



MINUTES
REGULAR CITY COUNCIL MEETING
HAMTRAMCK, MICHIGAN
August 23, 2011
7:00 P.M.

PRELIMINARY MATTERS

The meeting was called to order at 7:02 p.m. in the city council chamber on the second floor of City Hall, 3401 Evaline, Hamtramck, MI 48212 by Mayor Karen Majewski.

Roll call: Present: Karen Majewski, Cathie Gordon, Tom Jankowski, Kazi Miah, Catrina Stackpoole, Mohammed Hassan. Absent: Shahab Ahmed. Others present: City Manager Bill Cooper, City Attorney James Allen, DPW Director Martin Ladd, CED Director Jason Friedmann, Downtown Manager Darren Grow and City Clerk Ed Norris.

All stood and said the pledge of allegiance to the flag.

The agenda was approved as submitted.

A presentation was made on a redevelopment project for 3300 Denton by Gerald Krueger from Hamtramck Recycling, LLC.

Public comments concerning agenda items were made by Steve Shaya and Gloria Hogness.

SECTION I: PUBLIC HEARINGS

1. **ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN FOR 3300 DENTON.**
Applicant is requesting Tax Increment Financing (TIF) for the reimbursement of eligible expenses including lead/asbestos abatement, demolition, and site/infrastructure work. Placed on agenda by CED Director Friedmann. **The public hearing was opened at 7:44 p.m. and immediately closed. There were no comments.**
2. **THE ESTABLISHMENT OF A PLANT REHABILITATION DISTRICT (P.A. 198 of 1974 as amended).** Establishment of this district allows property owners located within its geographic boundaries to apply for tax abatements and other redevelopment incentives. Placed on agenda by CED Director Friedmann. **The public hearing was opened at 7:44 p.m. and immediately closed. There were no comments.**
3. **REGARDING A PUBLIC ACT 198 REAL TAX ABATEMENT CERTIFICATE (P.A. 198 of 1974 as amended) FOR THE REDEVELOPMENT OF 3300 DENTON STREET.**
Applicant requests a 12 year abatement of all real property taxes as allowed by P.A. 198 of 1974 as amended. Placed on agenda by CED Director Friedmann. **The public hearing was opened at 7:45 p.m. and immediately closed. There were no comments.**
4. **REGARDING A PUBLIC ACT 328 PERSONAL TAX ABATEMENT CERTIFICATE (P.A. 328 of 1998 as amended) FOR THE REDEVELOPMENT OF 3300 DENTON STREET.**
Applicant requests a 12 year abatement of all personal property taxes as allowed by P.A. 328 of 1998 as amended. Placed on agenda by CED Director Friedmann. **The public hearing was opened at 7:46 p.m. and immediately closed. There were no comments.**

SECTION II: CONSENT AGENDA ITEMS

Gordon moved, Miah seconded a motion to approve the consent agenda. The motion was approved on a voice vote. The approved consent agenda consisted of the following items:

1. City Council Meeting Minutes:
 - a. Regular Meeting – August 9, 2011
2. Board and Commission minutes:
 - a. Hamtramck Housing Commission – July 2010 – July 2011.

SECTION III: NEW BUSINESS - Ordinance introductions and resolutions for initial consideration.

1. **FUND WARRANT LIST AND PAYROLL. (2011-86) Motion: Gordon. Second: Stackpoole. The list was approved on a voice vote.**
2. **RESOLUTION (2011-87) ACCEPTING ANNUAL PROMULGATION OF RULES FOR REFUSE. The resolution establishes the hours in which refuse collection containers are to be placed out for collection. Placed on the agenda by DPW Director Ladd. Motion: Gordon. Second: Miah. After discussion Jankowski moved, Gordon seconded a motion to amend the resolution by changing the removal time to 9:00 p.m. The motion to amend was approved on a voice vote. The amended resolution was approved on a voice vote. No – Stackpoole.**
3. **RESOLUTION (2011-88) APPROVING THE CLOSURE OF PARTS OF JOS. CAMPAU, EDWIN, DEQUINDRE, EVALINE, FALCON AND YEAMANS FOR THE GOLAB-K FIVE KILOMETER RUN ON MONDAY, SEPTEMBER 5, 2011. Placed on the agenda by DDA Manager Grow. Motion: Gordon. Second: Stackpoole. After discussion the resolution was approved on a voice vote.**
4. **RESOLUTION (2011-89) AGREEING TO ENTER INTO A HOST AGREEMENT WITH HAMTRAMCK RECYCLING L.L.C. TO OPERATE A RECYLING CENTER LOCATED AT 3300 DENTON STREET. Placed on the agenda by CED Director Friedmann. Motion: Gordon. Second: Hassan. After discussion moved, Hassan seconded a motion to amend the host agreement to include a host tipping fee of \$162.50 per week to begin one year after starting operation. The motion to amend was approved on a voice vote. No – Jankowski. The amended resolution was approved on a voice vote.**
5. **RESOLUTION (2011-90) ESTABLISHING A PLANT REHABILITATION DISTRICT (P.A. 198 of 1974 as amended). Establishment of this district allows property owners located within its geographic boundaries to apply for tax abatements and other redevelopment incentives. Placed on agenda by CED Director Friedmann. Motion: Gordon. Second: Stackpoole. After discussion the resolution was approved on a voice vote.**
6. **RESOLUTION (2011-91) AWARDING A PUBLIC ACT 198 REAL TAX ABATEMENT CERTIFICATE (P.A. 198 of 1974 as amended) FOR THE REDEVELOPMENT OF 3300 DENTON STREET. Applicant requests a 12 year abatement of all real property taxes as allowed by P.A. 198 of 1974 as amended. Placed on agenda by CED Director Friedmann. Motion: Gordon. Second: Stackpoole. After discussion the resolution was approved on a voice vote.**

7. RESOLUTION (2011-92) AWARDING A PUBLIC ACT 328 PERSONAL TAX ABATEMENT CERTIFICATE (P.A. 328 of 1998 as amended) FOR THE REDEVELOPMENT OF 3300 DENTON STREET. Applicant requests a 12 year abatement of all personal property taxes as allowed by P.A. 328 of 1998 as amended. Placed on agenda by CED Director Friedmann. **Motion: Gordon. Second: Hassan. After discussion the resolution was approved on a voice vote.**
8. RESOLUTION (2011-93) ADOPTING A BROWNFIELD REDEVELOPMENT PLAN FOR 3300 DENTON. Applicant is requesting Tax Increment Financing (TIF) for the reimbursement of eligible expenses including lead/asbestos abatement, demolition, and site/infrastructure work. Placed on agenda by CED Director Friedmann. **Motion: Hassan. Second: Stackpoole. After discussion the resolution was approved on a voice vote.**
9. RESOLUTION (2011-94) ADOPTING A REIMBURSEMENT AGREEMENT FOR THE BROWNFIELD REDEVELOPMENT PLAN FOR 3300 DENTON. The reimbursement agreement outlines the requirements and terms for repayment to the developer for eligible expenses as outlined in the Brownfield Redevelopment Plan for 3300 Denton. **Motion: Gordon. Second: Stackpoole. After discussion the resolution was approved on a voice vote.**
10. DISCUSSION – Non-agenda items and other business. Placed on the agenda by Councilmember Stackpoole. **Stackpoole moved to postpone discussion until next meeting. Second: Miah. The motion was approved on a voice vote.**

SECTION IV: OTHER ITEMS

1. City Manager's Report: **None**
2. **There were no public comments.**
3. Non-agenda items and other business:
 - **Jankowski requested a work session to discuss finance department concerns regarding assessing and re-appraising.**
 - **Jankowski requested more in depth analysis on fiscal notes.**

ADJOURNMENT

The meeting was adjourned at 10:02 p.m.

T. Edwin Norris, City Clerk