

City of Hamtramck

Receivership Transition Advisory Board Meeting Minutes

Tuesday, February 23rd, 2016

Hamtramck City Hall

Council Chambers - 2nd Floor

3401 Evaline

Hamtramck, Michigan 48212

RTAB MEMBERS PRESENT:

DEB ROBERTS, CHAIR

KAREN YOUNG

PETER MCINERNEY

MARK STEMA

AL BOGDAN

Also present:

Katrina Powell

City Administrator

Mr. John Clark

City Attorney

DREW VAN de GRIFT

Michigan Department of Treasury

Office of Fiscal Responsibility

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Called to order at 1:01 p.m.

MS. ROBERTS: It's 1:01 on Tuesday February 23rd, and I will call the City of Hamtramck Receivership Transition Advisory Board meeting to order. Mr. Van de Grift, could you do a roll call, please?

MR. VAN de GRIFT: Al Bogdan?

MR. BOGDAN: Here.

MR. VAN de GRIFT: Peter McInerney?

MR. McINERNEY: Here.

MR. VAN de GRIFT: Deborah Roberts?

MS. ROBERTS: Here.

MR. VAN de GRIFT: Mark Stema?

MR. STEMA: Here.

MR. VAN de GRIFT: Karen Young?

MS. YOUNG: Here.

MR. VAN de GRIFT: All present.

MS. ROBERTS: Thank you. As a reminder, if there is anyone from the public that would like to speak, they must sign up at the podium, and then we will call on you at the public comment portion of the meeting.

First on the agenda is approval of the agenda. I would entertain a motion to approve the agenda as presented.

MR. McINERNEY: So moved.

MR. STEMA: Second it.

1 MS. ROBERTS: Any discussion?
2 (No response)
3 MS. ROBERTS: Seeing none, all those in favor
4 say aye. Aye.
5 MR. McINERNEY: Aye.
6 MS. YOUNG: Aye.
7 MR. STEMA: Aye.
8 MR. BOGDAN: (No response.)
9 MS. ROBERTS: Opposed, the same.
10 (No response)
11 MS. ROBERTS: Motion carries.
12 Next on the agenda is approval of RTAB minutes
13 from the January 26th, 2016 meeting. I would entertain a
14 motion to approve the meeting minutes as presented.
15 MR. McINERNEY: I'll move that, but I have a
16 question for them.
17 MS. ROBERTS: Okay, can we get a second?
18 MS. YOUNG: Second.
19 MS. ROBERTS: Okay, discussion?
20 MR. McINERNEY: My question is just about
21 communication with the city council. I look on the
22 council's agenda, and they give them their reports, and
23 I'm just wondering, we don't report to the city council,
24 but I'm wondering if they get either our unapproved
25 minutes, or our approved minutes, or how you're working

1 that communication with the council?

2 MS. POWELL: They're posted to our website
3 immediately, once they're sent to us. They're immediately
4 posted to our website on those dates, link which is on the
5 front page of our website.

6 MR. McINERNEY: And those are unapproved, the
7 unapproved minutes or --

8 MS. POWELL: Those are unapproved, yes sir.

9 MR. McINERNEY: So they get the unapproved as
10 well as the approved?

11 MS. POWELL: Yes, sir.

12 MR. McINERNEY: Okay, thank you.

13 MS. ROBERTS: Any further discussion?

14 (No response)

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

17 MR. McINERNEY: Aye.

18 MS. YOUNG: Aye.

19 MR. STEMA: Aye.

20 MR. BOGDAN: Aye.

21 MS. ROBERTS: Opposed, the same.

22 (No response)

23 MS. ROBERTS: Motion carries. First item under
24 old business, is the city audit status update. Ms.
25 Powell, could you please provide an update of this item

1 for the board?

2 MS. POWELL: Yes, ma'am.

3 Our audit was complete on February 2nd and it
4 was submitted to the state. The -- I have information on
5 the audit, but they will also be presenting to the city
6 council at the March 15th meeting.

7 I really wanted to have them come to this
8 meeting, but they were unable to come to our council
9 meeting earlier this month, so the auditors will be giving
10 a presentation to city council on March 15th, and they
11 will be giving you a presentation at our March meeting.

12 MS. ROBERTS: Okay.

13 MR. McINERNEY: And, what does it say?

14 MS. POWELL: It says that we have added \$1.2
15 million to the fund balance, bringing it to four million.
16 Our major and local roads together have increased to \$4.3
17 million, which is a \$900,000 increase. It's a positive --
18 it's a positive audit.

19 MR. McINERNEY: Four million fund balance?

20 MS. POWELL: Yes.

21 MR. McINERNEY: What percentage is that?

22 MS. POWELL: It's about 20 percent.

23 MR. McINERNEY: Twenty percent. Thank you.

24 MS. POWELL: So we, last year, we had -- we had
25 11 issues, findings, last year. All of those have been

1 resolved except for two of those, and it's, one of which
2 is the fact that we have bad water meters that we're
3 replacing.

4 And the other one has to do with our taxes being
5 distributed to other agencies, so overall, we have a very
6 positive audit, so I'm excited about them giving a
7 presentation to you, to talk about all the great things
8 that were able to complete.

9 MR. McINERNEY: It's the fiscal year ending June
10 30th of '15?

11 MS. POWELL: Correct.

12 MR. McINERNEY: Thank you.

13 MS. ROBERTS: Any further questions?

14 (No response)

15 MS. ROBERTS: Okay. Moving --

16 MR. McINERNEY: Congratulations.

17 MS. POWELL: Thanks.

18 MS. ROBERTS: Yes. Moving on to new business,
19 first on the agenda is approval of resolutions and
20 ordinances for city council meetings. The first item is
21 resolutions from the regular city council meeting of
22 January 12, 2016. I would entertain a motion to approve
23 all ordinances and resolutions from January 12th, 2016
24 regular city council meeting.

25 MR. STEMA: Motion to approve.

1 MR. McINERNEY: Support.

2 MS. ROBERTS: Any discussion?

3 MR. MCINERNEY: I have a question. This is the
4 January 12th one, right?

5 MS. ROBERTS: Yes.

6 MR. McINERNEY: What is the resolution setting
7 property exemption guidelines? Is this for property tax
8 breaks and that, or?

9 MS. POWELL: It is a program that is set up that
10 our property assessor handles. We need to approve the
11 guidelines set forth by the government every year. They
12 set the standards, and we just have to approve what
13 they've set.

14 MR. STEMA: Oh okay.

15 MS. ROBERTS: Any further discussion?

16 (No response)

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

19 MR. McINERNEY: Aye.

20 MS. YOUNG: Aye.

21 MR. STEMA: Aye.

22 MR. BOGDAN: Aye.

23 MS. ROBERTS: Opposed, the same.

24 (No response)

25 MS. ROBERTS: Motion carries.

1 Next on the agenda is resolutions from the
2 regular city council meeting of January 26th, 2016. I
3 would entertain a motion to approve all ordinances and
4 resolutions from the January 26th, 2016 regular city
5 council meeting.

6 MS. YOUNG: Motion to approve.

7 MR. McINERNEY: Support, but I have a question.

8 MS. ROBERTS: Any discussion?

9 MR. McINERNEY: What's Public Act 269?

10 MS. POWELL: It is the act that wishes to stifle
11 our voices at the local government level. It is the act
12 that wishes to dictate what we can and cannot say prior to
13 an election. I.E., millage increases, that sort of
14 thing; we're not allowed to really speak about those.

15 So it's just another layer to another act that
16 has been passed by the legislature previously, which
17 doesn't allow us to sell a tax increase. But this also
18 doesn't allow city council members to talk about it, in
19 public.

20 MR. McINERNEY: What's the year of that act, do
21 we know?

22 MR. CLARK: I think it's 2015. But, an
23 important twist on that is that Federal Judge O'Meara
24 issued an injunction enjoining the application of that
25 law. Because of the potential violation of free speech.

1 So that injunction, so the law is not currently in effect;
2 it's stayed pending further court action, so.

3 MS. POWELL: And that just happened last week.

4 MR. CLARK: Yeah, last couple, yeah, yeah, very
5 -- it just happened very soon. Very recently.

6 MR. McINERNEY: How do they refer to that act?

7 MR. CLARK: What's the name of it?

8 MR. McINERNEY: Yeah.

9 MR. CLARK: I don't know.

10 MR. McINERNEY: Okay. Thank you.

11 MR. CLARK: I think it had good intentions.

12 MR. McINERNEY: A stiffler act?

13 MS. ROBERTS: I don't think that's what it's
14 called, but I can't remember what it's called.

15 MR. CLARK: It had good intentions as it was
16 introduced, and I think as the wrangling went through the
17 legislature, it morphed into something completely
18 different. So, call them that.

19 MR. McINERNEY: Sausage and politics, that's
20 what you've got. 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. McINERNEY: Aye.

1 MS. YOUNG: Aye.
2 MR. STEMA: Aye.
3 MR. BOGDAN: Aye.
4 MS. ROBERTS: Aye. Opposed, the same.
5 (No response)
6 MS. ROBERTS: Motion carries.
7 Next on the agenda are the claims and accounts
8 from regular city council meeting draft minutes of
9 February 8th, 2016. I would entertain a motion to either
10 approve, deny or postpone the claims and accounts from the
11 February 8th, 2016 regular city council meeting.
12 MR. McINERNEY: So moved.
13 MS. YOUNG: Second.
14 MS. ROBERTS: Any discussion?
15 (No response)
16 MS. ROBERTS: Seeing none, all those in favor
17 say aye. Aye.
18 MR. McINERNEY: Aye.
19 MS. YOUNG: Aye.
20 MR. STEMA: Aye.
21 MR. BOGDAN: Aye.
22 MS. ROBERTS: Opposed, the same.
23 (No response)
24 MS. ROBERTS: Motion carries.
25 Next on the agenda is the city administrator

1 items. We have approved the city council minutes in new
2 business; next would be the approval of the budget to
3 actual and cash flow reports. Ms. Powell, do you want to
4 give us an overview? Anything that you want to comment?

5 MS. POWELL: Sure, I would entertain any
6 questions that you have about the budget to actual. The
7 bottom line is, our general fund revenues are exceeding
8 our expenditures by \$869,963. So we have a few things
9 that we need to address, and with the budget moving
10 forward, we will be doing a budget amendment later on,
11 because there are several items that we need to look at.

12 We need to completely revamp our water and sewer
13 fund, reallocate some salaries currently. We have
14 salaries in the DPS department that are coming completely
15 out of water and sewer, when that should be spread out
16 over at least four accounts.

17 So, we're going to be looking at that. So
18 you'll see some changes coming to this, probably in the
19 next couple of months, once the city controller comes back
20 from vacation. We will be delving into the essentials of
21 next year's budget, so you should see some changes to this
22 happening.

23 MS. ROBERTS: I do have a question as, at what
24 point in time is it required to change the budget? I see
25 that we have a lot of the funds are in positive, but we

1 have a few that are pretty negative. So at what point is
2 it required to be changed?

3 MS. POWELL: Our funds aren't really negative;
4 our lines items are negative.

5 MS. ROBERTS: We have a couple funds negative.

6 MS. POWELL: Our costs -- it states --

7 MS. ROBERTS: Our local street fund?

8 MS. POWELL: We are actually moving our -- we've
9 requested to move our major street funds into our local
10 street funds. If you'll remember, we had a study done by
11 our engineers, requesting that money to be moved because
12 we do more work on our local streets than we do on our
13 major streets. So we're just waiting for that to happen.
14 So it won't be a negative fund.

15 MR. BOGDAN: That's a cash allocation, not a
16 budget allocation, isn't it?

17 MS. POWELL: I'm sorry?

18 MR. BOGDAN: That's a -- you're moving cash
19 over, but are you moving the budget item over?

20 MS. POWELL: We're going to -- yes, sir, we'll
21 need to amend the budget to reflect that, that move.
22 We're also going to need to do a budget amendment to
23 reflect a move with our federal forfeiture funds, as well,
24 those -- we are no longer receiving federal; that needs to
25 go into the state.

1 So there are several actions that need to happen
2 within this budget, that weren't necessarily foreseen when
3 this budget was approved. Keep in mind, this is a budget
4 that was approved a couple of years ago, and so we're
5 working from that document. So we're going to need to
6 make some amendments to this budget, on several issues.

7 MS. ROBERTS: Okay. So, the next couple of
8 months we're going to see that?

9 MS. POWELL: Yes. You will see that, and we
10 certainly -- it has to be done before the end of the
11 fiscal year. And you will see that happen. We're just
12 really looking at how we need to reallocate the salaries,
13 because that's not been done appropriately before, and we
14 need to do that.

15 MR. STEMA: So, is that the, one of those items,
16 would that be Fund 266, drug enforcement and then 267,
17 only to -- because one's way over.

18 MS. POWELL: Yes.

19 MR. STEMA: And then the one's way under. So,
20 is that just with allocation currently, and all that?

21 MS. POWELL: Yes.

22 MR. STEMA: Okay.

23 MS. POWELL: Yes, it is. We've been hitting
24 that line when that money really just needs to be moved
25 over into -- yeah.

1 MR. STEMA: Okay.

2 MR. BOGDAN: How about the CDBG, they're coming
3 to twice what was budgeted?

4 MS. POWELL: We are waiting for the
5 reimbursement. What happens with CDBG, we have to front
6 the money and then we're reimbursed. Once the money comes
7 in, we have already sent in those invoices to the county
8 for reimbursement; we're just waiting for that money to
9 come in.

10 MR. BOGDAN: But the budget items are -- that
11 doesn't affect the budget, that's a kind of the cash flow.

12 MS. POWELL: It does, but you're looking at the
13 budgeted amount.

14 MR. BOGDAN: Yeah.

15 MS. POWELL: So it will be reflected there
16 because this is the budget to actual. So these are our
17 actual monies in that column, where you see the year to
18 date balance? That is the actual. That's what's
19 happening in the account currently.

20 And you can see over on the side where you have
21 like the budget used, and it looks like, in the CDBG, that
22 all of our budget's been used, but in fact we're just
23 waiting to get reimbursed. Because we have to front the
24 money, we have to be able to cash flow that.

25 MR. BOGDAN: Then essentially you have cash from

1 both?

2 MS. POWELL: Correct.

3 MS. ROBERTS: Any -- you're all set, now?

4 MS. POWELL: Yes.

5 MS. ROBERTS: I would entertain a motion to
6 approve, deny or postpone the budget to actual and cash
7 flow reports.

8 MR. STEMA: Motion to approve.

9 MS. YOUNG: Second.

10 MS. ROBERTS: Any further discussion?

11 (No response)

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

14 MR. McINERNEY: Aye.

15 MS. YOUNG: Aye.

16 MR. STEMA: Aye.

17 MR. BOGDAN: Aye.

18 MS. ROBERTS: Opposed, the same.

19 (No response)

20 MS. ROBERTS: Motion carries. Next on the
21 agenda is approval of the invoice register and preapproved
22 expenditures. I would entertain a motion to approve, deny
23 or postpone the invoice register and preapproved
24 expenditures.

25 MR. McINERNEY: So moved.

1 MR. STEMA: Second it.

2 MS. ROBERTS: Any discussion?

3 (No response)

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

6 MR. McINERNEY: Aye.

7 MS. YOUNG: Aye.

8 MR. STEMA: Aye.

9 MR. BOGDAN: (No response)

10 MS. ROBERTS: Opposed, the same.

11 (No response)

12 MS. ROBERTS: Motion carries.

13 Next on the agenda is approval of pay increases
14 for three employees. We're going to take these
15 individually.

16 Ms. Powell?

17 MS. POWELL: We're actually going to pull item
18 4C from the agenda.

19 MS. ROBERTS: Okay.

20 MS. POWELL: So if we could just discuss A and
21 B, that would be wonderful.

22 MS. ROBERTS: Okay. So item 4C is pulled.

23 Ms. Powell, will you please provide a summary of
24 item 4A, the accounts payable clerk?

25 MS. POWELL: Yes, ma'am.

1 Back in December, our human resources director
2 left the employment of the city for another position. At
3 the time, she was responsible for payroll. Upon her
4 leaving, we needed to find someone in house to do payroll,
5 because as we all know, the most important thing for
6 everyone here is to be paid.

7 So we needed to have someone that was familiar
8 with the system, that could handle the workload, that had
9 a great understanding of BS&A, which is our financial
10 software. To be able to jump right in, and not have any
11 glitches with payroll.

12 I was able to bring in a trainer from BS&A, to
13 come in and train our accounts payable clerk, as well as
14 my assistant, to do payroll. Because as you may or may
15 not be aware, in the city currently, there is one employee
16 for one job, meaning if I lose anybody here, we are going
17 to be in quite a bit of a bind.

18 Particularly with payroll and some of the more
19 skilled positions, payroll, utility billing, that sort of
20 thing, there's not anyone in house -- there is no
21 succession plan, actually, if we were to lose any of those
22 positions. So --

23 MR. McINERNEY: There's a what, did you say?

24 MS. POWELL: There's no succession plan, there's
25 no --

1 MR. STEMA: Succession plan.

2 MS. POWELL: Yes, succession plan. I have
3 braces, so it's difficult for me to skip over.

4 MR. McINERNEY: I have hearing aids, so.

5 MS. POWELL: Here you go.

6 MS. ROBERTS: A great combination.

7 MS. POWELL: Exactly, it's a great combination.

8 And so, fortunately, we had someone in house
9 that could take over that responsibility, and did it
10 without a glitch. I mean, there was no downtime, no
11 nothing. Her -- this individual is a union employee, that
12 is covered by a contract, and the contract is very
13 specific in stating that if someone, if an employee is
14 still assigned the duties of a classification of the same
15 grade for more than three days, for a total of six or more
16 work days in a calendar month, they have to be compensated
17 for out of class costs, at a rate of an additional \$1 per
18 hour. For all of the hours that have been worked.

19 And, so, we're obligated contractually to pay
20 this employee for the additional workload, because they
21 are working out of class. And quite honestly, I don't
22 know what we would do without these people to take on
23 that, so.

24 MS. ROBERTS: Is it the -- is it city attorney -
25 - is that also your understanding of the contract?

1 MR. CLARK: Yeah, I -- yes it is. That's
2 correct. And it's important to note, too, that without
3 this action, the city would probably face a grievance from
4 the union in regards to this issue.

5 The employee cannot be paid retroactive pay, so
6 it would have to be on a going forward basis. But
7 obviously there's a process in place to do this, and it
8 requires this body's approval before that can happen.

9 MS. ROBERTS: Okay.

10 MR. CLARK: I just want to make that points
11 clear. This is on a going forward basis.

12 MS. ROBERTS: Okay. Going forward. Thank you.
13 I would entertain a motion --

14 MR. McINERNEY: I have a question. This kind of
15 goes back to what you said about the audit. I was, you
16 know, the -- according to our -- to the order under which,
17 one of the orders we're operating, you know, 2014 number
18 20. Talks about, you know, discretionary spending can't
19 be done unless there's a 15 percent projected fund
20 balance.

21 So I don't want to hold you to your 20 percent
22 statement earlier, but that's part of my thinking on this.
23 I anticipate the contractual issue, and so I'm obviously
24 cognizant of that, but, had -- if you were to tell me, I
25 guess, hypothetically, we didn't have a 15 percent fund

1 balance, I'm kind of torn. I guess we'd be arguing
2 whether it's discretionary or not.

3 But based on your other information you provided
4 to us, and given the contractual nature of the thing, I --
5 it looks to me like we can approve this, if it's the will
6 of us.

7 MR. STEMA: Well yeah, and then, this actually,
8 once it's contractual, it's not considered a discretionary
9 any more.

10 MS. ROBERTS: It's not discretionary.

11 MR. STEMA: Once it's under union contract, the
12 discretionary piece goes out. Discretionary would be,
13 maybe, just a general raise, a merit raise or something
14 like that, versus something else.

15 MS. ROBERTS: I would entertain a motion to
16 approve, deny, or postpone approval of pay increase for
17 the accounts payable clerk.

18 MS. YOUNG: Motion to approve.

19 MR. McINERNEY: Support.

20 MS. ROBERTS: Any further discussion?

21 MR. STEMA: I have just one quick question, is
22 the long term goal to replace the human resource director
23 that left?

24 MS. POWELL: They currently have a contract
25 employee in place in HR.

1 MR. STEMA: Okay.

2 MS. POWELL: So, probably.

3 MR. STEMA: Okay.

4 MS. POWELL: More than likely.

5 MS. ROBERTS: Any further discussion?

6 (No response)

7 MS. ROBERTS: Seeing none, all those in favor

8 say aye. Aye.

9 MR. McINERNEY: Aye.

10 MS. YOUNG: Aye.

11 MR. STEMA: Aye.

12 MR. BOGDAN: Aye.

13 MS. ROBERTS: Opposed, the same.

14 (No response)

15 MS. ROBERTS: Motion carries. Next on the

16 agenda is the billing clerk to department of public

17 services supervisor. Ms. Powell, will you please provide

18 a summary of this item for the board?

19 MS. POWELL: Yes, ma'am. This employee kind of

20 has a different situation, but not really, because

21 contractually she is providing services that are outside

22 of her current pay grade.

23 In this particular instance, this employee

24 applied for and thought for a one position, and thought

25 they were being hired for that position. Upon being

1 hired, and after giving notice at their previous position,
2 and leaving their job, they were hired here under a
3 completely different title and a different pay grade.

4 But because they had already given up their
5 position somewhere else, they really had no choice but to
6 come here and start doing the work. Unfortunately, in
7 this department, it's very short staffed, and they are
8 actually taking over a lot of responsibilities in this
9 department. And they're basically the supervisor of this
10 department.

11 They're in the process of training two other
12 employees to do utility billing; she is responsible for
13 utility billing currently. And she's also in the process
14 of training another clerk, in that office, to do it. As
15 well as a part time employee that we have working here,
16 she's teaching them how to use BS&A, and provide services
17 for the customers and that sort of thing.

18 She also fills in as the acting director when
19 the director goes on vacation, or is out sick or attending
20 a conference, or something of those nature. Of that
21 nature. She is also going out into the field doing snow
22 plowing and salting, and all of the other things that
23 everyone else in that department is doing.

24 So basically she is the supervisor; she's just
25 not being titled as such, and is not receiving the pay.

1 Once again, this is a contractual issue, and I've got to
2 deal with it.

3 MS. ROBERTS: I have a question for you. How
4 was a position posted at one level, with a pay, and you
5 interview for that position and you think you're taking
6 that position, and somehow you're classified into a
7 different position?

8 MS. POWELL: I wish that I could answer that
9 question for you, but that was done prior to me getting
10 here.

11 MS. ROBERTS: This is a long term?

12 MS. POWELL: She was here, I believe, that she
13 was hired the month prior to me getting here. So it was a
14 process that was already ongoing when I got here, and she
15 was hired.

16 MS. ROBERTS: So it's not related to not having
17 an HR director; this is an old issue?

18 MS. POWELL: No, this was an HR director.

19 MS. ROBERTS: Messed up. Okay. Well. The city
20 attorney stepped up, so I'm going to ask him --

21 MR. CLARK: No, I just wasn't sure what your
22 question was going to be.

23 MS. ROBERTS: Well I am going to -- is this
24 truly a contractual issue?

25 MS. POWELL: She's being paid outside of her

1 class. She's working outside of her classification,
2 currently.

3 MR. CLARK: It's a little bit different. In the
4 first one, where you pay somebody an extra dollar per
5 hour, Mark, if you can see me there -- that, in theory,
6 could be on a temporary basis. So I have duties A through
7 B, A through C and then I'm doing D once in a while, I
8 would be paid that extra dollar every time I performed all
9 the duties A through D.

10 This second situation is a total
11 reclassification. She's moving up to a higher
12 classification on a permanent basis. Those are the two
13 distinctions, and they both are contractual, and I think
14 to, in regards to what happened here, I think what
15 happened was that this employee gradually acquired
16 additional duties throughout the last 14 months.

17 It wasn't like she came in and all of a sudden
18 she was doing a higher level of job duties and
19 responsibilities. I think it was a gradual situation and
20 it's gotten to the point now where she's doing primarily
21 all these duties of a supervisor.

22 And therefore, it's in our best interest to make
23 sure that we're compliant with the contract to make sure
24 she's moved up to the next level. Does that answer your
25 question?

1 MS. ROBERTS: Yes it does.

2 MS. POWELL: Thank you, that's why he's paid the
3 big bucks.

4 MR. McINERNEY: Just one clarification, along
5 those same lines. So, in -- no one's talked about, like,
6 a probationary period, but conceptually, I guess that's
7 what I kept thinking of. It's like somehow this person
8 comes in, new, begins to function, and obviously the city
9 is satisfied.

10 MS. POWELL: Well, she came in with experience
11 from another community, working on our system. So she
12 applied for the position that she thought, I mean, that
13 she was qualified to hold, based on her experience in
14 another community. But when she got here, found out that
15 that indeed was not a position that she was hired for,
16 that they had actually downgraded the position.

17 And, but yet she's still taking on all the
18 duties that she originally applied for. So, that's the
19 best explanation that --

20 MR. McINERNEY: And this is -- this position's
21 covered by the collective bargaining agreement?

22 MS. POWELL: She is.

23 MR. McINERNEY: Which one? The lower one, or
24 the higher one, or both?

25 MR. CLARK: It's the AFSCME contract, and I

1 think she's a level nine. And she's moving to a 12. The
2 contract only has three levels, a six, a nine and a
3 twelve; then it goes up to a supervisory. So I believe
4 she's going from a nine to a twelve.

5 At one point in time, the city, and I know this
6 from prior experience, when I knew Al back in a different
7 life -- the contract used to have like 30 or 40 different
8 levels. I mean, literally, they had everything you could
9 think of. Back when the city had 70,000 people living
10 here. So those were contracted down to just three levels,
11 three different, three different grades.

12 MS. ROBERTS: I would -- now I'm lost, if I
13 asked for the motion. Did I ask for a motion? I'm going
14 to do it again. I would entertain a motion to approve,
15 deny, postpone approval of the job title change and pay
16 increase for the public services supervisor.

17 MR. STEMA: Motion to approve.

18 MR. McINERNEY: Support.

19 MS. ROBERTS: Any further discussion?

20 (No response)

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

23 MR. McINERNEY: Aye.

24 MS. YOUNG: Aye.

25 MR. STEMA: Aye.

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MR. BOGDAN: Aye.

MS. ROBERTS: Opposed, the same.

(No response)

MS. ROBERTS: Motion carries.

Item 4C was pulled. Item 5, approval of the citywide overtime report. Ms. Powell, will you please provide a summary of the progress the city is making in regards to this issue?

MS. POWELL: Yes ma'am. If you look at the police, because that's pretty much the largest one, you will see that it has decreased over the last month, particularly in the police department itself. Last month, the overtime was \$15,254; this month it's at \$10,575, which is a difference of \$4,600, little more than four thousand six.

Also, on the traffic side, last month is was at \$19,000; this month it's at \$14,000, and there's a difference of almost five grand there. In addition, you will see that in the fire department, last month we had \$7,000 in overtime; this month, it's only \$908, which is a difference of almost \$7,000. So, you can see that it's going down.

The chief is working, she's -- both chiefs are working hard to keep that in line. I know that Chief Moise is really delving in and addressing a lot of the

1 overtime.

2 Keep in mind, the traffic is contractual. The
3 police officers are -- have the option of receiving 32
4 hours of overtime per pay period to run traffic, and so,
5 you know, there is really not a whole lot we can do about
6 that, because contractually they're allowed to do it.

7 All the rest of it, though, I know that the
8 chief is working hard to keep that down to a minimum
9 level. And I'll entertain any other questions you have.

10 MS. ROBERTS: I will entertain a motion to
11 approve, deny or postpone the citywide overtime report.

12 MS. YOUNG: Motion to approve.

13 MR. BOGDAN: Second it.

14 MS. ROBERTS: Any further discussion?

15 (No response)

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

18 MR. McINERNEY: Aye.

19 MS. YOUNG: Aye.

20 MR. STEMA: Aye.

21 MR. BOGDAN: (No response.)

22 MS. ROBERTS: Opposed, the same.

23 (No response)

24 MS. ROBERTS: Motion carries. Ms. Powell,
25 there's going to be a presentation of the citywide

1 economic development project?

2 MS. POWELL: And our director of community and
3 economic development is here to give you that
4 presentation.

5 MS. ANGERER: Good afternoon.

6 MS. YOUNG: Good afternoon.

7 MS. ANGERER: My name is Kathy Angerer; I've
8 been before you before. It's good to see all of you
9 again. And Ms. Powell asked me to give a verbal report
10 today on what's going on in our city, and so I'm going to
11 rewind a little bit, and go back a few years, because I've
12 been in this position that I'm currently in since December
13 of 2013.

14 And at that time, our former emergency manager,
15 Cathy Square, added some additional duties to my title and
16 so now, and I'm giving you one of my business cards at the
17 conclusion of this presentation, but my business card says
18 Director of Community and Economic Development, Building
19 Department, Code Enforcement, Downtown Development
20 Authority, Planning Commission, Zoning Board of Appeals.

21 So a lot of things under that title, but they
22 all work together rather nicely. That's the great part of
23 it. You know, being able to oversee all of those things;
24 there's a lot of synergy between them.

25 So when I first came here, to the city, and in

1 this position, I had to start at zero. There was not a
2 transition between the position; there was, here's your
3 duties, you know. Or here, now this is what you are, go
4 figure out your job. So I had to determine the current
5 state of affairs as it stood a couple years ago, you know.

6 Look toward the future, and acquire and allocate
7 resources was the biggest thing, and not only dollars and
8 cents, but you know, what other kind of resources we could
9 use here in the city to move not only community
10 development, but economic development, our building
11 department.

12 So the existing state of affairs was pretty
13 poor. A lot of empty storefronts; the city was dirty,
14 parks were neglected. We had a lot of houses in the
15 neighborhoods that were burned out and abandoned. No one
16 was rushing to Hamtramck to live, no one was rushing to
17 come here to build a business.

18 People were coming here to visit for our
19 festivals and our bars, but there wasn't -- and our
20 restaurants. But there wasn't a whole lot else going on.
21 So I've, you know, just on my own, decided, okay, we're
22 going to work on a clean and safe Hamtramck. Because for
23 me to attract any economic development, as far as a new
24 business siting, the condition the city was in, and we
25 were also in the middle of emergency management. Just

1 wasn't going to happen, we just -- it just wasn't going to
2 happen.

3 So the first thing I focused on was
4 infrastructure, improving our parks. Other departments
5 are doing great jobs with streets, and water, and sewers;
6 that wasn't under my, you know, jurisdiction. So I
7 started working on the parks, trying to look for money
8 that was left on the table.

9 I found out that we had left a lot of money on
10 the table, and we were paying on loans for a couple years
11 that we no longer owed money on. So I went and captured
12 the money from Wayne County, and together with our regular
13 CDBG money, and capturing our county parks millage money,
14 we were able to invest, in the last couple of years, about
15 \$600,000 in our parks.

16 We -- I used a lot of my professional
17 relationships to get things done at no cost; all of our
18 parks have new trees, all donated. All planted without
19 any cost to the city. The park pavilion at Veteran's Park
20 was put in free. By a local group that I had a
21 relationship with. The maintenance at Veteran's Park has
22 been free. Tree planting at Veteran's, free. Park
23 cleaning from volunteer groups, free.

24 And so those are things that, you know, those
25 relationships, we were able to do. At the beginning, we

1 had a terrible time with all of our vacant city
2 properties, knowing what to do with them. We've organized
3 and sold a lot of them. All of the properties that remain
4 are marked so that, you know, our parks were not at one
5 time marked, and our BS&A system Ms. Powell referred to,
6 that's our operating system here, they weren't marked.

7 So when Ms. Square said, okay, sell our city
8 properties, I printed a list of city properties and found
9 I could have easily sold a parking lot by mistake, because
10 without viewing them, you didn't know what they were, so,
11 those are all accurately marked now in BS&A.

12 Worked with the fire chief to use CDBG dollars
13 for a smoke detector program. Cleaned the neighborhood
14 streets, repeatedly and repeatedly and repeatedly. Worked
15 with General Motors on an intern program, and for three
16 consecutive years, we've painted fire hydrants. We've
17 worked in the parks, we've beautified the planters.

18 We've installed 22 roofs with our CDBG program,
19 over the past two years. The building department is
20 focused on property maintenance. If we're going to raise
21 our state equalized value of our properties, our
22 properties have to look better. We have good housing
23 stock, but a lot of them have fallen into disrepair, so
24 that's a priority every month, to do property maintenance.

25 Our streamlined permitting and inspection not

1 only benefits our residents and our contractors, but our
2 businesses. I sought a grant and partnered -- the city
3 partnered, with the Michigan Land Bank as our fiduciary
4 for \$952,000 in demolition of residential properties.

5 The first nine properties are now scheduled for
6 demolition and we'll continue to do that throughout this
7 year and through the life of that grant. One little
8 hiccup in that particular grant is that the properties
9 have to be under the ownership of the Michigan Land Bank
10 at the time of demolition. So we don't do private
11 properties.

12 I'd have a whole lot of people sign up and say,
13 knock my house down so I can build a new one, but they
14 have to deed it over. And so, you know, that acquisition
15 process has been rather slow, because the city doesn't own
16 a lot of residential property. In fact, we own none right
17 now.

18 I sought grants and resulted in planting 199
19 street trees along to our commercial district, so that
20 when people walk to our downtown, you know, they're
21 walking in the shade, and we're providing beautiful
22 neighborhoods. There was a tornado some years ago that
23 wiped out a lot of trees, and so, I'm trying to, you know,
24 restore that.

25 Working with the DDA -- you heard me say that I

1 work with them. So, you know, the initial impression of
2 the city has to be lifted, and so, because there's an
3 organized group for Joseph Campau, it's Campau from
4 Hamtramck Drive all the way to Carpenter.

5 We've painted curbs, we've passed out actual
6 dust pans to businesses, and I have 100 more sitting in my
7 office right now for a spring pass out. We did it at
8 holiday time. We implemented a sign grant, we bought
9 decorative banners.

10 I've called on Wayne County to come and do their
11 due diligence of street sweeping and painting the stripes
12 in the crosswalks, which is their fiscal responsibility,
13 not ours. They've done it twice now; the striping and the
14 sweeping, I just call them as needed.

15 And then, we've sponsored a lot of events that
16 get the good name of Hamtramck out. You know, we can't,
17 we can't always predict what will happen in the media as
18 far as negativity, but we can do a lot of press releases
19 to make sure that we get good press. And earned media,
20 for free, that gives us some good information. You know,
21 Hamtramck's doing a festival, we're doing this, we have
22 this great program. We get a lot of free earned media
23 just because I send out press releases.

24 I focus on business retention and expansion. It
25 doesn't always work. I'd like to tell you that we're sexy

1 enough and cool enough to attract a whole lot of business,
2 but quite honestly, keeping what we have is my primary
3 goal. Because if we lose them, and you do see that we do
4 lose businesses.

5 I visit the anchor businesses, you know,
6 constantly. Whether it's a phone call, an email, or a
7 visit -- happens all the time. I mean, we have big
8 businesses here, Metropolitan Baking, Sterling Services,
9 General Motors, St. Joseph Healthcare, that are all our
10 big employers. So I make sure that, you know, I'm always
11 in touch with them. Bringing the MEDC to see them,
12 whoever. If they mention they need something, we're
13 there.

14 The small businesses, which are, you know,
15 pretty much what Hamtramck is -- I walk the streets all
16 the time, meet with the owners, talk to them about
17 customer attraction. You know, what do they need to do,
18 what kind of support.

19 We've had several merchant meetings. We bring
20 in expert speakers about business practices, accountings -
21 - accounting, insurance, marketing, business to business
22 relationships.

23 Some of our businesses -- had a funny one
24 happen, just anecdotally. Where St. Joseph's is buying
25 their bread product, having it delivered from out of town,

1 yet we have the largest bakery that ships all over the
2 country, right here.

3 So, having those two businesses meet each other
4 and say maybe there's, you know, maybe you can buy from
5 them; they're two blocks away. And it worked. So, you
6 know, those kind of things.

7 I bring in SCORE volunteers, which are retired
8 and working business executives, to meet with these small
9 businesses. We've had some rental issues, and one
10 gentleman that's huge in real estate, that volunteers for
11 SCORE, I said, I've got a storefront, you know, the guy
12 just is not being reasonable; would you meet with him?
13 You know, can you tell him what I can't?

14 Which is clean the business up, wash the
15 windows, you know, and I do say those things. But
16 sometimes hearing it from a third party worked. Well that
17 business is now rented today. So that's a good thing.

18 We had a commercial business tour; we do ribbon
19 cuttings for new businesses, we just had one last week.
20 Where we bring, you know, city officials like the city
21 manager and the council, and other dignitaries, state and
22 local. To come and stand, so we get some press. Hey,
23 there's something new going on here, and that adds to that
24 attraction.

25 I started a city newsletter with permission from

1 Ms. Powell, and her predecessor Ms. Square. It goes out
2 about eight times a year, and that's with the water bill.
3 It costs us a couple pennies in the water bill, it's
4 already getting mailed, so now, some information about the
5 city gets mailed as well.

6 And so we -- all the department heads contribute
7 to that, and, you know, we put things like when meetings
8 are, and you know, what's going on. What kind of programs
9 we have available, you know. We're going to be doing this
10 or that, you know, whatever the department heads,
11 elections, et cetera.

12 Regularly post to our city Facebook page, and we
13 also have a DDA Facebook page that we put all of our
14 business information on. We're working on a DDA website,
15 one of the board members is key in that. We're also
16 working on a goals and, you know, a mission statement for
17 the DDA. It kind of got old, and it was, kind of, you
18 know, outdated.

19 So we've been working for an hour, after every
20 DDA meeting, staying together. We adjourn the meeting and
21 then we go into work session and started with mission
22 statement. What are our goals and objectives? What do we
23 want to do with our budget?

24 So, and that, constantly meeting with business
25 owners, developers, you know, investors, looking to the

1 future. Working with the city manager on the zoning
2 ordinance -- it's huge, and it's something that Katrina
3 was very good about, you know, spearheading and saying,
4 you know, our zoning ordinance needs to be business
5 friendly.

6 And so we're working together on that, that's
7 just started. You know, making us more business friendly.
8 You know, I attend conferences that MEDC puts on about
9 redevelopment ready cities -- that's where Hamtramck needs
10 to be. And our zoning is key to being able to be
11 redevelopment ready.

12 Hamtramck has a reputation of being a tourist
13 destination, and it's a very good designation for our
14 city, you know with all of the things that we have going
15 on. We want people to come back. We want them to come
16 one time, but we want them to return. And that's key.
17 You know, if someone comes one time and sees a dirty city,
18 or something bad happens, they won't come back.

19 We want them to leave, and say, hey, I had fun
20 in Hamtramck, that was a great meal, oh I saw something
21 new. And come back again. So that's the goal, is to
22 bring visitors back again.

23 There's a lot of competition for economic
24 development. And that's something that we can't ignore
25 here. Unfortunately, we don't have a whole lot of money

1 to give away. I mean, as a result of where we've been,
2 and where we're heading, I'm sure you're not ready to give
3 away, hey, come to our city. Other cities do that.

4 We're, you know, here we are, nestled in the
5 donut hole of Detroit, next to Highland Park. And
6 Detroit, you know, it appears, is giving away money. So
7 when anybody comes to tell me that they're going to start
8 a new business here, what can you do for me? Do you have
9 free money? Is like the number one question, and so, we
10 have to be attractive to them without giving them money.

11 This has to be their destination because they
12 want to be here, and so the DDA, been working with them
13 closely as well as some of our businesses on Conant, to
14 say, you know, bring your friends here. You know, you're
15 here. To get that storefront occupied next to you, you
16 need to tell people the good things about why you're --
17 why you've stayed here, how you've endured, how you're
18 benefitting. The win - win.

19 And so, we are beginning to have those kind of
20 things happen here. So what we should be striving for is
21 community support, and creating partnerships. I think
22 we're heading in that direction; I don't think we've
23 arrived yet. But in order to make sure that we are
24 attracting business, we need to be business friendly.

25 You know, our permitting has improved, our

1 building department has improved. And all of you know
2 that timing's everything. I mean, today I could tell you
3 that we don't have a big project, and tomorrow, if we met,
4 I could say guess what? I've met with somebody.

5 While I can't say to you, here's a business
6 that's coming here, I can tell you that I meet with people
7 regularly. Yesterday, I met with a group that certainly
8 has the property and now wants to do a development. As a
9 economic development director, I can't tell you who that
10 is. I can't tell you where it is, and I can't tell how
11 much they'll invest.

12 But I do believe it will happen, and so some of
13 these projects that I would tell you about today, you
14 won't see the brick and mortar and all of the jobs created
15 for two years. I have some other ones that I'd like to
16 tell you by the end of this year, we'll have some really
17 good things happening.

18 Worked with Wayne County; Ms. Powell's aware of
19 this, on our brownfield authority, figuring out the best
20 way to redevelop some of our hotspots in the city. But
21 we're working on continuing to build relationships with
22 other communities, with associations, with financial
23 institutions. Business leaders, stakeholders, DDA and
24 hopefully someday some paid consultants would be
25 wonderful.

1 I think we're taking a smart approach. Like
2 knowing where we were, knowing where we are today, and
3 being able to attract not only residential but commercial.
4 I can't attract commercial to our city until it's where it
5 needs to be, and under Ms. Powell's leadership, we're
6 getting there. And so that's really a wonderful thing.

7 You know, I think it's the consistency of
8 effort, here. I think we have a good team of people that
9 are working together; I think our community's talking the
10 talk of how great Hamtramck is. I think when you go
11 around and talk about the city, there's a lot of good,
12 positive things happening here, and that hadn't been the
13 case for a period of time.

14 And I think many drops fill the bucket. You
15 know, my dad used to tell me that. Many drops fill the
16 bucket, you know? You're not going to overflow that thing
17 right away, but that consistency, and continuing to beat
18 away at it, and work together.

19 So some good things that are going to be
20 happening here, and are already in the works. Continuing
21 with free and earned media. April 15th, we're doing the
22 installation of the DIA Inside Out program. And planning
23 walking tours and other events, to showcase that. So stay
24 tuned on that.

25 The nine houses that I mentioned to you earlier

1 that are going to come down -- the nine that are on this
2 list are in the middle of beautiful neighborhoods. It's
3 not, and I don't know if you feel this way, but I do. You
4 take the good and you work out, from the good center.

5 And so I'm not going to a neighborhood where
6 there's four horrible ones and trying to knock those down.
7 I'm trying to take one bad house out of a good
8 neighborhood, make a nice little green lot, hope the
9 neighbor's will buy that adjacent lot. It'll be for sale,
10 and that they'll maintain it, take care of it. Maybe
11 somebody will build a new house.

12 MR. McINERNEY: And which land bank owns these?

13 MS. ANGERER: The Michigan Land Bank.

14 MR. McINERNEY: The Michigan?

15 MS. ANGERER: We work with the Michigan Land
16 Bank. We did have one fortunate one. I would have had
17 ten on my list, but the Detroit Land Bank accidentally
18 came and demo'd it already. So we're one ahead, and we
19 didn't spend our money. But, and that was one of our
20 border houses.

21 So we have nine, and how that works is that you
22 know, when it's owned by an individual, and I reach out to
23 them and say, listen, you know, you've owned this for a
24 couple years. We've boarded it up, you've boarded it up,
25 do you have the resources? Are you interested in working

1 with it?

2 And they'll say, you know, it was my grandma's;
3 I thought I was going to do something, but I live in New
4 York now, or I live here or there and no, it's not
5 something I can afford any more. I bought it at auction
6 is a common one. I didn't realize it had been through a
7 fire.

8 And so they buy them sight unseen oftentimes, so
9 it's like, how can you help me? Well, I can help you. If
10 you deed it over, you won't own it and it will be like
11 this at the end. You're done. You don't have -- you
12 know, we don't pay them for it, acquisition at all.

13 But we can, you know, pay for some of the taxes.
14 We can only use 25,000 per property, and their
15 relationship is with the land bank. And so they go to the
16 land bank, have a conversation. If they decide to deed it
17 over, then it's done, and then we -- then it's scheduled
18 for bidding for demolition.

19 And there's a lot of houses that from the street
20 might look nice, but from the back, the entire back is
21 burned out and it's open like a dollhouse would be. You
22 know, like, cut off open. So there's a lot of these, and
23 you know, I've been very fortunate to work with both the
24 building department and the fire department to identify
25 candidates for that. We don't pressure anybody; I mean,

1 they want to fix it up, that's up to them.

2 MR. McINERNEY: How many more are out there that
3 you'd like to get your hands on?

4 MR. STEMA: Isn't there some code issues?

5 MS. ANGERER: About 35.

6 MR. McINERNEY: Thirty five?

7 MS. ANGERER: Mm-hm. About 35 would make this a
8 successful project.

9 MR. McINERNEY: Are they all privately owned
10 now?

11 MS. ANGERER: The city does not own any
12 residential properties at this time.

13 MR. McINERNEY: Are you tracking through the tax
14 reversion process?

15 MS. ANGERER: Absolutely. Absolutely.

16 MR. McINERNEY: And then would the city consider
17 stepping in to pull them out, based on the first right of
18 refusal?

19 MS. ANGERER: Actually, I actually have a
20 meeting with Tony Cavelli at Wayne County, the first week
21 of March, to talk about bundling the next group or
22 figuring out what we can do. We just don't -- the problem
23 with that idea --

24 MR. McINERNEY: You've got nothing else to do
25 Kathy, come on!

1 MS. ANGERER: The problem with the idea of the
2 city acquiring, with hopes of turning them over to the
3 land bank to demolish, is that not every house qualifies.
4 We'd have to prequalify them, because if there's an
5 environmental issue, that's expensive. Like asbestos, or
6 the sheer size of a house could be cost prohibitive.

7 The back taxes -- when you get into getting them
8 from Wayne County, you have to pay off that tax burden,
9 including penalties and interest.

10 MR. McINERNEY: Right.

11 MS. ANGERER: They won't waive that. And so --

12 MR. STEMA: What about after the second auction?
13 After the second auction that all goes away, and then you
14 can actually get them at a lower cost.

15 MS. ANGERER: Yes. That's exactly -- exactly.
16 Well you get them --

17 MR. STEMA: Normally the city and the community
18 groups have right of first refusal in all that.

19 MS. ANGERER: You're exactly right. You're
20 exactly right.

21 MR. STEMA: A lot of times, I mean -- based on
22 doing it myself, these type of projects with the county
23 and all that, and Detroit. You buy stuff, and then market
24 it ourselves to be saved and all that, because not
25 everything has to be torn down.

1 That's a waste of money, that's a loss of tax
2 base. Just giving somebody a side lot isn't economic
3 development. Because the few bucks they're going to
4 actually going to add on doesn't do anything versus a new
5 house.

6 So, I mean, I like a lot of what you talk about,
7 but, what I know I was interested in hearing is business
8 development and things like that. Because as somebody
9 that lives in the city, and I see Detroit doing stuff like
10 Motor City match, where they're actually presenting a
11 group of people, taking them on a tour bus, and getting
12 people to open up their properties. I just opened up mine
13 on East Jefferson.

14 So they could actually -- business owners,
15 potential people that want to do a business there.
16 Hamtramck's cheaper than --

17 MS. ANGERER: Absolutely.

18 MR. STEMA: Midtown and stuff like that. I know
19 the guy from Showtown is leaving, wants to move into
20 Hamtramck, you know, things like that. Are you meeting
21 with business people like that, that are looking to move
22 out and stuff like that?

23 MS. ANGERER: One hundred percent.

24 MR. STEMA: Because that's the only way the city
25 is going to grow economically, is physically starting

1 programs to get people in there, working with Henry, who's
2 probably the largest landowner on Campau.

3 MS. ANGERER: Yep. He's one of them.

4 MR. STEMA: One of them. You know what I mean,
5 and things like that, and that's the type of stuff. Not
6 that you're not doing anything; that's the type of stuff
7 I'm not hearing.

8 MS. ANGERER: Here's what I cannot tell you,
9 here. So you mentioned a particular business that's
10 leaving one place. That is someone's news to share, not
11 mine to share. When someone finally ink a deal, a
12 purchase agreement, and decide that they're going to
13 announce that they're opening a business, I may have
14 already worked with them for eight months.

15 And, unfortunately, for those of you that know
16 economic development, there's a lot of, and I don't like
17 to use the word secrets, but I have to not share, because
18 someone else could be as interested in the same particular
19 property, and I will tell you that I've taken, you know,
20 taken you to a property, you to a property, and we're all
21 talking about the same property at the same time. But I
22 can't reveal to them, you better hurry up, because I took
23 three people through there yesterday.

24 That is a continual thing that I do. I was here
25 Saturday, taking people through two properties, and then

1 we found one more to look through. That is a constant
2 thing that I do in my job; rarely am I sitting at the
3 desk. It is, you know, confined me, by my cell phone.

4 The one thing, we did do the commercial real
5 estate tour, which is exactly like the Motor City match.
6 We just don't have the resource -- financial resources to
7 give away to people. And that's a piece that we're
8 missing. And that's something that, you know, either
9 federally, state, locally, that needs to be something that
10 I would like us to touch upon, yes.

11 MR. BOGDAN: Have you talked to MEDC about the
12 community revitalization program?

13 MS. ANGERER: Absolutely. Yes. And we're
14 working, well, there's a few different programs that
15 businesses are eligible for right now, in our city. And
16 one of them is, you know, for employee training. From \$1-
17 \$5,000 per employee, for a new business siting. The
18 redevelopment ready cities, we are, we are working toward
19 that. Absolutely. Yes.

20 MR. BOGDAN: Well, I mean, that's for capital
21 investment, that's a significant program. Because it can
22 provide up to 25 percent.

23 MS. ANGERER: Right. Right. And we have had
24 some people get to, like, almost to the finish on that,
25 and for whatever reason -- you have to own the property

1 first. In order to do that. Have that investment in
2 place, have your business plan in place. The other thing
3 that we've done is match people up with Michigan
4 businesses.

5 If you're going to do something that requires
6 you buying a Michigan product, there is MEDC money for
7 that. And, you know, we have several people researching
8 that right now for businesses that they want to put in our
9 city.

10 MR. BOGDAN: What's happening with the shopping
11 center?

12 MS. ANGERER: Shopper's World?

13 MR. BOGDAN: Yeah.

14 MS. ANGERER: It's privately owned. The
15 gentleman is putting in a banquet hall with a kitchen
16 service. We just reviewed his fire suppression plan last
17 -- two weeks ago. Hopefully, all systems go.

18 MR. BOGDAN: Okay.

19 MS. ROBERTS: Thank you.

20 MR. STEMA: Just one last question. I -- why is
21 it, I mean, that we haven't had a -- the city hasn't had
22 to have a planning meeting in 16 months? If you haven't
23 had a planning meeting with your planning group? You
24 know, that's the point of -- that means nothing is
25 happening. I find that amazing. I mean, I just, and I

1 only know that because I know people that sit on the
2 planning, and they're like, another one cancelled, another
3 one.

4 It's been 18 months since we've actually had to
5 have a sit down. Which means that there's nothing to be
6 approved and that, and that kind of worries me a little.

7 MS. ANGERER: That's the zoning board of
8 appeals, though, not planning commission.

9 MR. STEMA: Yeah, yeah. Okay. Yeah.

10 MS. ANGERER: We have had planning commission,
11 but we have not had zoning board of appeals.

12 MR. STEMA: Okay.

13 MS. ANGERER: We do have one coming up March --

14 MR. STEMA: Okay.

15 MS. ANGERER: Whatever the first week of March,
16 ZBA. And we have four issues on the agenda that night. A
17 plan we have had.

18 MR. STEMA: Okay. Okay.

19 MS. ANGERER: And that's for things like facade
20 improvements, you know, something outside of the norm.

21 MR. STEMA: Okay.

22 MS. ANGERER: As far as, I mean, we're able to
23 approve a lot of it administratively. A lot of projects
24 administratively. But if they're doing something with a
25 parking lot change, exterior expansion, that comes before

1 planning commission.

2 MR. STEMA: Okay.

3 MS. ANGERER: I do want to finish up with a
4 couple of other things that, and it'll be -- I'll be
5 brief. We have travel writers coming in, in May. Forty
6 of them, that are going to be coming and touring our city.
7 We hope they write about our city, about good reasons to
8 be here.

9 We have some businesses that are expanding.
10 They'll be making their announcements in conjunction with
11 the city. I think the DCFC soccer thing is good. I'm
12 working with the committee on Hamtramck historical stadium
13 improvements; they're going to start their fundraising.

14 Planet Ant, their theater expansion, is -- they
15 bought the building, now, so now it's time for that to
16 happen. You know, the city's full of arts and musicians,
17 and small business, and, you know, we work on that.

18 I'll continue on park investment and grant
19 opportunities. Any other questions, I'm happy to answer.

20 MR. BOGDAN: Sounds like you're doing a perfect
21 job.

22 MS. ANGERER: Well some things I would, you
23 know, but there are challenges to that, you know. I think
24 we have a great community but there's a lot of challenges,
25 you know. Every community wishes we had a, you know,

1 \$5000 -- or, 5000 jobs come. But we're going to take them
2 a few at a time at this point. Thank you.

3 MS. ROBERTS: Thank you.

4 MR. McINERNEY: Just one comment, Kathy.

5 MS. ANGERER: Sure.

6 MR. McINERNEY: Echo your comments about
7 retention. And I know that, you know, the attraction of
8 new business is how developed people tend to be evaluated.

9 MS. ANGERER: Right.

10 MR. McINERNEY: Somewhat unfairly, in my view.
11 But retention is so important. And presumably, the
12 businesses that are being retained, other strangers will
13 see that that in and of itself is an attraction to come to
14 Hamtramck.

15 MS. ANGERER: Thank you. And keep talking good
16 things, you know. When you go places, I know that if you
17 say you're on this TAB board, people say, oh, Hamtramck, I
18 was there for this or that, or I ate there with my parents
19 when I was a kid. There's a good story everywhere, and
20 the more that all of us do that, I think good things will
21 come our way. Thank you.

22 MS. ROBERTS: Thank you. Next on the agenda is
23 the district court revenues, those are for informational
24 only.

25 Public comment.

1 Do you have anybody signed up for public
2 comment?

3 MR. VAN de GRIFT: Nobody signed up. Would
4 anybody like to sign?

5 MS. ROBERTS: Board comment?

6 (No response)

7 MS. ROBERTS: Seeing none, I will take a motion
8 to adjourn the TAB meeting, at 1:55.

9 MS. YOUNG: Motion to adjourn.

10 MR. BOGDAN: Second.

11 MS. ROBERTS: Any discussion?

12 (No response)

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

15 MS. YOUNG: Aye.

16 MR. BOGDAN: Aye.

17 MR. STEMA: Aye.

18 MR. McINERNEY: Aye.

19 MS. ROBERTS: Thank you all, meeting adjourned.

20 (Adjourned at 1:55 p.m.)

1 STATE OF MICHIGAN
2 COUNTY OF WASHTENAW) .ss

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4
5 I certify that this transcript is a complete, true, and
6 correct transcript to the best of my ability of the minutes
7 of the RTAB meeting held on February 23rd, 2016, City of
8 Hamtramck. I also certify that I am not a relative or
9 employee of the parties involved and have no financial
10 interest in this case.

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14

15 RESPECTFULLY SUBMITTED: February 27th, 2016

16

17 s/ Amy Shankleton-Novess

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