

CITY OF PONTIAC
RECEIVERSHIP TRANSITION ADVISORY BOARD MEETING

WEDNESDAY, NOVEMBER 18, 2015

1:00 P.M.

Meeting before the RTAB Board at
47450 Woodward Avenue, 2nd Floor, Council
Chambers, Pontiac, Michigan 48342, on Wednesday,
November 18, 2015.

BOARD MEMBERS:

Edward Koryzno, Chairperson
Keith Sawdon, Member
Louis Schimmel, Member
Robert Burgess, Member (Absent)

ALSO PRESENT:

Robert Widigan (Department of Treasury)
Joseph Sobota (City Administrator)
Nevrus Nazarko (Director of Finance)
Mayor Deirdre Waterman (City of Pontiac)
Deputy Mayor Jane Bais-DiSessa (City of
Pontiac)

MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

(None.)

REPORTED BY: Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter,
Notary Public

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1 PONTIAC, MICHIGAN; WEDNESDAY, NOVEMBER 18, 2015

2 1:03 P.M.

3 CHAIRMAN KORYZNO: Good afternoon.

4 It's two minutes after 1:00, and I'll call the City
5 of Pontiac Receivership Transition Advisory Board
6 meeting to order.

7 Mr. Widigan, roll call, please.

8 MR. WIDIGAN: Okay. Mr. Sawdon?

9 MEMBER SAWDON: Here.

10 MR. WIDIGAN: Mr. Koryzno?

11 CHAIRMAN KORYZNO: Here.

12 MR. WIDIGAN: Mr. Schimmel?

13 MEMBER SCHIMMEL: Here.

14 MR. WIDIGAN: A quorum is present.

15 Let the record note that Mr. Burgess is absent.

16 CHAIRMAN KORYZNO: Thank you. I'll
17 remind the public that if you intend to speak at the
18 public comment portion of the meeting, it will be
19 necessary for you to sign the sheet at the back of
20 the room, otherwise you will not be recognized.

21 Next item is approval of agenda. I
22 have several items that you received copies of that
23 were received, one from the Mayor and two from the
24 City Administrator that I would like to add to the
25 agenda for consideration. Those would be the MSU

1 Urban Regional and Planning Programs Grant, Urban
2 Waters Grant and the Nowak and Fraus engagement.
3 And if the Board is so inclined, I would add the MSU
4 grant as number 6 under the City Administrator and
5 the Urban Waters Grant as number 7 under City
6 Administrator. And then the Nowak and Fraus
7 engagement as number 5 under the Mayor's items.

8 MEMBER SCHIMMEL: I'll move to approve
9 with those changes or additions.

10 MEMBER SAWDON: Support.

11 CHAIRMAN KORYZNO: Moved by Schimmel,
12 supported by Sawdon. Any further discussion?
13 Seeing none, all in favor of the agenda as amended
14 say "aye."

15 (All ayes.)

16 CHAIRMAN KORYZNO: Opposed, same sign.
17 The agenda is approved as amended.

18 Item C, approval of minutes for the
19 October 21st, 2015 RTAB meeting.

20 MEMBER SAWDON: Motion to approve.

21 MEMBER SCHIMMEL: I will support.

22 CHAIRMAN KORYZNO: Moved by Sawdon,
23 supported by Schimmel. Further discussion? Seeing
24 none, all in favor of the motion say "aye."

25 (All ayes.)

1 CHAIRMAN KORYZNO: Opposed, same sign.
2 The October 21st, 2015 minutes are approved.

3 Next item is Old Business. Amendment
4 of EM order S-331 cell phone policy. Mr. Sobota,
5 could you provide the Board with an update, please.

6 MR. SOBOTA: Since the last meeting, I
7 went back and reviewed the proposal that was
8 submitted. The employees had indicated that \$30
9 that was being recommended, although comparable in
10 other communities, was insufficient. So the
11 recommendation was to raise it to \$50. This is an
12 expanded policy over what had been presented about
13 six months ago to the Board.

14 So at this point in time, I'm
15 confident that we have the ability financially to
16 make those payments. And also there is not an undue
17 burden placed upon the City for monitoring of bills,
18 which would take up considerable time as well.

19 CHAIRMAN KORYZNO: Any questions from
20 the Board for Mr. Sobota?

21 MEMBER SAWDON: No.

22 CHAIRMAN KORYZNO: I'll entertain a
23 motion.

24 MEMBER SAWDON: Motion to approve.

25 MEMBER SCHIMMEL: Support.

1 CHAIRMAN KORYZNO: Moved by Sawdon,
2 supported by Schimmel to approve. Further
3 discussion? Seeing none, all in favor of the motion
4 say "aye."

5 (All ayes.)

6 CHAIRMAN KORYZNO: Opposed, same sign.
7 The motion is approved.

8 Item 3, New Business. Approval of
9 resolutions and ordinances for City Council
10 meetings. October 15, 2015 regular meeting.
11 Entertain a motion.

12 MEMBER SCHIMMEL: I'll make a motion
13 to accept October 15, 2015, October 22, 2015,
14 October 29, 2015 and November 5, 2015. I know, it's
15 never been done before.

16 MEMBER SAWDON: Support.

17 CHAIRMAN KORYZNO: Been moved and
18 supported to approve four regular meetings, three
19 for October and one from November. Further
20 discussion? I should note for the record, moved by
21 Schimmel, supported by Sawdon. Any discussion?
22 Seeing none, all in favor of the motion say "aye."

23 (All ayes.)

24 CHAIRMAN KORYZNO: Opposed, same sign.
25 The minutes for those meetings are approved.

1 Next item is Annual RTAB Evaluation.

2 Mr. Widigan, could you provide background for the
3 Board on this, please.

4 MR. WIDIGAN: Yeah. So it's time to
5 do the annual evaluation again. The only thing the
6 Board is being requested to address at the moment is
7 to allow Treasury staff to begin the process of the
8 second evaluation. If this is approved, staff will
9 be contacting the Board members to get their input,
10 and then staff will also be contacting the City to
11 schedule a day to sit down and conduct the
12 evaluation of the City. Then a report will be
13 generated from that, and it will be brought back to
14 the Board for approval.

15 I've also provided the basic criteria
16 of the evaluations, the same as last year. We look
17 at the annual performance indicators, State
18 oversight, best practices and then future planning
19 of the City.

20 CHAIRMAN KORYZNO: Any questions for
21 Mr. Widigan from the Board?

22 MEMBER SAWDON: No.

23 CHAIRMAN KORYZNO: All right. I'll
24 entertain a motion.

25 MEMBER SCHIMMEL: I'll move to

1 approve.

2 MEMBER SAWDON: Support.

3 CHAIRMAN KORYZNO: Moved by Schimmel,
4 supported by Sawdon to commence the annual RTAB
5 evaluations. Further discussion? Seeing none, all
6 in favor of the motion say "aye."

7 (All ayes.)

8 CHAIRMAN KORYZNO: Opposed, same sign?
9 Motion is approved.

10 Item C, City Administrator Items.
11 Item one, approval of income tax administrator hire.
12 Mr. Sobota?

13 MR. SOBOTA: A little bit over a year
14 ago we actually had made an employment offer to the
15 individual listed, and we were unable to come to
16 terms for compensation. Here we are a year later,
17 and he has finally agreed to the terms that the City
18 has offered. So this gentleman had previously
19 served as an income tax administrator in the City of
20 Pontiac, is a past president of Michigan Income Tax
21 Officers Association. Very well qualified.

22 We did have a very limited applicant
23 pool, and we believe that he is capable of
24 performing the tasks as we have now defined for this
25 position, which is primarily engaging in enforcement

1 activities, moving forward to the District Court,
2 and also doing door-to-door visits of businesses in
3 terms of investigations that may be needed for
4 followup.

5 So we're confident that his activities
6 will more than pay for itself, and recommending
7 approval at this time.

8 CHAIRMAN KORYZNO: Any questions for
9 Mr. Sobota? So we are approving his hire and his
10 contract?

11 MR. SOBOTA: Correct. The
12 compensation level was previously approved by this
13 Board, I can't even remember when, it's been so
14 long.

15 CHAIRMAN KORYZNO: So I would suggest
16 that whomever makes the motion should include
17 approval of the contract as well in that motion.

18 MEMBER SAWDON: Motion to approve the
19 hiring and the contract terms as stated.

20 MEMBER SCHIMMEL: I support.

21 CHAIRMAN KORYZNO: Moved by Sawdon,
22 supported by Schimmel. Further discussion? Seeing
23 none, all in favor of the motion say "aye."

24 (All ayes.)

25 CHAIRMAN KORYZNO: Opposed, same sign.

1 The motion is approved.

2 Item 2, amendment of order S-331 was
3 addressed in Old Business.

4 Item 3, brownfield request at 2100
5 Opdyke Road Redevelopment Project, Oakland County
6 Brownfield Redevelopment Authority. Mr. Sobota?

7 MR. SOBOTA: We have a business that
8 has approached the City about relocating into the
9 City of Pontiac. The choices are either Pontiac or
10 out of state. The State of Michigan, I understand
11 through the MEDC, is offering significant incentives
12 for the company to remain here in the State of
13 Michigan. As part of the requests and the
14 assistance that the locals would be required to do
15 is an offer of a brownfield facility. This property
16 is located in the area of 2100 Opdyke Road. It's a
17 parcel just east of the newly constructed Challenge
18 Mfg. site, and it's right on Centerpoint and Opdyke.

19 Under the order S-334, this Board has
20 the ability to decide whether or not the City can
21 authorize the release of this project to the Oakland
22 County Brownfield Redevelopment Authority for
23 administration.

24 From a financial standpoint, this is a
25 victory for Pontiac because presently the parcel has

1 a negative capture value in an existing TIFA
2 district. And if this property is developed as a
3 brownfield, this property will be removed from the
4 existing TIFA, thus lowering the base, and
5 therefore, allowing the TIFA to capture additional
6 tax revenues from the other parcels within that
7 particular district. And then of course the
8 developer wins because they will be able to claim
9 their reimbursements in accordance with appropriate
10 State Statute.

11 From a financial standpoint, this
12 works out well, and also for the developer and
13 honestly for the State of Michigan, because we will
14 be able to retain a company here in Michigan rather
15 than lose them out of state.

16 CHAIRMAN KORYZNO: Any questions for
17 Mr. Sobota from the Board? If not, I'll entertain a
18 motion.

19 MEMBER SCHIMMEL: I move approval.

20 MEMBER SAWDON: I'll support.

21 CHAIRMAN KORYZNO: Moved by Schimmel,
22 supported by Sawdon to approve the brownfield
23 request for 2100 Opdyke Road redevelopment project.
24 Further discussion? Seeing none, all in favor of
25 the motion say "aye."

1 (All ayes.)

2 CHAIRMAN KORYZNO: Opposed, same sign.

3 The motion is approved. Number 4 is Ordinance to
4 re-zone 660 West Huron, that's informational only,
5 as-is item number 5, COLA calculations for the GERS
6 informational only.

7 We'll now move on to the added items.

8 Item 6, the Michigan State University Urban and
9 Regional Planning Programs Grant. Mr. Sobota.

10 MR. SOBOTA: This information was
11 brought to my attention this past Friday. The City
12 had previously applied under the permission of the
13 emergency manager to the DNR Trust Fund to acquire
14 an abandoned rail line to converge to the north spur
15 of the Clinton River bike path.

16 We apparently appear to be in a
17 position to do that, and when you acquire a
18 property, you need to do something with it. And
19 this particular grant program through MSU will allow
20 the City to develop a plan for that soon-to-be
21 acquired north spur property. The cost to the City
22 is expected to be between \$2,500 and \$5,000 to help
23 offset the expenses of the MSU students who will be
24 working on this particular grant.

25 The grant was discussed with the Mayor

1 and the finance director. Funding is available in
2 the Mayor's budget, because we have savings that
3 result from the late hiring of the Deputy Mayor.
4 And we're recommending that the approval be granted
5 at this time. The application is due November 20th,
6 two days from now. And we will be notified by
7 December 10th if the City makes the cut.

8 CHAIRMAN KORYZNO: Any questions from
9 the Board for Mr. Sobota regarding this grant?

10 MEMBER SAWDON: Motion to approve.

11 MEMBER SCHIMMEL: Support.

12 CHAIRMAN KORYZNO: Moved by Sawdon,
13 supported by Schimmel, to approve the City to submit
14 an application for the Michigan State University
15 Urban and Regional Planning Programs Grant.

16 Further discussion? Seeing none, all
17 in favor of the motion say "aye."

18 (All ayes.)

19 CHAIRMAN KORYZNO: Opposed, same sign.
20 The motion is approved.

21 Next is added item number 7, the Urban
22 Waters Grant. Mr. Sobota?

23 MR. SOBOTA: Once again, this grant
24 opportunity was presented to me last week, Friday,
25 by the Deputy Mayor. This is actually a Federal

1 grant that is going to be applied for by the Clinton
2 River Watershed Council. The City of Pontiac,
3 through confirmation from the Deputy Mayor and the
4 Clinton River Watershed Council will be the grantee,
5 and the City will be a beneficiary, not a
6 subrecipient. Therefore, the City will not have any
7 reporting requirements or any recordkeeping
8 requirements.

9 The purpose of the grant is to create
10 a green infrastructure plan for the City of Pontiac.
11 If we are selected, then the City under the CRWC
12 rules will also be required to become a WaterTown.
13 There is a memorandum of partnership that the City
14 will be asked to approve, which I've provided a
15 copy. As a WaterTown member, the City will have
16 certain obligations and responsibilities for
17 dedicating staff and space to help address the
18 WaterTown vision. So, most of that will be done
19 through indirect costs.

20 On a direct cost basis, if the grant
21 is awarded, and the green infrastructure plan is
22 developed, there, of course, will be costs regarding
23 the implementation of the recommendations for that
24 plan that is yet to be developed, and granted there
25 will need to be a budget that will need to be

1 developed at that time should the City choose to
2 proceed with implementation of the plan.

3 This matter has been discussed with
4 Mayor Waterman and the Finance Director. And based
5 on the information that I received from the Deputy
6 Mayor, and also from the Clinton River Watershed
7 Council, I am confident that the City will not have
8 any Federal reporting responsibilities, and
9 therefore, recommend that the City apply for this
10 grant.

11 Once again, this grant application is
12 due November 20th as well.

13 CHAIRMAN KORYZNO: Any questions for
14 Mr. Sobota?

15 MEMBER SAWDON: None.

16 MEMBER SCHIMMEL: I will move to
17 approve.

18 MEMBER SAWDON: Support.

19 CHAIRMAN KORYZNO: Moved by Schimmel,
20 supported by Sawdon to approve the City submitting
21 an application to the Clinton River Watershed
22 Council to develop a green infrastructure plan for
23 Pontiac. Further discussion? Seeing none, all in
24 favor of the motion say "aye."

25 (All ayes.)

1 CHAIRMAN KORYZNO: Opposed, same sign.
2 The motion is approved. Thank you, Mr. Sobota.

3 Next is Mayor Items. Appointment to
4 the Pontiac Housing Commission. Mayor Waterman.

5 MAYOR WATERMAN: Yes, I'm happy to
6 recommend this appointment of Sam Yono to that
7 position, the position to the Pontiac Housing
8 Commission. They are going to lose two of their --
9 well, one of the members right away that has
10 experience in terms of developing and planning, and
11 building. And so I needed to find somebody who had
12 that kind of experience, and as you see from the
13 long resume that Mr. Yono has, that he'll be able to
14 provide that expertise, particularly to help with
15 the challenges that the Pontiac Housing Authority
16 will be confronted with and its matters that will be
17 moving forward in the future. So I present for your
18 consideration Mr. Sam Yono.

19 CHAIRMAN KORYZNO: Thank you.
20 Entertain a motion.

21 MEMBER SAWDON: Motion to approve.

22 MEMBER SCHIMMEL: Support.

23 CHAIRMAN KORYZNO: Moved by Sawdon,
24 support by Schimmel. Further discussion? Seeing
25 none, all in favor of the motion say "aye."

1 (All ayes.)

2 CHAIRMAN KORYZNO: Opposed, same sign.

3 Motion is approved.

4 Item 2, Reappointments to the Planning
5 Commission.

6 MAYOR WATERMAN: That was
7 inadvertently put on, a misunderstanding of my
8 assistant. So as you see, it's not on my report to
9 you from the revised report, so that can be
10 eliminated. That is still pending.

11 CHAIRMAN KORYZNO: All right. We will
12 not take any action on that item then.

13 Item 3, One Stop Ready Community
14 Showcase is informational only.

15 MAYOR WATERMAN: Yes, it is.

16 CHAIRMAN KORYZNO: And then item 4 is
17 Request for a new position of executive secretary to
18 the Mayor.

19 MAYOR WATERMAN: Yes. As you see that
20 we have a new Deputy Mayor in place here and in
21 person, you've already heard about some of the work
22 that she's been doing. Very happy to have her here
23 as she's hit the ground running. And one of the
24 things we're also undertaking is to prepare for
25 transitioning her into operations and chief staff

1 here. And one of the things that Treasury has asked
2 me to do is to make sure we have things in place to
3 be able to do that. And with their suggestion as
4 well, I concur, the position of executive secretary
5 needs to be created. We're requesting that be
6 created by this Board, as all new positions should
7 be created.

8 The salary range that is presented, as
9 well as the job description I obtained from Tom
10 Adams, which is the firm that helped with the
11 search, and they're willing to help with that
12 gratis, because they also recognize the need for
13 that kind of position for that help.

14 The range is there based upon their
15 recommendation for this kind of position, as well as
16 the experience in the area; as well as the fact that
17 as you see, one of the things that we lack capacity
18 for right now is the ability to write grants. I've
19 had to press the Deputy Mayor into duty for that,
20 spending late nights for the last three nights in
21 her welcome to the City trying to get these things
22 ready to go out. So if I can find somebody who also
23 has the capacity to do that, that will be a great
24 move for the City. I don't know that that will be
25 out there, but in terms of the leadership that

1 Treasury has asked me to evidence, because we do not
2 have a transition advisor as they suggested to go
3 through this transition, Council did not in their
4 good wisdom choose to have that, so we're going to
5 have to find a way to do that by working with
6 executive office, directly with the Council.

7 And certainly as Treasury has seen me
8 manipulate over the last year and a half, realized I
9 did not have the capacity, and so this is the
10 position that with their concurrence I have
11 presented to you for your approval.

12 CHAIRMAN KORYZNO: Any questions for
13 Mayor Waterman?

14 MEMBER SAWDON: Just one. Funding
15 source. What is a funding source you've identified?

16 MAYOR WATERMAN: Yes. We, of course,
17 before we go into anything, I want to make sure that
18 we are funded for that. We have a lot of savings in
19 terms of things that were not initiated this year,
20 that were allowed for in the budget. So that has
21 allowed for, as we are now preparing the budget, to
22 go to -- we'll go to Finance Committee December 7
23 and then to the full Council, we're certainly going
24 to include those items in the budget that we're
25 doing right now and that is being done with the

1 concurrence of both not only the City Administrator,
2 Finance Director, and also Deputy Mayor is certainly
3 part of that process as well.

4 MEMBER SAWDON: Thank you.

5 MEMBER SCHIMMEL: What is the amount
6 you're talking about?

7 MAYOR WATERMAN: It is in your packet
8 here. It states exact figures.

9 CHAIRMAN KORYZNO: We have it, Mayor.

10 MAYOR WATERMAN: You have it. Okay.
11 Great. It is in the packet.

12 CHAIRMAN KORYZNO: Yes, it is.

13 MAYOR WATERMAN: I have the whole
14 packet in front of me right here.

15 MEMBER SAWDON: Motion to approve.

16 MEMBER SCHIMMEL: Support.

17 CHAIRMAN KORYZNO: Moved by Sawdon,
18 supported by Schimmel. Further discussion? Seeing
19 none, all in favor of the motion say "aye."

20 (All ayes.)

21 CHAIRMAN KORYZNO: Opposed, same sign.
22 The motion to approve the request for a new position
23 executive secretary to the Mayor is approved.

24 Next item is the added item number 5,
25 Nowak and Fraus engagement.

1 MAYOR WATERMAN: Yes, that is the item
2 that was added on. As you know, the Phoenix Center
3 matter has been pending for a while, and as we are
4 approaching various ways of handling that, and
5 hopefully to resolve that equivocally for the City,
6 and not to have an adverse decision as this is
7 winding its way through court. We are also looking
8 for other ways to address that.

9 And the attorneys have suggested that
10 to aid their preparation and negotiation with
11 regards to this matter, that we need to have some
12 updated, accurate information, which we haven't had
13 for a while. And to that end, we propose we have a
14 scope of work in which we have the civil engineers
15 go back, re-look at the current status, also to help
16 us with not only operating costs and other things
17 that we need in order to be able to have accurate
18 and up-to-date information on how we go about the
19 matter of the Phoenix Center.

20 So I also got yesterday and included a
21 document of necessity. That letter is from Tom
22 McCarthy of Monaghan attorneys, law firm, explaining
23 why they need that as part of not only the
24 litigation preparation, but also any other actions
25 or negotiations that need to go on, on behalf of the

1 City.

2 CHAIRMAN KORYZNO: Questions for the
3 Mayor? I'll entertain a motion.

4 MEMBER SAWDON: I will motion approve.

5 MEMBER SCHIMMEL: Support,
6 reluctantly. I guess support is support, right?

7 CHAIRMAN KORYZNO: Support is support.
8 Moved by Sawdon and support by Schimmel to approve
9 the engineering contract with Nowak and Krause
10 Engineers for \$17,500. Any further discussion?
11 Seeing none, all in favor of the motion say "aye."

12 (All ayes.)

13 MR. CHAIRPERSON: Opposed, same sign.
14 The motion is approved.

15 Next item is Non-Action Items,
16 Financial Report for September. Mr. Nazarko. Thank
17 you, Mayor.

18 MR. NAZARKO: Good afternoon, Board.
19 Aside from the financial reports that I have
20 presented or were sent to you last Friday, I have
21 only one additional item, which I received this
22 information this morning. We have had issues this
23 year with the income tax contractor to send out
24 delinquent assessments that come as a result of our
25 exchange program with the State of Michigan

1 Department of Treasury. The contractor dragged his
2 feet from June 2015 until today, finally they got
3 the process completed. There are 8,600 assessments
4 that are about to go in the mail today to Pontiac
5 residents who have not -- who failed to file income
6 tax returns in the City of Pontiac for the year
7 2013, calendar year 2013. And the total amount is a
8 little bit over \$2 million of delinquent income tax
9 owed to the City of Pontiac.

10 So that is the latest item on the
11 finance side that is not included in the financial
12 reports.

13 CHAIRMAN KORYZNO: Any questions for
14 Mr. Nazarko?

15 MEMBER SAWDON: No.

16 CHAIRMAN KORYZNO: Thank you. Next
17 item is City Administrator Report.

18 MR. SOBOTA: Just a brief commentary.
19 I'm noticing that as the City is preparing to
20 transition to full and local control, there has been
21 discussions amongst the elected officials about
22 returning to some of the, I'm going to call it, the
23 old ways of doing things in terms of policies and
24 procedures, practices, thinking, mind sets. And I
25 have issued warnings saying, well, these were the

1 policies, procedures and practices that have placed
2 the City in the position that it was, why go back
3 since we're in a much better position right now.
4 Some of these items may be coming before the TAB,
5 some may not be. For example, Council
6 decision-making process doesn't come before the TAB,
7 and if they fail to do something, then obviously the
8 TAB has no recourse for that inaction. It is a
9 concern of mine. I want to be publically on record
10 indicating that it's an observation I've made. I
11 have voiced those concerns to the elected officials,
12 and I want to ensure the TAB that I am observing
13 these, making the observations and the warnings and
14 advising you as well. And that would conclude my
15 report.

16 CHAIRMAN KORYZNO: Okay. Thank you,
17 Mr. Sobota. Next item is the Mayor's Report.

18 MAYOR WATERMAN: Moving right along
19 today, so I will keep that trend going here, and
20 only to -- I think what I would normally include in
21 my report, I have as documentation. You have the
22 City newsletter in front of you, which is the
23 document that we now have supported by the Oakland
24 University School of Journalism and their professor,
25 Garry Gilbert, who are turning this document out for

1 us, as we would not have the capacity to do such a
2 thing internally with the staff we have.

3 But one of the things that has come
4 concurrently, not only through the Transition
5 Committee in terms of re-branding Pontiac, but also
6 through the Oakland University Committees that talk
7 about economic development as well as an economic
8 development plan, was that Pontiac needed to get out
9 to the citizens what was going on in Pontiac so that
10 people are well-informed and encouraged.

11 So this is the document that does
12 that, and also creates a narrative in which Pontiac
13 gets to tell its own story. So as you see, there's
14 much going on. And we want citizens to know. We
15 want them to be apprised of that so they can be
16 knowledgeable about the decision-making and things
17 that have been done on their behalf. So that is
18 before you. That's the second edition.

19 Also what you have in front of you is
20 a document that was created for the first
21 anniversary meeting of the Oakland University
22 partnership which is off and running well in the
23 community. We have had developed as the motto for
24 that partnership, Uniting Urban Achievement and
25 Academic Excellence. And I do thank the president,

1 Dr. George Hynd, for continuing to support this
2 effort. We had a meeting last Saturday with an
3 overflow crowd, some 180 people with 30 faculty and
4 deans of departments were coming in to support this
5 partnership. And it's about balance. It's about
6 balance, what Pontiac needs; what the University
7 needs to become a metropolitan university.

8 So this is not -- this is a concerted
9 relationship in which we each can gain from the
10 other's experience and knowledge. Pontiac has
11 things to offer as well.

12 One of the things that Oakland
13 University partnership has worked with is capacity,
14 the things that we didn't necessarily have the
15 funding or the staff capacity to do, Oakland
16 University is helping with, and the president has
17 doubled down in terms of his commitment to the
18 community, providing all of the different services
19 and programs he offered last year, and he's
20 expanding upon that this year. Nothing speaks more
21 than a commitment of a site in the City, and the
22 president assures me that he is within a couple
23 weeks of signing a lease. They're going to have a
24 bricks and mortar presence here in the City to be
25 able to offer extension classes and maybe even a

1 couple other things that are still being developed.

2 I'm very happy about this partnership,
3 what it says in terms of Pontiac now being a city
4 that has an institution of higher education that is
5 able to supply not only its faculty, but also
6 students in terms of interns and other kinds of
7 support and research to help with development of
8 Pontiac. So that is indeed great.

9 The other information you have is just
10 the -- what was created for us by actually the
11 commercial brokerage that's handling the sale of the
12 Silverdome. And as you know, that is -- continues
13 to be an economic development story within the City.
14 The owners have now been encouraged to get a
15 definitive plan for that very prime parcel of 125
16 acres of land at the confluence of major arteries,
17 and we continue to meet with them on a regular basis
18 to make sure that they are moving along with a very
19 definitive plan. And to do that, we actually made
20 them the case study for the Developers Showcase that
21 Oakland County invited us to be present at. And I
22 asked CBRE, because Pontiac had not had any
23 documentation or something that we could hand out
24 particularly to investors and developers who came to
25 see what was going on in Pontiac, and maybe what

1 their opportunities were, and now we have something
2 that is very representative that was produced at no
3 cost to the City. We just kind convinced CBRE they
4 should do this for us in redeveloping that. So we
5 have that now as an additional piece of information,
6 and something that we can have to help with our
7 economic development inquiries.

8 So that is -- it's a few minutes
9 here -- the update of what's going on in the City,
10 what keeps us busy. And as you see, she's now in
11 the flesh here, sitting right here, that's Jane
12 Bais-DiSessa. I'm so glad to have her on the City,
13 to welcome her. And as you've heard from some of
14 the documentation that has gone on, we have -- she's
15 hit the ground running. She's well prepared to do
16 that. Well motivated, well enthused. She is busy
17 now just kind of getting to know the operations,
18 talking with the department heads, to be very
19 involved in the budget process. And as you see
20 right away, she's kind of resurrected a couple of
21 grants that were sitting there that we might have
22 not -- we might have lost had we not had the
23 capacity for somebody to kind of dig those out and
24 make sure that those things happen. So I'm just
25 ecstatic to have her here. And you'll be hearing

1 more about our partnership and how we're going to
2 accomplish Pontiac moving forward. Thank you.

3 CHAIRMAN KORYZNO: Thank you, Mayor.
4 And welcome, Jane.

5 DEPUTY MAYOR BAIS-DISESSA: Thank you,
6 sir.

7 CHAIRMAN KORYZNO: Our next item is
8 Public Comment.

9 MR. SOBOTA: Mr. Chairman, if I may, I
10 forgot to add an item to my report last minute.
11 There is a -- regarding the proposed development at
12 2100 Opdyke, there will be requests made of the City
13 Council to re-zone the property and to create an
14 Industrial Development District. And as you are
15 well aware, there are statutory deadlines that need
16 to be met in terms of notice.

17 Based on the statutory deadlines,
18 final Council approval of those items cannot be done
19 any earlier than December 10th, which is the
20 Thursday immediately preceding the next Transition
21 Advisory Board meeting. So I'm hoping that you
22 would be amenable, assuming Council approves both of
23 those requests over the next several weeks, to
24 actually act on them on the December 16th agenda,
25 because the developer has a deadline to obtain

1 various approvals and close on the property by the
2 end of January, and he needs to be open with a fully
3 constructed building by June 1st, 2017. Assuming
4 the IDD is approved, then the very next Thursday
5 Council will be requested most likely to approve an
6 IFT, which would then be brought to the Board for
7 approval at the January meeting. I haven't checked
8 the calendar yet, because I'm not sure when it's
9 going to be, but hopefully we will be able to make
10 the Board deadline in time for that. So, I'd
11 appreciate your consideration of those late agenda
12 items, assuming Council acts on December the 10th,
13 which is the earliest they can actually act under
14 the law on those two items.

15 CHAIRMAN KORYZNO: Thank you for that
16 background information, Mr. Sobota.

17 Okay. Mr. Widigan?

18 MR. WIDIGAN: Billie Swazer.

19 MS. SWAZER: I have no comment.

20 MR. WIDIGAN: That is it for public
21 comment.

22 CHAIRMAN KORYZNO: All right. Thank
23 you. Next item is Board Comment.

24 MEMBER SAWDON: None from me.

25 MEMBER SCHIMMEL: None from me.

1 CHAIRMAN KORYZNO: All right. I have
2 none either.

3 Finally is adjournment. I'll
4 entertain a motion.

5 MEMBER SCHIMMEL: I would move.

6 MEMBER SAWDON: Support.

7 CHAIRMAN KORYZNO: Moved by Schimmel,
8 support by Sawdon. All in favor say "aye."

9 (All ayes.)

10 CHAIRMAN KORYZNO: The meeting is
11 adjourned at 1:36 p.m. Thank you for coming.

12 (At 1:36 p.m., proceedings concluded.)
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C E R T I F I C A T E

I, Quentina Rochelle Snowden, do
hereby certify that I have recorded stenographically
the proceedings had and public comment taken in the
meeting, at the time and place hereinbefore set
forth, and I do further certify that the foregoing
transcript, consisting of (33) pages, is a true and
correct transcript of my said stenographic notes.

Dated: November 25, 2015



Quentina R. Snowden

Quentina R. Snowden, CSR-5519

Notary Public, Genesee County, Michigan

My commission expires: 1/4/2018