

CITY OF TRENTON, MICHIGAN
PUBLIC HEARING
June 20, 2011

A Public Hearing of the City Council of Trenton, Michigan was called to order by Mayor Pro Tem LeFevre at 7:23 p.m. on the above date in the City Hall Council Chambers to receive community input regarding the proposed vacation of Elm Street between the East line of Superior Ave and the West line of Detroit Toledo and Ironton Right of Way and between lots 65 and 66 of the E. Sullivan's Sub.

Present on roll call by City Clerk Stack: Councilpersons: Baun-Crooks, LeFevre, McLeod, Taylor, and Teifer.

There being a quorum present, the Council was declared in session.

Absent: Mayor Brown and Councilperson Gillespie.

Moved by Councilman Taylor, seconded by Councilman McLeod, to excuse the absence of Mayor Brown and Councilperson Gillespie.

Carried unanimously.

Other Officers Present: Robert Cady, City Administrator; Wallace Long, City Attorney; Paul Haley, Emergency Management Coordinator; William Hogan, City Engineer; and Bruce Vick, Fire Chief.

City Clerk Stack read the notice of the Public Hearing that was published in the News Herald on Sunday, June 5, 2011; and June 12, 2011.

City Clerk Stack stated that notices were mailed to residents within 1000 feet of the property and no replies were received.

Mayor Pro-Tem LeFevre called upon the public to make any comment regarding the proposed vacation.

There were no comments from the public.

City Attorney Long gave a brief overview of the request.

MOTION TO ADJOURN by Councilperson Taylor, seconded by Councilperson McLeod, at 7:27 p.m.

APPROVED BY:

WILLIAM LEFEVRE, MAYOR PRO TEM

KYLE F. STACK, CITY CLERK

MINUTES PREPARED BY: Patricia M. Gearhart, Deputy City Clerk
APPROVED ON: _____

CITY OF TRENTON, MICHIGAN
PUBLIC HEARING
June 20, 2011

A Public Hearing of the City Council of Trenton, Michigan was called to order by Mayor Pro Tem LeFevre at 7:32 p.m. on the above date in the City Hall Council Chambers to receive community input regarding a written request for the establishment of an Obsolete Property Rehabilitation District (OPRA), pursuant to Public Act 146 of 2000, as amended for property located at the site of Riverside Hospital at 2171 West Jefferson.

Present on roll call by City Clerk Stack: Councilpersons: Baun-Crooks, LeFevre, McLeod, Taylor, and Teifer.

There being a quorum present, the Council was declared in session.

Absent: Mayor Brown and Councilperson Gillespie.

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to excuse the absence of Mayor Brown and Councilperson Gillespie.

Carried unanimously.

Other Officers Present: John Dahlquist, City Assessor, Robert Cady, City Administrator; Wallace Long, City Attorney; Paul Haley, Emergency Management Coordinator; William Hogan, City Engineer; and Bruce Vick, Fire Chief.

City Clerk Stack read the notice of the Public Hearing that was published in the News Herald on Sunday, June 5, 2011, and June 12, 2011.

Dr. Nasir gave a brief overview of his plans for the property.

Ray Parker, the architect for the property explained the proposed site plan.

Mayor Pro Tem LeFevre called upon the public to make any comment regarding the proposed establishment of an Obsolete Property Rehabilitation District.

Wendy Pate stated that she is embarrassed by the state of the former Riverside Hospital site and would like the site to be cleaned up and a security officer to be present in the evenings.

Bill Rich stated that he hopes the project starts soon.

MOTION TO ADJOURN by Councilperson McLeod, seconded by Councilperson Taylor, at 8:02 p.m.

APPROVED BY:

WILLIAM LEFEVRE, MAYOR PRO TEM

KYLE F. STACK, CITY CLERK

**RECORD OF CITY COUNCIL PROCEEDINGS
CITY OF TRENTON, MICHIGAN
HELD ON THE 20TH DAY OF JUNE 2011**

MINUTES PREPARED BY: Patricia M. Gearhart, Deputy City Clerk

APPROVED ON: _____

CITY OF TRENTON, MICHIGAN
PUBLIC HEARING
June 20, 2011

A Public Hearing of the City Council of Trenton, Michigan was called to order by Mayor Pro Tem LeFevre at 8:03 p.m. on the above date in the City Hall Council Chambers to receive community input regarding a proposed Brownfield Redevelopment Plan affecting the former Riverside Osteopathic Hospital property located on 2171 West Jefferson.

Present on roll call by City Clerk Stack: Councilpersons: Baun-Crooks, LeFevre, McLeod, Taylor and Teifer.

There being a quorum present, the Council was declared in session.

Absent: Mayor Brown and Councilperson Gillespie.

Moved by Councilman Taylor, seconded by Councilman McLeod, to excuse the absence of Mayor Brown and Councilperson Gillespie.

Carried unanimously.

Other Officers Present: John Dahlquist, City Assessor, Randy Schoen, City Treasurer; Robert Cady, City Administrator; Wallace Long, City Attorney; Paul Haley, Emergency Management Coordinator; William Hogan, City Engineer; Bruce Vick, Fire Chief; Patrick Hawkins, Parks and Recreation Director; William Lilienthal, Police Chief; and Eric Witte, Department of Public Services Director.

City Clerk Stack read the notice of the Public Hearing that was published in the News Herald on Sunday, May 22, 2011, and May 29, 2011.

City Clerk Stack stated that no written comments were received by the public.

Mayor Pro Tem LeFevre called upon the public to make any comment regarding the proposed Brownfield Redevelopment Plan affecting the former Riverside Osteopathic Hospital property located on West Jefferson.

Joseph Voszatka, representing Dr. Nasir, gave a brief overview of the eligibility of the property for a Brownfield Redevelopment Project.

Councilperson Teifer discussed the key components of the proposed project.

MOTION TO ADJOURN by Councilperson McLeod, seconded by Councilperson Taylor, at 8:12 p.m.

APPROVED BY:

WILLIAM LEFEVRE, MAYOR PRO TEM

KYLE F. STACK, CITY CLERK

**RECORD OF CITY COUNCIL PROCEEDINGS
CITY OF TRENTON, MICHIGAN
HELD ON THE 20TH DAY OF JUNE 2011**

MINUTES PREPARED BY: Patricia M. Gearhart, Deputy City Clerk

APPROVED ON: _____

**CITY OF TRENTON, MICHIGAN
REGULAR MEETING
June 20, 2011**

After the Pledge of Allegiance to the Flag, the Regular Meeting of the City Council of Trenton, Michigan was called to order by Mayor Pro Tem LeFevre, at 8:15 p.m. on the above date in the City Hall Council Chambers.

Present on roll call by City Clerk Stack: Councilpersons: Baun-Crooks, LeFevre, McLeod, Taylor, and Teifer.

There being a quorum present, the Council was declared in session.

Absent: Mayor Brown and Councilperson Gillespie.

Moved by Councilperson McLeod, seconded by Councilperson Taylor, to excuse the absence of Mayor Brown and Councilperson Gillespie.

Carried unanimously.

Other Officers Present: John Dahlquist, City Assessor, Randy Schoen, City Treasurer; Robert Cady, City Administrator; Wallace Long, City Attorney; Paul Haley, Emergency Management Coordinator; William Hogan, City Engineer; Bruce Vick, Fire Chief; Scott Church, Human Resources Director; Patrick Hawkins, Parks and Recreation Director; William Lilienthal, Police Chief; and Eric Witte, Department of Public Services Director.

MINUTES

Moved by Councilperson Taylor, seconded by Councilperson McLeod, to approve the minutes of the Public Hearing and the Regular Meeting of June 6, 2011.

Carried unanimously.

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to approve the minutes of the Public Hearing and Special Meeting of June 13, 2011.

Carried unanimously.

APPOINTMENTS

Moved by Councilperson Taylor, seconded by Councilperson Teifer, to concur with the recommendation of the Mayor and approve the reappointments of Judith Chuhuran, Linda Murdock, and Al Sidebottom to the Historical Commission and Clarence Ennis to the Recreation Commission for terms ending July 1, 2014.

Carried unanimously.

COMMUNICATIONS AGENDA

GENERAL

B-1. 33RD DISTRICT COURT: Fines, Costs, Fees, May 2011

GROUPS AND ORGANIZATIONS

C-1. TRENTON ROTARY CLUB: Salvation Army Fundraiser Request

C-2. SHAWNDA TOROLSKI: Request for Road Closure of Evergreen for a Graduation Party

DEPARTMENT HEADS, OFFICIALS, C.S.S. REFERRAL

D-1. ATTORNEY: Charter Amendment Ballot Question, Publication of Notices

D-2. ATTORNEY: Ordinance 753, Limitation of Spears and Archery Equipment (1st Rdg)

D-3. ATTORNEY: Ordinance 754, Amendment to Misuse of Communications Device (1st Rdg)

D-4. ATTORNEY: Expansion of the Brownfield Redevelopment District, 2171 West Jefferson

D-5. ATTORNEY: Establishment of Obsolete Property Rehabilitation District, 2171 West Jefferson

D-6. ATTORNEY: Brownfield Redevelopment Plan Approval for 2171 West Jefferson

D-7. FIRE: Street Closure for Appreciation BBQ

D-8. DPS: Pool Locker Room Painting

D-9. ENGINEER: Request to Advertise and Bid, Elm Street Parking Lot Asphalt Resurfacing

D-10. CITY CLERK: BS & A Licensing Program

COMMUNICATIONS

(B-1)

33RD DISTRICT COURT
Fines, Costs, Fees, May 2011

Moved by Councilperson McLeod, seconded by Councilperson Baun-Crooks, to receive and place on file the Fines, Costs, Fees, May 2011, submitted by the 33rd District Court showing the City of Trenton owing \$13,782.92.

Carried unanimously.

(C-1)

TRENTON ROTARY CLUB
Salvation Army Fundraiser Request

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to grant permission to the Trenton Rotary Club to solicit funds on behalf of the Salvation Army in the City of Trenton on December 2 and 3, 2011, under the direction of the Police Department, and subject to approval by the Civic Commission.

Carried unanimously.

(C-2)

SHAWNDA TOROLSKI
Request for Road Closure of Evergreen for a Graduation Party

Moved by Councilperson McLeod, seconded by Councilperson Taylor, to approve the request from Shawnda Torolski for the road closure of Evergreen between Strohm and Truwood for the purpose of holding a graduation party, on Saturday June 25, 2011, from noon to 11:00 p.m., under the direction of the Department of Public Services and the Police Department; and to develop a policy and criteria to help evaluate the procedure for road closures at a future Study Session.

Carried unanimously.

(D-1)
ATTORNEY
Charter Amendment Ballot Question, Publication of Notices

CITY OF TRENTON
CHARTER RESOLUTION NO.2011-22

WHEREAS, Chapter XVII, Section 17.4 of the Trenton City Charter entitled: **Definition of Publication. "Mailing of Notices"**. presently provides a requirement in the Charter for publication of notices or ordinances by publishing an appropriate insertion in a newspaper published in the English language for the dissemination of news of a general character which newspaper shall have a general circulation at regular intervals in the City for at least two years immediately preceding the time that it is used for such publication purposes and that an affidavit of the printer or publisher of the newspaper annexed to a printed copy of such notice, ordinance or proceeding taken from the paper shall be prima facie evidence of such publication; and

WHEREAS, the City also has available to it, several other mediums for communicating with citizens including cable television, internet website, electronic signboards as well as traditional public posting at public buildings.

WHEREAS, the City deems it important for the citizens to decide which medium they would prefer for receiving copies of notices and other communications concerning City business.

NOW, THEREFORE, BE IT RESOLVED, that amendments to Section 17.4 and 7.4 of the Trenton City Charter be placed on the November 8, 2011 ballot for consideration by the Electorate.

BE IT FURTHER RESOLVED, that the amendment to Section 17.4 of the City Charter read as follows:

17.4 Definition of Publication. Mailing of Notices.

Section 17.4. The requirement contained in this Charter for the publishing or publication of locally required notices or ordinances shall be met either by publishing an appropriate insertion in a newspaper published in the English language for the dissemination of news of a general character which newspaper shall have a general circulation at regular intervals in the City for at least two years immediately preceding the time that it is used for such publication purposes or; by posting local notices and ordinances on the City's official internet website, or the public access channel of any cable or satellite provider serving the City together with a posting of a written copy at City Hall, the Westfield Activity Center, and the Public Library. The Publisher of the newspaper, or in the case of website, cable, satellite and hard copy posting, the City Clerk or his or her assistant, shall annex to a printed copy of such notice, ordinance or proceeding, an affidavit specifying the times of publication or posting, which shall be prima facie evidence of such publication.

In any case in which this Charter requires the mailing of notices, the affidavit of the officer or employee responsible for such mailing that such notice was mailed, shall be prima facie evidence of such mailing.

BE IT FURTHER RESOLVED, that the amendment to Section 7.4 of the City Charter reads as follows:

7.4 Publication and Recording of Ordinances.

Each ordinance shall be published within fifteen (15) days after its enactment in one of the following methods: (a) the full text thereof may be published in a newspaper as defined in Section 17.4, or (b) the full text thereof may be published on the City's official internet webpage together with hard copies which shall be posted at City Hall, the Westfield Activity Center and the Public Library, or (c) the full text thereof may be posted on the public access site of all cable and satellite providers serving the City, with hard copies which shall be posted at City Hall, the Westfield Activity Center and the Public Library. In cases of ordinances over 500 words in length, a digest, summary or statement of purpose of the ordinance approved by the Council may be posted in any of the above referenced media either separately or as part of the published Council proceedings or summary thereof. In such cases, then printed copies shall promptly be made available in the Clerk's office as stated in such ordinance.

All ordinances shall be recorded by the Clerk and a book to be called "The Ordinance Book" and it shall be the duty of the Mayor and Clerk to authenticate such records by their official signature thereon but the failure to so record and authenticate any such ordinance shall not invalidate it or suspend its operations.

BE IT FURTHER RESOLVED, that the proposed Charter language be submitted to the Attorney General and Governor of the State of Michigan for their approval pursuant to MCLA 117.22.

BE IT FURTHER RESOLVED, that the following language for the proposed Charter question be adopted and submitted to the Office of the State's Attorney General and Governor for approval for placement on the November 8, 2011 ballot:

PROPOSED CHARTER QUESTION

Shall Section 7.4 of the Trenton City Charter, entitled "Publication and Recording of Ordinances" and Section 17.4 entitled "Definition of Publication" be amended to permit, as an alternative to newspaper publication, the posting and publishing of locally required notices and ordinances, on the City's official internet website, along with paper copies to be posted in three public buildings; or on the public access stations of all cable and satellite providers operating in the City," together with paper copies to be posted in three public buildings.

ADOPTED, APPROVED AND PASSED by the City Council of the City Trenton, this 20th day of June 2011.

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to place the proposed amendments to Section 17.4 and 7.4 of the Trenton City Charter on the November 8, 2011, ballot for consideration by the Electorate.

Carried unanimously.

(D-2)

ATTORNEY

Ordinance 753, Limitation of Spears and Archery Equipment (1st Rdg)

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to approve the first reading of Ordinance 753, Limitation of Spears and Archery Equipment.

Roll Call: LeFevre, No; McLeod, No; Taylor, Yes; Teifer, Yes; and Baun-Crooks, Yes.

Motion failed.

(D-3)

ATTORNEY

Ordinance 754, Amendment to Misuse of Communications Device (1st Rdg)

CITY OF TRENTON

ORDINANCE NO. 754

AN ORDINANCE TO AMEND ARTICLE V, SECTION 66-208 ENTITLED "OFFENSES INVOLVING PUBLIC PEACE AND ORDER" OF THE CITY CODE TO INCLUDE

MULTIPLE TELECOMMUNICATION DEVICES IN THE PROHIBITION AGAINST MISUSES.

THE CITY OF TRENTON, COUNTY OF WAYNE, HEREBY ORDAINS AS FOLLOWS:

Section 1. Article V, Sec. 66-208 of the Trenton City Code entitled "Misuse of communications device" shall be amended to include multiple telecommunication devices, in addition to telephones, in the prohibition against the misuse of devices, which shall read as follows:

Sec. 66-208 Malicious use of service provided by telecommunications service provider.

(a) A person is guilty of a misdemeanor who maliciously uses any service provided by a telecommunications service provider, as defined in MCL 750.540(c), with intent to terrorize, frighten, intimidate, threaten, harass, molest, or annoy another person, or to disturb the peace and quiet of another person by any of the following:

(1) Threatening physical harm or damage to any person or property in the course of a conversation or message through the use of a telecommunications service or device.

(2) Falsely and deliberately reporting by message through the use of a telecommunications service or device that a person has been injured, has suddenly taken ill, has suffered death, or has been the victim of a crime or an accident.

(3) Deliberately refusing or failing to disengage a connection between a telecommunications device and another telecommunications device or between a telecommunications device and other equipment provided for the transmission of messages through the use of a telecommunications service or device.

(4) Using vulgar, indecent, obscene, or offensive language or suggesting any lewd or lascivious act in the course of a conversation or message through the use of a telecommunications service or device.

(5) Repeatedly initiating a telephone call and, without speaking, deliberately hanging up or breaking the telephone connection as or after the telephone call is answered.

(6) Making an unsolicited commercial telephone call that is received between the hours of 9 p.m. and 9 a.m. For the purpose of this subdivision, "an unsolicited commercial telephone call" means a call made by a person or recording device, on behalf of a person, corporation, or other entity, soliciting business or contributions.

(7) Deliberately engaging or causing to engage the use of a telecommunications service or device of another person in a repetitive manner that causes interruption in telecommunications service or prevents the person from utilizing his or her telecommunications service or device.

(b) A person violating this section may be imprisoned for not more than 93 days or fined not more than \$500.00, or both. An offense is committed under this section if the communication either originates or terminates in this city and may be prosecuted at the place of origination or termination.

Section 2. Saving Clause. Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 3. Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such work, sentence, phrase or any portion of the Ordinance held to be so invalid shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinances. All prior existing ordinances adopted by the City of Trenton inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Readings. This Ordinance shall be given a first reading on June 20, 2011, shall be enacted on July 5, 2011, and shall be published on or before July 17, 2011, and shall become effective July 18, 2011.

Moved by Councilperson Baun-Crooks, seconded by Councilperson Teifer, to approve the first reading of Ordinance 754, Amendment to Misuse of Communications Device.

Carried unanimously.

(D-4)

ATTORNEY

Expansion of the Brownfield Redevelopment District, 2171 West Jefferson

**CITY OF TRENTON
CITY COUNCIL RESOLUTION NO. 2011-23**

RESOLUTION TO PROVIDE FOR THE EXPANSION OF THE BROWNFIELD REDEVELOPMENT ZONE FOR THE CITY OF TRENTON PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

WHEREAS, the City Council of the City of Trenton (the "Council") had determined that there are or may be certain environmentally distressed areas in the City of Trenton and that the continued existence of such areas can limit, hinder or delay the redevelopment or revitalization of identifiable zones within the City; and

WHEREAS, it is in the best interests of the public to facilitate the implementation of plans relating to the identification and treatment of environmentally distressed areas so as to promote revitalization within areas of the City of Trenton described on Exhibit A attached hereto (the "Proposed Expansion of Brownfield Redevelopment Zone"); and

WHEREAS, the City has already established an initial Brownfield Zone; and

WHEREAS, after examination and evaluation of Brownfield Redevelopment Plans, the Council has determined that it would be in the interest of the public to expand the current Brownfield Redevelopment area to include other environmentally distressed areas in the City of Trenton in accordance with the provisions of the Brownfield Redevelopment Authority Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS, pursuant to the Act, the Council, pursuant to MCL 125.2654(4) held a public hearing on June 6, 2011, on the adoption of a proposed resolution to expand the boundaries of the area within which the Authority shall exercise its powers.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council of the City of Trenton does hereby determine that it is in the best interests of the public to promote redevelopment of additional environmentally distressed areas of the City, by expanding the implementation of its Brownfield Redevelopment Zone and Plans to an additional site.
2. The City does hereby amend and provide for the expansion of the Brownfield Redevelopment Zone within the City of Trenton pursuant to and in accordance with the provisions of the Act. (The description of the Amended Brownfield Redevelopment Zone's boundaries considered is attached hereto as Exhibit "A".)
3. The Clerk shall forward a copy of this resolution with the Secretary of State and other affected taxing jurisdictions.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Trenton, this 20th day of June, 2011.

Exhibit A

Property Legal Description

LOTS 81 TO 88 INCL ALSO LOT 101 AND 102 ALSO ADJ VAC ST 33FT WD ADJ TO
LOTS 84 TO 88 ASSESSORS TRENTON PLAT NO. 1 T4S R11E L66 P28 WCR 8.52
ACRES

Parcel Number: 82 54 014 01 0081 000

LOT 4 CHURCH LAND CO'S. DETROIT RIVER ESTATES SUB T4S R11E L49 P9 WCR

Parcel Number: 82 54 011 01 0004 000

LOTS 1 TO 3 INCL CHURCH LAND CO'S. DETROIT RIVER ESTATES SUB T4S R11E
L49 P9 WCR

Parcel Number: 82 54 011 01 0001 300

LOTS 89 TO 91 INCL ASSESSORS TRENTON PLAT NO. 1 T4S R11E L66 P28 WCR

Parcel Number: 82 54 014 01 0089 000

Public right-of-ways and easements adjoining and contiguous to the above described property.

Moved by Councilperson Taylor, seconded by Councilperson McLeod, to concur with the recommendation of the Trenton Brownfield Redevelopment Authority and expand the current Brownfield Redevelopment area to include the property located at 2171 West Jefferson.

Carried unanimously.

(D-5)

ATTORNEY

Establishment of Obsolete Property Rehabilitation District, 2171 West Jefferson

**CITY OF TRENTON
RESOLUTION NO. 2011-24
OBSOLETE PROPERTY REHABILITATION DISTRICT**

WHEREAS, pursuant to P.A. 146 of 2000, the City Council has the authority to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Trenton desires to encourage commercial property rehabilitation within its downtown area; and

WHEREAS, the City of Trenton ("City") has received from Naba Management LLC (Developer) on May 11, 2011, a written request (attached) for the establishment of an Obsolete Property Rehabilitation District (OPRA), pursuant to Public Act 146 of 2000 for property located at the site formerly known as Riverside Hospital, 2171 West Jefferson, in the City of Trenton, a legal description of which is attached hereto, as part of a proposed redevelopment project; and

WHEREAS, the City has determined that the parcels contained in this District constitute obsolete property; and

WHEREAS, the request for the District formation has been reviewed and recommended to the City by its Brownfield Redevelopment Authority (BRA), together with a Brownfield Redevelopment Plan for the site, for purposes of permitting the Developer to later make Application to the City and the State of Michigan for an Obsolete Rehabilitation Exemption Certificate; and,

WHEREAS, a Public Hearing has been conducted for the purposes of affording an opportunity for those owners of the property in the proposed district, and any other resident or taxpayer of the local unit, to be heard regarding its establishment; AND

WHEREAS, The City Council deems it to be in the public interest of the City of Trenton, to establish an Obsolete Property Rehabilitation district for those parcels described herein, situated in the City of Trenton, County of Wayne, and State of Michigan.

NOW THEREFORE, BE IT RESOLVED, that following the Public Hearing on the establishment of an Obsolete Property Rehabilitation District at the site described in the attachment hereto, commonly known as 2171 W. Jefferson, on June 20, 2011, at 7:30 PM, the Council of City Trenton does hereby adopt the recommendation of the Trenton Brownfield Redevelopment Authority and approve the creation of an Obsolete Property Rehabilitation District at the aforementioned site located in the City of Trenton.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Trenton this 20th day of June, 2011.

Legal Description

LOTS 81 TO 88 INCL ALSO LOT 101 AND 102 ALSO ADJ VAC ST 33FT WD ADJ TO
LOTS 84 TO 88 ASSESSORS TRENTON PLAT NO. 1 T4S R11E L66 P28 WCR 8.52
ACRES

Parcel Number: 82 54 014 01 0081 000

LOT 4 CHURCH LAND CO'S. DETROIT RIVER ESTATES SUB T4S R11E L49 P9 WCR

Parcel Number: 82 54 011 01 0004 000

LOTS 1 TO 3 INCL CHURCH LAND CO'S. DETROIT RIVER ESTATES SUB T4S R11E
L49 P9 WCR

Parcel Number: 82 54 011 01 0001 300

LOTS 89 TO 91 INCL ASSESSORS TRENTON PLAT NO. 1 T4S R11E L66 P28 WCR

Parcel Number: 82 54 014 01 0089 000

Public right-of-ways and easements adjoining and contiguous to the above described
property.

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to concur
with the recommendation of the Trenton Brownfield Redevelopment Authority and approve
the creation of an Obsolete Property Rehabilitation District at the former Riverside
Hospital site located at 2171 West Jefferson, in the City of Trenton.

Carried unanimously.

(D-6)

ATTORNEY

Brownfield Redevelopment Plan Approval for 2171 West Jefferson

**CITY OF TRENTON
RESOLUTION NO. 2011-25**

WHEREAS, Naba Management, LLC (the "Developer") wishes to enter into a
Brownfield Plan for the redevelopment of the site formerly known as Riverside Osteopathic
Hospital and located at 2171 West Jefferson in the City of Trenton which will become
known as "Riverside Commons"("Site"); and

WHEREAS, the Development Plan for the site contemplates the demolition of the
existing buildings located on the site, environmental remediation and redevelopment for
medical related purposes, valued at over \$ 15 million dollars; and

WHEREAS, to undertake the project, the Developer wishes to secure a commitment
from the City and its Brownfield Authority to provide financial assistance over 15 years for
the environmental remediation aspect of the development through the capture of
incremental tax revenues generated from the redevelopment, in an amount not to exceed
approximately \$ 2.31 million dollars; and

WHEREAS, after having reviewed the Brownfield Plan and its attachment,
receiving the recommendation for approval from the Trenton Brownfield Redevelopment
Authority, and receiving and acknowledgment from the Developer that approval of the Plan

does not commit the City to reimbursement until completion of all associated documents and receipt of necessary state and local approvals;

NOW THEREFORE BE IT RESOLVED, that the Trenton Brownfield Authority recommends to the City Council, approval of the attached Brownfield Plan subject to the following conditions:

- (a) That the development shall consist of the demolition and/or renovation of four existing buildings into a mixed use development property consisting of approximately 222,000 square feet for a total investment in excess of \$ 15 million.
- (b) That the demolition phase of the project be undertaken beginning in August 2011, and construction of the 4 phases be completed no later than December 31, 2016;
- (c) That the maximum reimbursement for eligible remediation expenses from the tax increment fund (TIF) shall not exceed \$ 2,231,093.
- (d) That approval is subject to the DDA reassignment of DDA's tax capture from the Site, to the Trenton Brownfield Authority for brownfield remediation;
- (e) That approval shall not constitute a commitment by the City or its Brownfield Authority for any TIF reimbursement unless and until a Development/ Reimbursement Agreement is fully negotiated and executed between the parties.
- (f) That Dr. Nasir have and retain a controlling interest in the Developer and the Project until its completion.
- (g) That the Developer obtains MEGA approval for the capture of local school taxes.
- (h) That the Developer secure approval by the City and the State of Michigan of its Application for an Obsolete Property Rehabilitation Exemption Certificate for the subject property.

ADOPTED, APPROVED AND PASSED by the Council of the City of Trenton this 20th day of June, 2011.

Moved by Councilperson Taylor, seconded by Councilperson McLeod, to concur with the recommendation from the Trenton Brownfield Authority and approve Brownfield Plan subject to the conditions stated.

Carried unanimously.

(D-7)

FIRE

Street Closure for Appreciation BBQ

Moved by Councilperson Taylor, seconded by Councilperson Baun-Crooks, to approve the request from the Fire Chief for a street closure of Maple from West Jefferson to Third Street on Saturday, July 23, 2011, from 8:00 a.m. to 6:00 p.m., for the purpose of a BBQ for the Trenton Firefighters and Police Officers and their families.

Carried unanimously.

(D-8)

DPS

Pool Locker Room Painting

Moved by Councilperson Teifer, seconded by Councilperson Taylor, to concur with the recommendation of the Department of Public Services Director and approve the payment of \$2,780.00, to Quality Painting for additional work authorized by him for the completion of the Kennedy Pool Locker Room.

Carried unanimously.

(D-9)

ENGINEER

Request to Advertise and Bid, Elm Street Parking Lot Asphalt Resurfacing

Moved by Councilperson Baun-Crooks, seconded by Councilperson McLeod, to grant permission to the Engineering Department to advertise and solicit bids for the Elm Street Municipal Parking Lot Asphalt Resurfacing Project.

Carried unanimously.

(D-10)

CITY CLERK

BS & A Licensing Program

Moved by Councilperson Teifer, seconded by Councilperson Baun-Crooks, to approve the request from the City Clerk to purchase the Licensing Program from BS & A Software in the amount of \$3,695.00, with funds from the Computer Account (101-930-934.001).

Carried unanimously.

AUTHORIZED DISBURSEMENTS

Moved by Councilperson McLeod, seconded by Councilperson Baun-Crooks, that the Authorized Disbursements, per the June 20, 2011, schedule, be approved

MONROE BANK & TRUST: Cash Disbursements \$320,755.68

**RECORD OF CITY COUNCIL PROCEEDINGS
CITY OF TRENTON, MICHIGAN
HELD ON THE 20TH DAY OF JUNE 2011**

General Fund	77,149.69
Major Street Fund	743.00
Local Street Fund	17,072.41
Kennedy Rec Complex	10,279.18
Library Operating Fund	5,241.95
Special Revenue Fund	36,602.08
Grant Funds	3,583.95
D.D.A. Fund	1,507.00
Water & Wastewater Fund	152,932.48
Motor Vehicle Pool	15,643.94

Carried unanimously.

REPORTS

Moved by Councilperson McLeod, seconded by Councilperson Baun-Crooks, to receive and place on file, the Financial Statement dated May 31, 2011, the Commission and Board Reports June 20, 2011, the DPS Report, May 2011, and the Police Department Report, May 2011.

Carried unanimously.

OTHER COUNCIL BUSINESS

Moved by Councilperson McLeod, seconded by Councilperson Baun-Crooks, to hold a Closed Session immediately following the regular meeting for the purpose of discussing contract negotiations.

Carried unanimously.

COMMENTS FROM THE COUNCIL AND OFFICIALS

Councilperson Baun-Crooks	* Mayor Pro Tem LeFevre, Great Job as Mayor
Mayor Pro Tem LeFevre	* Thanked Councilperson Teifer for Making the Meeting
City Clerk Stack	* Animal Licenses Expire July 1st
Fire Chief Vick	* Thanked Everyone who Helped on the Andy Ross Ride

PUBLIC COMMENT

Bill Jasman	* Thanked Everyone who Helped at the DTE Chili Christmas
Ted Hageman	* Tall Grass Behind Middlefield Drive Houses

RECORD OF CITY COUNCIL PROCEEDINGS
CITY OF TRENTON, MICHIGAN
HELD ON THE 20TH DAY OF JUNE 2011

MOTION TO ADJOURN by Councilperson McLeod, seconded by Councilperson Baun-Crooks, at 9:01 p.m.

APPROVED BY:

WILLIAM LEFEVRE, MAYOR PRO TEM

KYLE F. STACK, CITY CLERK

MINUTES PREPARED BY: Patricia M. Gearhart, Deputy City Clerk
APPROVED ON: _____