



City Council Study Session

200 N First St • City Hall Council Chambers • Brighton, Michigan 48116
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This meeting was conducted electronically.

MINUTES OF THE STUDY SESSION OF THE BRIGHTON CITY COUNCIL HELD ON DECEMBER 17, 2020

Call to Order

Mayor Pipoly called the Study Session to order at 6:30 p.m.

Roll Call

Present were Mayor Pipoly and Mayor Pro Tem Gardner, Councilmembers: Bohn, Emaus, Muzzin, Pettengill, and Tobbe (arrived at 6:37 p.m.), all of whom disclosed their locations. City Manager Nate Geinzer, City Clerk Tara Brown, Community Development Manager Mike Caruso, Finance Director Gretchen Gomolka, DPS Director Marcel Goch, Management Assistant Henry Outlaw, Police Chief Rob Bradford, and Attorney Paul Burns. There was four persons in the audience.

Call to the Public

Mayor Pipoly opened the Call to the Public at 6:31 p.m. Hearing and seeing no comment, Mayor Pipoly closed the Call to the Public at 6:31 p.m.

Discussion of 1010 State Street Brownfield Plan

Manager Geinzer relayed a brief overview and history of the property and a timeline scenario in which abatement and demolition of the existing building would take place. Within the current plan, if approved to move forward, the owners of the property would fund \$150,000 and the City of Brighton would advance \$250,000 for demolition which would be recouped through tax increments revenues at an interest rate of 5%. Mr. Geinzer noted the plan proposes the creation of a local brownfield revolving fund. He asked that City Council, in the regular meeting, set a public hearing for January 7, 2020.

Councilmember Bohn questioned the funding, noting section 1.3 and the City's portion being high in comparison to the property owner. Manager Geinzer stated the owners should have some skin in the game and any contribution by the City will see a return on investment in the way of redevelopment and safety, as there have been a number of police calls to the area. Councilmember Bohn asked which other sites may benefit from a revolving brownfield redevelopment fund. Manager Geinzer noted there is no location for sure, however he could see potential use on the east side of Grand River area, Superior Sanitation, and west side of Grand River, the dry cleaners, which are both common uses for brownfield plans.

Councilmember Pettengill asked if the demolition will be bid through the City of Brighton. Manager Geinzer stated all bidding and planning will be done through the owner/developer which currently has two proposals for abatement and demolition.

Mayor Pipoly wished to clarified some discussion he has heard outside of the meeting by relaying that the City will be reimbursed for the \$250,000. The advance is to allow an eyesore and safety issue to be cleared. Further, he clarified, it has been asked if the City can sue the property owners. The Downtown Development Authority attorney stated there is a severe backlog in the courts due to COVID-19, a court case could take at least three years and the City could potentially be out the

same amount in legal fees. Mayor Pipoly noted that he spoke with an area realtor who assured the Mayor that home prices should go up with the building and security issue removed.

Further discussion by Councilmembers and City staff clarified the owner, interested parties to purchase the property, and if approved, when the building could be down, and normal progression of property sales and ownership paths when purchasing similar areas that are in need of this level of work.

Discussion of the Budgeted (Funded by PEG REVENUES) City Council Chambers Renovation Project

Manager Geinzer discussed briefly the origins and history of PEG revenues and stipulations involved when utilizing PEG fund monies as previously discussed during budget talks. He noted it would be prudent to take a look at renovating the Council Chambers and upgrading security and the audio visual system while meetings are conducted virtually. City architects, Lindhout, has been contacted along with audio visual and security vendors to discuss cursory planning. Further, Manager Geinzer asked that the Rules of Procedure committee duties be expanded to oversee this project with regard to design and color choices.

Councilmember Pettengill asked if a design has already been created by Lindhout. Manager Geinzer stated all planning has been conceptual at this point, but security and ADA accessibility needs have been reviewed with vendors. Councilmember Pettengill restated that these monies are coming from PEG, not from General Fund.

Councilmember Bohn asked if \$10,000 was for planning and design by the architect. Manager Geinzer confirmed the architectural planning and design will be \$10,000 and the construction work will be bid out and will come back to City Council for consideration. Councilmember Bohn asked that the audio equipment be upgraded first.

Councilmember Emaus stated the priority should be ADA and security with Mayor Pro Tem agreeing that safety and security of the meeting room be a number one priority.

Councilmember Muzzin reminded all that the Council Chambers is also a voting location.

Motion by Councilmember Pettengill, seconded by Mayor Pro Tem Gardner to add Discussion of West Street Parking to the agenda. **The motion carried without objection by roll call vote.**

Discussion West Street Parking

Manager Geinzer asked for the agenda item to be added to gauge the interest and willingness of City Council to put out for bid the parking lot off of West Street for redevelopment if the same amount of parking could be gained elsewhere.

City Council was open to the idea with any definite plans or opportunities be relayed to City Council at a future study session or regular meeting.

Call to the Public

Mayor Pipoly opened the Call to the Public at 7:23 p.m. Hearing and seeing no comment, Mayor Pipoly closed the Call to the Public at 7:23 p.m.

Adjournment

Motion by Mayor Pro Tem Gardner, seconded by Councilmember Pettengill to adjourn the Study Session at 7:23 p.m. **The motion carried without objection by roll call vote.**