 and House Bill 4100 for the reinstatement of state historic tax credits.

Justification:

The State of Michigan Historic Preservation Tax Credit Program has been closed to new applications since 2011. The Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up to 25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties. The City of Saginaw currently has three historic districts as well as three single entity districts. The Historic Preservation Tax Credit Program, if reinstated, not only offers credits for exterior work, but for interior work as well. This is an excellent opportunity for property owners in these districts who wish to rehabilitate their historic properties.

Council Action:

This Council Communication is for explanation purposes only of the Resolution to be adopted.

RESOLUTION R-5

SUPPORTING THE REINSTATEMENT OF STATE HISTORIC TAX CREDITS SENATE BILL 54 AND HOUSE BILL 4100

Moved by Council Member _____, seconded by Council Member _____ to adopt the following resolution:

WHEREAS: the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and

WHEREAS: the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and

WHEREAS: the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS: demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

WHEREAS: development and redevelopment within established villages, townships and cities is encouraged by Governor Rick Snyder's ten-point program to "Reinvent Michigan" that includes goals to Restore Our Cities, Protect Our Environment, and Create More and Better Jobs; and

WHEREAS: many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and

WHEREAS: Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

WHEREAS: each $1.00 of credit issued leverages $11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged $251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred $1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS: the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Saginaw endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

Ayes:
Nays:
Absent:
Abstain:

RESOLUTION DECLARED ADOPTED

I, Janet Santos, City Clerk of the City of Saginaw, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Saginaw, Saginaw County, State of Michigan, at a public meeting held on March 18, 2019; the original thereof is on file in the records of my office; the meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, and minutes of this meeting were kept and will be made available as required.

_____
Janet Santos, MMC
City Clerk