

**Ecorse Receivership Transition Advisory Board (TAB)**  
**Minutes**  
**November 12, 2013**  
**9:00 AM**  
***(Approved December 10, 2013)***

Ecorse City Hall  
2<sup>nd</sup> Floor Council Chambers  
Albert B. Buday Civic Center  
3869 West Jefferson  
Ecorse, MI 48229

Members Present:

Robert Bovitz  
Edward Koryzno  
Joyce Parker

Members Absent:

None

**I. CALL TO ORDER**

- A. Roll Call – Mr. Koryzno called the meeting to order at 9:16 am. Let the record show that all Board members are in attendance.
- B. Approval of Agenda – By motion made (Bovitz) and supported (Parker) the Board unanimously voted to approve the agenda.
- C. Approval of October 8, 2013 TAB draft minutes – By motion made (Bovitz) and supported (Parker) the Board unanimously voted to approve the October 8, 2013 TAB Regular Board meeting minutes as presented.

**II. OLD BUSINESS**

- A. Approval of Ecorse City Council Resolutions (TAB requested additional information)

1. Resolution #193.13 – Randal v. Ecorse (Judgment Levy)

Koryzno – Note that the TAB has not received any notification from the City indicating the legal authority for this judgment levy, and that the deadline for the winter tax roll is rapidly approaching. Does the City have any information on this item?

Openlander – It is my understanding that this settlement paid one payment from the General Fund. The second payment has not been made and will not be made until the Plaintiff files for a judgment levy. At that time the City will come back to the Board for approval of the second payment.

Koryzno – There is no further action on this item at this time.

## 2. Resolution #200.13 - Sale of DPS Building

Koryzno - A satisfactory appraisal has been received. Entertain a motion to approve Resolution #200.13, the sale of the former Ecorse DPS building for \$54,500.00.

Bovitz - Did this property have an appraisal done last year as the current appraisal amount is significantly lower than the purchase price? Also, did the City accept this lower price because it will lose the ability to find a buyer for that amount?

Parker – There was not an appraisal done last year. The assessed value was used as it was within reason at the time because of the market conditions.

By motion made (Parker) and supported (Bovitz) the Board unanimously approved the motion.

## 3. Approval of Payments

Koryzno - The City has submitted a proposed list of regular expenses for the consideration of the TAB for preapproval. While this is an unusual action, the TAB acknowledges that some city expenses cannot wait for approval by the Board. Entertain a motion to approve the select payments and claims found reasonable to the Board. This list will be provided to the City and recorded in the minutes.

Openlander – There are vendors that we would like to add to the list.

Koryzno – The Board will consider approval of additions to the preapproved list. Please provide justification for the additional vendors for consideration at the next TAB meeting.

### **III. NEW BUSINESS**

#### A. Resignation Letter from City Administrator

Koryzno - The City is required to have a City Administrator under EM Order 82, and as a term of the emergency loan that the City has received. Because John Openlander has tendered his resignation, the City must act quickly to find a qualified replacement. All City Council recommendations for this position must meet the criteria of EM Order 82, and be approved by the TAB as required by EM Order 94.

Openlander – The City is ready to start the process of contacting Interim City Administrator candidates with the approval of the TAB. The City plans to interview for the Interim City Administrator position next week. We anticipate Council approval of the Interim City Administrator appointment at the end of November and TAB consideration for approval at its December meeting. The permanent City Administrator position has been advertised and the closing date for resumes is December 11, 2013. The City may consider using MML to assist in the search. That has not been officially decided at this time.

The Board expressed their appreciation to City Administrator John Openlander for his service.

B. Approval of Resolutions & Ordinances for City Council Meetings

1. Resolutions from Regular City Council meeting of September 17, 2013

Koryzno - Entertain a motion to approve all resolutions from the September 17, 2013 City Council meeting, with the exception of Resolution #221.13.

As the TAB directed during the October 8, 2013 meeting, all contracts must be reviewed and approved by the City Attorney before submission to the TAB. The TAB is unable to approve Resolution #221.13 until the contract has been vetted by the City's legal counsel. Resolution #221.13 is not approved.

Openlander – City will submit for City Attorney approval and bring back to next TAB meeting for approval.

By motion made (Bovitz) and supported (Parker) the Board unanimously approved the motion. Resolution #221.13 is NOT APPROVED at this time.

2. Resolutions from Regular City Council meeting of October 1, 2013

Koryzno - Entertain a motion to approve all resolutions from the October 1, 2013 City Council Meeting.

By motion made (Parker) and supported (Bovitz) the Board unanimously approved the motion.

3. Resolutions from Regular City Council meeting of October 15, 2013

Koryzno - Entertain a motion to approve all resolutions from the meeting of October 15, 2013.

By motion made (Bovitz) and supported (Parker) the Board unanimously approved the motion.

C. Letter from City Administrator dated October 30, 2013

1. Paragraphs 1, 4, 5, 6, and 8 have been addressed above.

2. Paragraph 2 – September Budget to Actual Financial Report

Koryzno - Entertain a motion to approve the September Budget to Actual Financial Report.

Parker – Requested the City provide a brief written summary of the report and all budget to actuarial reports presented in the future.

By motion made (Parker) and supported (Bovitz) the Board unanimously approved the motion.

3. Paragraph 3 – James Hill, Building Official's Contract Revision

Koryzno – The contract has been revised and now is satisfactory. This was Resolution #195.13.

4. Paragraph 7 – Hennessey Engineers construction plans

Koryzno - This matter was not acted upon by Council within this period of TAB review. It is hoped that any contract related to this work will be reviewed by the City's counsel in anticipation of the December 10, 2013 TAB meeting.

5. Paragraphs 9 and 10 – Delinquent Accounts Payable

Koryzno - It has come to the attention of the TAB that the City has several delinquent accounts payable estimated to exceed \$400,000.00. The TAB directs the City to prepare and submit to the TAB, a precise statement of all these payables with a realistic plan for repayment.

Parker – Are these delinquencies related to the properties that the City purchased from the County?

Openlander – These are delinquent accounts payable from 2003 and 2004. The properties are scattered throughout the City. At the time the properties were acquired the property taxes were not paid. Failure to pay them for a period of years has raised the amount that is delinquent. The properties will go into foreclosure if we do not take action. These

delinquent accounts have just been brought to the City Administrator's attention.

Parker – I would like to make further inquiries about this and will send a memo to the City Administrator for a response.

**IV. NON ACTION ITEMS**

A. 2014 Meeting Schedule

Bovitz – Requested the proposed May 13, 2014 meeting date be changed to May 6, 2014.

**V. PUBLIC COMMENT**

No public comment.

**VI. ADJOURNMENT**

There being no further business, and without objection, Mr. Koryzno adjourned the meeting at 9:38 am.