

City of Hamtramck

Receivership Transition Advisory Board Meeting Minutes

Tuesday, April 25th, 2017

Hamtramck City Hall

Council Chambers - 2nd floor

3401 Evaline

Hamtramck, Michigan 48212

**RTAB MEMBERS PRESENT:**

DEBORAH ROBERTS  
KAREN YOUNG  
MARK STEMA  
PETER McINERNEY

**ALSO PRESENT:**

PATRICK DOSTINE  
Michigan Department of Treasury

Reported by:

Nina Lunsford (CER 4539)  
Modern Court Reporting & Video, LLC  
SCAO FIRM NO. 08228  
101-A North Lewis Street  
Saline, Michigan 48176  
(734) 429-9143/nel

1 **Tuesday, April 25, 2017**

2 **Called to order at 1:00 p.m.**

3 **\* \* \* \* \***

4 MS. ROBERTS: It is 1:00 on Tuesday, April 25th,  
5 and I will call the City of Hamtramck Receivership  
6 Transition Advisory Board meeting to order. Mr. Dostine,  
7 could you take roll, please?

8 MR. DOSTINE: Peter McInerney.

9 MR. McINERNEY: Here.

10 MR. DOSTINE: Al Bogdan.

11 MR. BOGDAN: Here.

12 MR. DOSTINE: Karen Young.

13 MS. YOUNG: Present.

14 MR. DOSTINE: Mark Stema.

15 MR. STEMA: Here.

16 MR. DOSTINE: Deborah Roberts.

17 MS. ROBERTS: Here.

18 MR. DOSTINE: You have quorum, Madam Chair.

19 MS. ROBERTS: Thank you.

20 Just a reminder, if anyone from the public would  
21 like to speak, if you could please sign up at the podium.  
22 First item on the agenda is approval of the agenda. I  
23 would entertain a motion to approve the agenda as  
24 presented.

25 MS. YOUNG: Motion to approve.

1 MR. STEMA: Seconded.

2 MS. ROBERTS: Any discussion?

3 (No response)

4 MS. ROBERTS: Seeing none, all those in favor say  
5 aye. Aye.

6 MR. BOGDAN: Aye.

7 MR. STEMA: Aye.

8 MS. YOUNG: Aye.

9 MR. McINERNEY: Aye.

10 MS. ROBERTS: Opposed, the same.

11 (No response.)

12 MS. ROBERTS: Motion carries.

13 Next on the agenda is the approval of the RTAB  
14 minutes from the March 28th, 2017 meeting. I would  
15 entertain a motion to approve the minutes as presented.

16 MR. McINERNEY: Madam Chair, I have a suggested  
17 correction to the minutes. On page eight of the minutes,  
18 there is a record of a discussion that Mr. Stema and I  
19 were having at the time. And I believe that the  
20 statement's attributed to Mr. Stema, on lines 13 and lines  
21 16, were actually made by me.

22 MS. ROBERTS: Okay. You want to make that  
23 correction?

24 MR. McINERNEY: With that as a suggested  
25 correction, I will move that the minutes be approved.

1 MS. ROBERTS: Okay.

2 MR. STEMA: Seconded.

3 MS. ROBERTS: Any further discussion?

4 (No response)

5 MS. ROBERTS: Seeing none, all those in favor say  
6 aye. Aye.

7 MR. STEMA: Aye.

8 MS. YOUNG: Aye.

9 MR. McINERNEY: Aye.

10 MS. ROBERTS: Opposed the same? Motion --

11 MR. BOGDAN: I wasn't there, so I'll abstain.

12 MS. ROBERTS: Oh, so you'll abstain? Okay.

13 Motion carries.

14 Next on the agenda is public comment. Mr.  
15 Dostine, has anyone signed up for public comment?

16 MR. DOSTINE: Madam Chair, we have one request,  
17 from Mr. Zwolek.

18 MS. ROBERTS: Okay.

19 MR. ZWOLEK: Thank you for an opportunity to  
20 speak to the TAB board. As I earlier commented, that, you  
21 know, it's been since December, for the past four or five  
22 months, that I've had issue with the issue of the city  
23 manager's contract, as well as a search for another city  
24 manager, if that be it.

25 Unfortunately, as I mentioned, history is

1 repeating itself. We haven't been in this situation since  
2 the council literally terminated Mr. Cooper's contract  
3 back then. That created additional controversy and  
4 crisis, because we had a parade of city managers, we had  
5 an exodus of department heads. And it appears that's what  
6 we're having today.

7 We've only got a couple months left, we're in  
8 the middle of police negotiations, public safety  
9 negotiations, budget. I don't know what's going to come  
10 out, come July 1st. But it just doesn't bode well.

11 And unfortunately, some of the council feels  
12 that it's, let the TAB board take care of the situation.  
13 That's regrettable. If you're with me, and I'm here, I  
14 would say, look, cut their pay right now, because they're  
15 not just -- not doing their job.

16 Maybe the TAB board could recommend bringing  
17 back an emergency manager, which I wouldn't want to see.  
18 Or maybe the TAB board can amend their rules and  
19 regulations, and extend Ms. Powell's contract. At least  
20 until we get past this particular period of crisis.  
21 Especially with the fact that our city manager is not in a  
22 position, really, to resolve some of the problems after  
23 July the first, under the present set of circumstances.

24 We have the situation also with our treasurer,  
25 whose contract expires come June 30th. So we lose a

1 treasurer, we lose a deputy city manager. I think we  
2 really created a real -- I shouldn't say we; the council,  
3 created their mess, at this particular point in time.

4 So I'm really encouraging the TAB board to maybe  
5 pick up the ball and run with it, and maybe it can resolve  
6 some of these problems before it's too late. Thank you.

7 THE BOARD: Thank you.

8 MR. DOSTINE: That's it, Madam Chair.

9 MS. ROBERTS: Thank you.

10 Next on the agenda is old business, we have  
11 none. So we move onto new business. The first item is  
12 resolutions from the regular city council meeting of March  
13 14th, 2017. I would note that we have already approved  
14 Resolution 2017-23 at our last meeting. I would entertain  
15 a motion to approve the remaining ordinances and  
16 resolutions from the March 14th, 2017, regular city  
17 council meeting.

18 MR. STEMA: Motion to approve.

19 MR. BOGDAN: Second.

20 MS. ROBERTS: Any discussion?

21 MR. McINERNEY: I'm sorry, you said March 14th?

22 MS. ROBERTS: Yes.

23 MR. McINERNEY: Okay. Now, on number three, or?

24 MS. ROBERTS: First item under new business. We  
25 pulled one item forward last time.

1 MR. McINERNEY: Okay, I'm sorry.

2 MS. ROBERTS: That's okay.

3 MR. McINERNEY: Can we go back and start over  
4 here? I got distracted, I guess.

5 MS. ROBERTS: Okay.

6 MR. McINERNEY: So we're on the resolutions from  
7 the meeting of February (sic) the 14th, but you said that  
8 the --

9 MS. ROBERTS: We already -- we pulled 2017-23  
10 ahead at our last meeting. The city manager requested  
11 that.

12 MR. McINERNEY: Okay.

13 MS. ROBERTS: And so now what I would entertain a  
14 motion for is to approve the remaining ordinances and  
15 resolutions, from that meeting.

16 MR. McINERNEY: Okay, you have that motion, so.

17 MS. ROBERTS: Do I have that motion?

18 MR. McINERNEY: Yes.

19 MS. ROBERTS: Okay. And seconded?

20 MR. McINERNEY: Thank you.

21 MS. ROBERTS: Any further discussion?

22 (No response)

23 MS. ROBERTS: Seeing none, all those in favor  
24 say aye. Aye.

25 MR. BOGDAN: Aye.

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MR. STEMA: Aye.

MS. YOUNG: Aye.

MR. McINERNEY: Aye.

MS. ROBERTS: Opposed the same.

(No response)

MS. ROBERTS: Motion carries.

Next item on the agenda is resolutions from the regular city council meeting of March 28th, 2017. I would entertain a motion to approve all ordinances and resolutions from the March 28th, 2017 regular city council meeting.

MS. YOUNG: Motion to approve.

MR. BOGDAN: Second.

MS. ROBERTS: Any discussion?

(No response)

MS. ROBERTS: Seeing none, all those in favor say aye. Aye.

MR. BOGDAN: Aye.

MR. STEMA: Aye.

MS. YOUNG: Aye.

MR. McINERNEY: Aye.

MS. ROBERTS: Opposed the same.

(No response)

MS. ROBERTS: Motion carries.

Next on the agenda are the claims and accounts



1 from the regular city council meeting draft minutes of  
2 April 11th, 2017. I would entertain a motion to approve,  
3 deny, or postpone claims and accounts from the regular  
4 city council meeting draft minutes, of April 11th.

5 MR. McINERNEY: Move to approve.

6 MR. STEMA: Second.

7 MS. ROBERTS: Any discussion?

8 (No response)

9 MS. ROBERTS: Seeing none, all those in favor  
10 say aye. Aye.

11 MR. BOGDAN: Aye.

12 MR. STEMA: Aye.

13 MS. YOUNG: Aye.

14 MR. McINERNEY: Aye.

15 MS. ROBERTS: Opposed the same.

16 (No response)

17 MS. ROBERTS: Motion carries.

18 Next on the agenda is the city administrator  
19 items. We have already approved the city council minutes,  
20 so next would be approval of the budget to actual and cash  
21 flow reports. I would entertain a motion to approve,  
22 deny, or postpone the budget to actual cash flow reports.

23 MS. YOUNG: Motion to approve.

24 MR. McINERNEY: Support.

25 MS. ROBERTS: Any discussion? I just have one

1 question for you, Katrina. When will we see the amended  
2 budget, will that be at the next meeting?

3 MS. POWELL: Yes, ma'am.

4 MS. ROBERTS: Okay, all those in favor to  
5 approve the budget to actual, say aye. Aye.

6 MR. BOGDAN: Aye.

7 MR. STEMA: Aye.

8 MS. YOUNG: Aye.

9 MR. McINERNEY: Aye.

10 MS. ROBERTS: Opposed the same.

11 (No response)

12 MS. ROBERTS: Motion carries.

13 Next on the agenda is approval of the invoice  
14 register of preapproved expenditures. I would entertain a  
15 motion to approve, deny, or postpone the invoice register  
16 of preapproved expenditures.

17 MR. STEMA: Motion to approve.

18 MR. BOGDAN: Second.

19 MS. ROBERTS: Any discussion?

20 (No response)

21 MS. ROBERTS: Seeing none, all those in favor  
22 say aye. Aye.

23 MR. BOGDAN: Aye.

24 MR. STEMA: Aye.

25 MS. YOUNG: Aye.

1 MR. McINERNEY: Aye.

2 MS. ROBERTS: Opposed the same.

3 (No response)

4 MS. ROBERTS: Motion carries.

5 We've already approved the budget calendar in  
6 new business; we did not pull that out separately.

7 Next on the agenda, approval of Resolution 2017-  
8 25, acceptance of professional services agreement Detroit  
9 Wayne Mental Health Authority, and the City of Hamtramck.  
10 I would entertain a motion to approve, deny, or postpone  
11 this item.

12 MS. YOUNG: Motion to approve.

13 MR. STEMA: Seconded.

14 MS. ROBERTS: Any discussion?

15 MR. STEMA: I just have a quick question. I'm  
16 assuming this all has to do with those houses that were  
17 bought in your --

18 MS. POWELL: No, sir.

19 MR. STEMA: Okay -- I'll be -- maybe the wrong  
20 one.

21 MS. POWELL: This has to do with the summer work  
22 program, that --

23 MR. STEMA: Oh, okay, never mind. I was looking  
24 at the wrong one.

25 MS. ROBERTS: Yeah, they had that same program

1 last year, that's all.

2 MR. STEMA: No, that's fine. I was on the wrong  
3 one.

4 MS. POWELL: Okay.

5 MS. ROBERTS: All those in favor of approving  
6 the contract, say aye. Aye.

7 MR. BOGDAN: Aye.

8 MR. STEMA: Aye.

9 MS. YOUNG: Aye.

10 MR. McINERNEY: Aye.

11 MS. ROBERTS: Opposed the same.

12 (No response)

13 MS. ROBERTS: Motion carries.

14 So items six, seven, and eight, while actions on  
15 these items occurred during a council meeting outside the  
16 normal review period for today's board meeting, the city  
17 manager is requesting that we bring these forward for  
18 early review. And we are going to do so; we'll take each  
19 one individually.

20 First is the approval of Resolution 2017-27,  
21 contract for commercial water meter installation, to North  
22 Star Water Management. Ms. Powell, would you please  
23 provide a summary of this item for the board?

24 MS. POWELL: Yes, ma'am.

25 As you guys are aware, we've got quite a few

1 commercial properties, water users, that have not had  
2 metered water for a number of years. And so we have been  
3 in this process, for several months now, trying to get  
4 meters installed.

5 We were using our current contractor to install  
6 the meters, and he was subcontracting that work out to  
7 someone else. Well, the first person he subcontracted it  
8 out to was unable to do it, because these are very  
9 difficult meters to get to, to install.

10 And so he hemmed and hawed for a month or so,  
11 until we finally said, no, we need someone else. So he  
12 got someone else; that person hemmed and hawed, did a  
13 quote, unquote, "assessment" and still didn't get the work  
14 done, until we finally said, you know what, we're done  
15 with you. We're going to put this out to bid and we're  
16 going to get a professional installation company to come  
17 in and do it.

18 And that's what we did, and so that's what this  
19 bid is, is we, you know, we want a contract with a company  
20 that installs commercial meters, to go ahead and get those  
21 done.

22 MS. ROBERTS: Okay. What is the time frame that  
23 they'll be working under?

24 MS. POWELL: As soon as possible. Yesterday.

25 MS. ROBERTS: Okay.

1                   MR. STEMA: Is it budget neutral? Compared, or  
2 is this going to be a little bit more because they're more  
3 of a professional company than who was doing it before?

4                   MS. POWELL: It's probably going to be about the  
5 same cost. Because we don't know what they were going to  
6 really charge us to do the work, we couldn't really do  
7 anything.

8                   MR. STEMA: Oh, okay.

9                   MS. POWELL: We don't really have anything to  
10 base it on, but either way, we're going to come out,  
11 because we're finally going to have metered water.

12                  MR. STEMA: Okay.

13                  MS. YOUNG: So my question was, what's the  
14 reason those properties didn't have meters?

15                  MS. POWELL: Ma'am, I'm unable to answer those  
16 questions. You're talking about, you know, places like  
17 the Wayne County Jail, that hasn't had the water meter  
18 since 2005. When we got there, the meter was actually  
19 sitting on the floor next to where it should have been  
20 installed, rusted.

21                  So I can't -- I don't know the answer to that,  
22 but as soon as we figured it out, we were on it. It's  
23 just taking some time to do it, because these are very  
24 difficult, you know, places to get to the meters. The  
25 jail is huge. So it's an undertaking. So hopefully, with

1 this, we'll be able to like get it moving, and get it done  
2 very quickly.

3 MS. YOUNG: And were they paying --

4 MR. McINERNEY: They managed to connect the  
5 water, but not the meter?

6 MS. POWELL: Right. They were paying; they were  
7 paying an estimate, on, you know, an estimated amount.  
8 Some of them were paying a payment in lieu of taxes, and  
9 stuff like that. And so, no, we want to get the cost of  
10 what our water is. We want that money.

11 MS. YOUNG: Thank you.

12 MS. POWELL: You're welcome.

13 MS. ROBERTS: I would entertain a motion to  
14 approve, deny, or postpone Resolution 2017-27, contract  
15 for commercial water meter installation.

16 MS. YOUNG: Motion to approve.

17 MR. STEMA: Support.

18 MS. ROBERTS: Any further discussion?

19 (No response)

20 MS. ROBERTS: Seeing none, all those in favor  
21 say aye. Aye.

22 MR. BOGDAN: Aye.

23 MR. STEMA: Aye.

24 MS. YOUNG: Aye.

25 MR. McINERNEY: Aye.

1 MS. ROBERTS: Opposed the same.

2 (No response)

3 MS. ROBERTS: Motion carries. Next on the  
4 agenda is approval of Resolution 2017-28, contract to  
5 Meadowbrook, Incorporated, for insurance and benefits  
6 consultation. Ms. Powell, would you provide a summary of  
7 this item for the board?

8 MS. POWELL: Yes, ma'am. Meadowbrook Inc. is a  
9 company that is a broker for our insurance, our health  
10 insurance. This is a company that was brought in by the  
11 emergency manager, when she was here, and they've been  
12 doing a great job for us, so we want to go ahead and renew  
13 their contract again, for another three years. They pick  
14 up a lot of work that we would have to do in house, that  
15 we just don't have the people to do. And they're a joy to  
16 work with.

17 MR. McINERNEY: They do worker's comp, too?

18 MS. POWELL: They don't do worker's comp, that's  
19 a separate one.

20 MR. McINERNEY: A separate?

21 MS. POWELL: Yes, sir.

22 MS. ROBERTS: And is this a simple renewing of  
23 the contract, or was this bid, this renewal?

24 MS. POWELL: Nothing was changed. This is what  
25 we're doing.



1 MR. STEMA: So I, just another question, and --  
2 so you're -- was this like a contract that was in place,  
3 that you had an option to renew?  
4 MS. POWELL: Yes.  
5 MR. STEMA: So okay, that's why it didn't go out  
6 to bid, okay.  
7 MS. ROBERTS: I would entertain a motion to  
8 approve, deny, or postpone Resolution 2017-28, contract to  
9 Meadowbrook, Inc.  
10 MR. BOGDAN: Motion to approve.  
11 MR. STEMA: Motion to approve.  
12 MR. BOGDAN: Second.  
13 MS. ROBERTS: Any further discussion?  
14 (No response)  
15 MS. ROBERTS: Seeing none, all those in favor  
16 say aye. Aye.  
17 MR. BOGDAN: Aye.  
18 MR. STEMA: Aye.  
19 MS. YOUNG: Aye.  
20 MR. McINERNEY: Aye.  
21 MS. ROBERTS: Opposed the same.  
22 (No response)  
23 MS. ROBERTS: Motion carries.  
24 Next on the agenda is approval of Resolution  
25 2017-29, Intergovernmental Agreement with Wayne County

1 Land Bank, to provide nuisance abatement, quiet title, and  
2 guided grown programs.

3 Ms. Powell, would you please provide a summary  
4 of this item?

5 MS. POWELL: Yes, ma'am. So, you've probably  
6 seen this agreement before, because you just passed it  
7 last year. There's a new team on board, the Wayne County  
8 Land Bank, and they were able to actually go in and truly  
9 assess cost that they, you know, of things that they  
10 provide to the community.

11 So there was a change in the costs, particularly  
12 for nuisance abatement properties. Before, we were paying  
13 \$500 per complaint, which is up to 25 properties, so for  
14 25 properties, we would pay \$500. They realized that that  
15 was just not an appropriate price. So they're now  
16 charging us \$6,000 per complaint, and that's up to 25  
17 houses. Very rarely do we have up to 25 houses, but this  
18 is just an agreement, working with them.

19 They're also going to do quiet title work for  
20 us; \$500 per parcel, they're going to allow us to use  
21 their corporate counsel to do that work for us instead of  
22 us having to, you know, do it somewhere else.

23 So it's a really good deal for us, and we're,  
24 you know, we enjoy working with the team that they have  
25 there, and it's like we have to go outside to get this

1 kind of help. We're hoping that we can partner with them  
2 on quite a few things moving forward, as well.

3 MS. ROBERTS: Okay, thank you. I would  
4 entertain a motion to approve, deny, or postpone  
5 Resolution 2017-29, Intergovernmental Agreement with Wayne  
6 County Land Bank.

7 MR. BOGDAN: Motion to approve.

8 MS. YOUNG: Second.

9 MS. ROBERTS: Any further discussion?

10 (No response)

11 MS. ROBERTS: Seeing none, all those in favor  
12 say aye. Aye.

13 MR. BOGDAN: Aye.

14 MR. STEMA: Aye.

15 MS. YOUNG: Aye.

16 MR. McINERNEY: Aye.

17 MS. ROBERTS: Opposed the same.

18 (No response)

19 MS. ROBERTS: Motion carries.

20 Next on the agenda is approval to hire a full  
21 time city planner. Ms. Powell, would you please provide a  
22 summary of this item for the board?

23 MS. POWELL: Absolutely, ma'am. So, as you  
24 know, we had a part time planner, Melanie Markowicz, some  
25 time ago. She came on board and really brought a lot of

1 great things to our community. She works hard.  
2 Unfortunately, there's not enough time, as a part time  
3 planner, to do all the work that has to be done here.

4 This is the first time I've been able to find  
5 any evidence of us having a city planner in this  
6 environment. So I mean, she just works a lot of hours,  
7 and she works a lot of time on her off time. And we  
8 really need to get her on board full time, so that she can  
9 really delve into fixing our zoning ordinance, that is not  
10 in compliance with our master plan.

11 We also need to start doing our Redevelopment  
12 Ready Communities paperwork, and getting online with that.  
13 We're being required to do that by MEDC. So --

14 MR. McINERNEY: By who?

15 MS. POWELL: MEDC. Like in order for you to  
16 receive funding, you're going to need to be redevelopment  
17 ready. Or at least start the process. So, and they're  
18 making us do it before the end of the year.

19 So there's a lot of work that has to happen, and  
20 Melanie is the person to take that task on, and in her  
21 first month, I think it was, she brought in \$50,000 for a  
22 grant for us to do planning on our Hamtramck Historic  
23 Stadium. So I mean, she's really, she's done a jam up  
24 job.

25 MS. ROBERTS: Okay. And so, for budgeting

1 purposes, is it this year?

2 MS. POWELL: So, we're not in jeopardy with this  
3 budget, because we only -- we budgeted for her to be part  
4 time. We've barely used any of that money. We also  
5 budgeted for us to have an economic development person on  
6 line as of July 1st of last year.

7 We never brought that person on, so they're just  
8 now coming, now. They actually won't start until the  
9 first. So I really only have to worry about paying out of  
10 this budget for two months.

11 MS. ROBERTS: Okay. And it's in next year's  
12 budget?

13 MS. POWELL: Correct. It'll be in next year's  
14 budget.

15 MS. ROBERTS: Okay. I would entertain a motion  
16 to approve, deny, or postpone hiring of a full time city  
17 planner -- well, one more question; I'm sorry. Did this  
18 go to council? Or have they been --

19 MS. POWELL: It's been -- they were conferred  
20 with.

21 MS. ROBERTS: Okay. Now I'll entertain a motion  
22 to approve, deny or postpone hiring of a full time city  
23 planner.

24 MR. STEMA: Motion to approve.

25 MR. McINERNEY: Support.

1 MS. ROBERTS: Any further discussion?

2 (No response)

3 MS. ROBERTS: Seeing none, all those in favor  
4 say aye. Aye.

5 MR. BOGDAN: Aye.

6 MR. STEMA: Aye.

7 MS. YOUNG: Aye.

8 MR. McINERNEY: Aye.

9 MS. ROBERTS: Opposed the same.

10 (No response)

11 MS. ROBERTS: Motion carries.

12 Next on the agenda is approval to hire a full  
13 time economic development executive. Ms. Powell, would  
14 you give us a summary of this item?

15 MS. POWELL: Absolutely. I'm so excited about  
16 this position, as well. We are wanting to hire Ms. Martha  
17 Potere. We can tell by her resume that she's got  
18 experience in working in municipalities and particularly  
19 with economic development, as well as bringing a lot of  
20 insight to other communities, and what they've done in  
21 their downtown districts, as well as across their  
22 communities.

23 If you will recall, I actually budgeted a part  
24 time position for this; I thought I would be able to go  
25 out and get a contractor to take this on. I found that to

1 be a very difficult thing to do. We weren't really  
2 getting the caliber of people that we really need in this  
3 position by having that as a 1099 employee position.

4 So, I then tried to advertise it as a part time  
5 position and I wasn't really getting any bites there,  
6 either. Once I posted it full time, we had some amazing  
7 people apply for this position. But upon interviewing  
8 Martha, and also having Melanie work with her as city  
9 planner, work with her in the interview setting as well,  
10 we realized that the two ladies together are going to be  
11 an amazing team.

12 They're extremely dynamic, they work well off of  
13 each other. They both are bringing different skill sets  
14 to their jobs, but they're also going to be able to mesh  
15 those two together, and hopefully get a lot of things  
16 going here.

17 I'm so excited, I -- we, we talked about her  
18 being the magical unicorn, to Melanie. So now I have a  
19 unicorn team, if you will. And I'm so excited about them  
20 getting to work on May 1st and starting to get some things  
21 going.

22 MS. ROBERTS: How does this work, with the DDA?

23 MS. POWELL: She will work with the DDA board;  
24 I'm not sure, we haven't addressed the funding mechanism  
25 for this position through the DDA yet. That hasn't been a

1 conversation that I've had with the board yet, but it is  
2 certainly one that will need to, particularly as she  
3 starts getting more involved in running the DDA.

4 So, because she will also be part of the DDA.  
5 So I think that will be a discussion as we move into this  
6 next budget year. Again, I'm only going to be paying for  
7 this position for about two months.

8 MS. YOUNG: Okay. And it'll be in next --

9 MS. POWELL: It'll be in next year's budget,  
10 yes, ma'am.

11 MR. McINERNEY: What's the DDA been doing, in  
12 the meantime?

13 MS. POWELL: Not a lot.

14 MR. McINERNEY: Okay.

15 MS. POWELL: And that's, you know, that's  
16 something that we need to focus on, we need to get things  
17 moving in the DDA, and you know, get some stores into  
18 these empty storefronts, and also build up the DDA board,  
19 get more members involved, that are actually, you know,  
20 that actually have businesses in the DDA.

21 And hopefully, potentially, we can expand  
22 something similar to a DDA, in some of our other business  
23 districts, as they move forward.

24 MR. BOGDAN: What's happening in the Shopper's  
25 World?



1 MS. POWELL: Actually, there's quite a bit.  
2 He's turning it into a banquet hall, the last I heard.

3 MR. BOGDAN: Yeah, that would have been a year  
4 ago.

5 MS. POWELL: And I know he wants to do some  
6 facade changes now, he wants to do something with the  
7 outside. So we'll see. I haven't seen those plans yet; I  
8 don't think he's submitted them yet. But he is trying to  
9 do something with that building.

10 MS. ROBERTS: I would entertain a motion to  
11 approve, deny, or postpone hiring of a full time economic  
12 development executive.

13 MR. McINERNEY: So moved.

14 MR. STEMA: Seconded.

15 MS. ROBERTS: So moved to approve?

16 MR. McINERNEY: To approve.

17 MS. ROBERTS: Thank you. All those in favor of  
18 approving, say aye. Aye.

19 MR. BOGDAN: Aye.

20 MR. STEMA: Aye.

21 MS. YOUNG: Aye.

22 MR. McINERNEY: Aye.

23 MS. ROBERTS: Opposed the same.

24 (No response)

25 MS. ROBERTS: Motion carries.

1                   Next on the agenda is approval to hire a full  
2 time DPS clerk. Ms. Powell, will you please provide a  
3 summary of this item for the board?

4                   MS. POWELL: Yes, ma'am. So, Ms. Boykin has  
5 been a temporary employee with us since July of last year.  
6 She too is a young and up and coming, you know, educated  
7 young lady who has brought quite a bit to the table, for  
8 our team.

9                   As you are aware, we are losing our DPS  
10 director, he has already submitted his notice, and he is  
11 no longer here and his final day will be May 5th. So my,  
12 the gentleman that currently is a consultant for the city  
13 that's working in the water department, will take over  
14 those duties in the interim. In the meantime, Ashley  
15 provides customer service. She does all the work orders,  
16 she does a lot of our mapping work for flooding, and that  
17 sort of thing. I mean, she's just -- she's an extremely  
18 intelligent young lady, who's bringing a lot to the table.

19                   And we needed another person in there to kind of  
20 take over some of those duties; I'm hoping that she can  
21 cross train into billing and some of the other things.  
22 And get a little more experienced in the water department.

23                   But I think she's one of those employees where  
24 you can just kind of work in anywhere. So hopefully, you  
25 know, she's going to have a bright future here if she

1 decides to stay.

2 MS. ROBERTS: Thank you. I would entertain a  
3 motion to approve, deny, or postpone hiring a full time  
4 DPS clerk.

5 MR. STEMA: Motion to approve.

6 MS. YOUNG: Second.

7 MS. ROBERTS: Any further discussion?

8 (No response)

9 MS. ROBERTS: Seeing none, all those in favor  
10 say aye. Aye.

11 MR. BOGDAN: Aye.

12 MR. STEMA: Aye.

13 MS. YOUNG: Aye.

14 MR. McINERNEY: Aye.

15 MS. ROBERTS: Opposed the same.

16 (No response)

17 MS. ROBERTS: Motion carries.

18 Next on the agenda is the approval of the  
19 citywide overtime report. Ms. Powell, will you please  
20 provide a summary of the progress the city's making on the  
21 overtime?

22 MS. POWELL: Do I have to?

23 MS. ROBERTS: Or the non-progress?

24 MS. POWELL: So this month, it is about 16,000--  
25 over \$16,000, and that's primarily in the police and fire

1 this month. Fire is up, their overtime's up over \$10,000  
2 more than it is typically. So we were trying to get to  
3 the root of that, but our fire chief is actually out of  
4 the office, apparently, so we weren't able to really delve  
5 in and figure out what's causing that overtime.

6 MS. ROBERTS: Okay.

7 But we're looking into it.

8 The rest of it is just kind of the same, it's  
9 just police and fire, this time. You know what it was, I  
10 bragged the last month about how great we were doing, and  
11 this month they're making me eat those words.

12 MS. ROBERTS: I would entertain a motion to  
13 approve, deny, or postpone the citywide overtime report.

14 MR. STEMA: Motion to approve.

15 MS. YOUNG: Second.

16 MS. ROBERTS: Any further discussion?

17 (No response)

18 MS. ROBERTS: Seeing none, all those in favor  
19 say aye. Aye.

20 MR. BOGDAN: Aye.

21 MR. STEMA: Aye.

22 MS. YOUNG: Aye.

23 MR. McINERNEY: Aye.

24 MS. ROBERTS: Opposed the same.

25 (No response)

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MS. ROBERTS: Motion carries.

Next on the agenda is the district court revenues; that's for information only. I don't know if anyone has any questions for Ms. Powell? Okay. I know we had a couple of follow up items that were asked on the last meeting, so Ms. Powell, if you could give us an update on the fund balances, the SAFER grant, and the basement flooding problem in city hall.

MS. POWELL: Yes, ma'am. And so, as of today, Bama and I spoke, and we have not dipped into our fund balance for anything as of yet. So, actually, Bama wanted to maybe speak about -- we're kind of at a wash. Our revenues are down, but our expenditure are down too, she just told me this morning, so.

MS. CAIRNS: Yeah, we looked at last year's July through March 31st figures, compared it with this year. When I compared it, our revenues are down this year, \$500,000, around \$500,000. And so are our expenditures. Primarily from legal costs and workman's comp, and some other odd stuff.

So, I think the, as of March 31st, we will be in pretty good shape, not to dip into the balance. Fund balance.

MR. STEMA: Oh, so that's --

MS. CAIRNS: As of 31st, but next, we have, have

1 to wait until the next two months. Talking about the  
2 building fund. Did you want to know what the fund  
3 balances were in the building fund?

4 MR. STEMA: My question had to do with, because  
5 it looked like you guys were going to have to dip into the  
6 fund balance, because you were going to go over budget in  
7 some areas. So I was kind of curious about the breakdown  
8 of that. You know, what were the areas that were going to  
9 cause the --

10 MS. CAIRNS: Right.

11 MR. STEMA: You know, we kind of knew it was the  
12 building, because that was unexpected. I'm kind of  
13 curious like how much of it's going to be in the fireing  
14 (sic) because of not having the SAFER.

15 MS. CAIRNS: Yes. The building fund, I think  
16 there is a boiler to be replaced; we haven't -- there are  
17 some maintenance problems we may have to address. We  
18 tried to keep the general fund -- we try to use the  
19 general fund mostly for maintenance type of expenditures,  
20 and keep the building fund for capital expenditures.

21 So in the building fund, we have about \$400,000.  
22 In case we have to replace a boiler, we may be able to  
23 take it from there. Or any kind of lead, you know,  
24 removal. We may be able to take -- use that, because it  
25 increased the value of the property.

1 MR. STEMA: And so, I just want to interpret  
2 this correctly. If you have a good last two months of the  
3 year, odds are you're not actually going to be over  
4 budget, in totality. You're not going to have to dip into  
5 the fund balance.

6 MS. CAIRNS: I'm not going to make that  
7 assertion.

8 MR. STEMA: No, no, I -- I'm just saying, if you  
9 have two good months, from right now, because it looks  
10 like last month you were talking about, maybe, you know, 4  
11 or \$500,000.

12 MS. CAIRNS: Right.

13 MR. STEMA: So, I just, okay, I just wanted to  
14 clarify.

15 MS. CAIRNS: Yes, because our legal costs, we  
16 don't know what's going to come with that.

17 MR. STEMA: Yeah, no, I understand.

18 MS. CAIRNS: Because we haven't gotten all the  
19 bills.

20 MR. STEMA: Okay.

21 MS. CAIRNS: The bills as of February.

22 MR. STEMA: Okay.

23 MS. CAIRNS: And workman's comp, those are all  
24 kind of flexible, fluctuating figures.

25 MS. ROBERTS: Anything new?

1 MS. POWELL: Madam Chair, if I might make a  
2 comment, real quick? It's with concern, sadness, as well  
3 as happiness, that I inform the board that as of today,  
4 Bama gave me her 30 day notice.

5 So, we're excited for her, she's going to be  
6 able to work closer to home, but at the same time, we're  
7 concerned we're in the middle of budget, and in the middle  
8 of a bunch of different things, but, we're excited for  
9 her, so just keep that in the back of your mind, as we  
10 move forward. We've got directors leaving all the time,  
11 so.

12 MS. CAIRNS: The primary reason is the commute,  
13 from Grand Rapids to here. I'm getting old, I can't see  
14 properly at night any more.

15 MS. ROBERTS: Do you do that every day?

16 MS. CAIRNS: No, every week I go back, and I  
17 rent, I rent over in Grosse Isle so that's also pretty  
18 far.

19 MR. STEMA: Oh, right.

20 MS. CAIRNS: So this will be -- God heard my  
21 lamentation, and it's only going to be a two minute drive.

22 MS. ROBERTS: Congratulations on that, right?

23 MR. STEMA: Good for you. I have a five minute  
24 drive, I can appreciate that.

25 MS. ROBERTS: I also express my concern with



1           losing Bama. I don't know what the city is going to do.

2                   MS. POWELL: We've been advertising for awhile,  
3           so, we'll do what we have to do.

4                   MR. STEMA: Good luck.

5                   MS. CAIRNS: Thank you.

6                   MS. ROBERTS: Next on the agenda is board  
7           comment. Anybody -- ?

8                   MR. STEMA: I actually just have one and it's  
9           more to ask Peter -- I know Mr. Zwolek has mentioned it a  
10          couple of times, about, to adjust any of the final orders.  
11          What does this board have to do, to do that? To kind of  
12          look at Katrina's situation?

13                   MS. ROBERTS: Oh, you mean it's for Patrick?

14                   MR. STEMA: Yeah, yeah, Patrick. Oh Peter, I'm  
15          so sorry, I thought -- I apologize.

16                   MS. ROBERTS: That's okay.

17                   MR. STEMA: Patrick.

18                   MR. McINERNEY: Way out of my job description.

19                   MR. STEMA: The board ordered -- I know there's  
20          a, I know there's something, if -- needs to be done, if  
21          the council doesn't step up. There's something this board  
22          can do. Because I am concerned about, you know, the city,  
23          and the situation, when you lose all your leadership in a  
24          two month period.

25                   MR. DOSTINE: Well, I guess what I can say is

1           that the order's been revised, and it's under review now.

2                   MR. STEMA:   Okay.

3                   MR. DOSTINE:   Within Treasury.

4                   MR. STEMA:   Okay.

5                   MR. DOSTINE:   You know, there's a meeting going  
6           to be scheduled later this week, to, you know, to  
7           partially talk about that.

8                   MR. STEMA:   Okay.

9                   MR. DOSTINE:   I'm not at liberty to share any  
10          more than that, but, I mean, so it was revised, and you  
11          know sort of entered into the Treasury management system  
12          to look at.   Deb, did you want to -- ?

13                   MS. ROBERTS: I just think we're in an  
14          unfortunate circumstance.   I mean, I will agree.   The RTAB  
15          was put in place to help the city transition back to local  
16          control.   We've been here for two years.   For some reason,  
17          the council is having an issue with taking that control,  
18          and wants to keep throwing it back at the RTAB.

19                   I think that's a sad situation that they've put  
20          themselves in, so I guess we'll all see what goes forward.  
21          I mean, it's too bad that the local control has not come  
22          into place at this time.   We tried.   I don't know if  
23          anybody else has any comments?

24                               (No response)

25                   MS. ROBERTS: Okay, seeing none, I would

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entertain a motion to adjourn.

MR. McINERNEY: So moved.

MR. STEMA: Motion to adjourn.

MS. ROBERTS: All those in favor say aye. Aye.

MR. BOGDAN: Aye.

MR. STEMA: Aye.

MS. YOUNG: Aye.

MR. McINERNEY: Aye.

MS. ROBERTS: Motion carries.

(Proceedings adjourned at 1:30)

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STATE OF MICHIGAN  
COUNTY OF WASHTENAW ) .ss

I certify that this transcript is a complete, true, and correct transcript to the best of my ability of the RTAB meeting held on April 25th, 2017, City of Hamtramck. I also certify that I am not a relative or employee of the parties involved and have no financial interest in this case.

RESPECTFULLY SUBMITTED: May 4, 2017

*s/ Amy Shankleton-Novess*

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Amy Shankleton-Novess (CER 0838)  
Certified Electronic Reporter