



**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

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**Regular City Commission Meeting  
April 18, 2017**

Having been duly publicized, Mayor Metzger called the meeting to order at 7:34 p.m.

Present: Commissioners Foreman, Krzysiak, Perry, Scott, Mayor Metzger  
Also Present: City Manager Breuckman, City Attorney Need, City Clerk Drealan  
Absent: None

**Introduction**

Police Chief Kevin Nowak introduced new part-time police officer Julie Reid. She is the first female officer hired by the department.

**Public Discussion**

Gail Gerdan, 54 Ridge Road Pleasant Ridge Environmental Committee, announced that they are hosting a native plant sale on Saturday, June 10 from 9:00 a.m. until 2:00 p.m. Sale will be held at Gainsboro Park. Hoping to make this an annual event. April is Earth Month. April 22 is Earth Day with several local events. VegFest is April 30 with the actor that played “Worf” from Star Trek.

Keith Cunningham, 9 Cambridge, Pleasant Ridge Foundation President, announced the 57th Annual Auction and Gala, May 20, 2017. Funds from this event will go toward the Four Ridge Project. Always looking for donations. There will be a raffle, live auction, silent auction and a wall of wine. Commissioners and City are planning their donations.

Amanda Krogol, 1 Amherst, raised an encroachment issue. Many cars driving through the alley are actually driving on her property. She inquired as to what options would be available to address the problem. The problem gets work in the winter. Commissioner Krzysiak discussed whether the city can help address the issue as well as the correlated parking problem. City Manager Breuckman noted that the city does not typically spend money to improve private property. The primary issue is to maintain clear lines of sight. He and the city attorney plan to meet with her to discuss options.

Jean Russell, 65 Devonshire, thanked the city for taking care of the trees after the storm.

## **Governmental Reports**

Chief Kevin Nowak, Pleasant Ridge Police, introduced city prosecutors Gene and Eric Lumberg. Gene Lumberg presented his State of the City report. He noted that the city does not have a lot of misdemeanor cases. The police department strongly supports the services that the Lumbergs provide. Chief Nowak noted that there had been a number of larcenies from vehicles recently. He strongly recommended that everyone lock their doors. There has also been an increase in scam calls. Assistant City Manager Scott Pietrzak noted an increase in police calls to the park and basketball court for a variety of reasons. He stated that the basketball rim will be locked for an unspecified amount of time to try to calm down activity in the area. Chief Nowak noted that the groups that are causing the problems are non-residents. The possibility of lowering the rim was discussed. Commissioner Krzysiak mentioned that being able to play basketball is important for the area youth but it is a struggle to keep it safe for families. Additional cameras and an emergency phone are being installed.

## **City Commission Liaison Reports**

Commissioner Scott reported on the Historical Commission. The Home and Garden tour will be June 10. Seven homes are included on the tour. He encouraged everyone to look at the gardening around the police booth.

Commissioner Krzysiak reported on the Recreation Commission. The quarterly recreation meeting will be Wednesday, April 26. May 1 is the informational meeting for the swim team.

Commissioner Foreman reported on Ferndale Public Schools. The open seat on the school board has been filled by Sandra Dukhie. The district would like to have a new Superintendent in place by July. The search process has begun. Several meetings planned to discuss the qualifications that the district is looking for. The first meeting is April 19. The second meeting is April 20. A survey monkey is also available. April 24 at Loving Touch the cast from *Motown, The Musical* will perform to benefit Broadway Cares and Blessings in a Backpack. The next school board meeting will be on May 15 at 7:00 p.m. at the high school.

Commissioner Perry reported on the Planning Commission/DDA. The DDA met on Monday, March 27 to approve façade improvement grants. One was awarded to 23634 Woodward to replace windows. A second grant was awarded to 23675 Woodward for general façade improvement. The next meeting is April 24. Lauren Christianson was thanked for her work with the DDA and Planning Commission.

## **Consent Agenda**

### **17-3305**

Motion by Commissioner Perry, second by Commissioner Scott, that the Consent Agenda be approved as presented.

Adopted:                      Yeas: Commissioners Perry, Foreman, Krzysiak, Scott, Mayor Metzger  
   Nays: None

## **2017 Pleasant Ridge City Commission Goals and Objectives**

City Manager Breuckman discussed the annual goals and objectives to identify priorities for city funding. He noted that the principal change involved the parks since the Gainsboro Park project was approaching completion and other projects are scheduled for future dates. Improving the park space behind the community center was added as a goal. Commissioner Krzysiak noted that the park improvements have been a major accomplishment for the City. He inquired whether additional improvements to Gainsboro should be added to the goals. There was some discussion regarding whether that should be added to the goals for future years.

### **17-3306**

Motion by Commissioner Foreman, second by Commissioner Perry, to approve the 2017 City of Pleasant Ridge City Commission Goals and Objectives.

Adopted:                      Yeas: Commissioners Perry, Foreman, Krzysiak, Scott, Mayor Metzger.  
                                     Nays: None

## **Iron Ridge LLC Brownfield Development Plan Discussion**

City Manager Breuckman introduced the Iron Ridge Development plan at the former Walker Wire plant site. There are a number of environmental issues at the site and Brownfield tax incentives are one way for the City to improve the site. The intent is to request Commission action on the Brownfield Plan at the May meeting. The City is working with Oakland County to implement the Plan. Dennis Griffin from Iron Ridge Holdings LLC introduced the development team. They have recently renovated several sites in Royal Oak. This project was first proposed in October, 2015. It will be a true mixed-use project - "Forged for Food, Family and Fun." Before and after pictures of the location were presented. The property crosses the border between Pleasant Ridge and Ferndale. Previous uses of the property were listed along with proposed future uses. The project covers approximately 231,000 square feet and will cost between \$25 and \$32 million which will come from private investment. The various environmental concerns and how to mitigate them were discussed. Approximately \$6.5 million of the proposed cost of the project is for environmental cleanup. Approximately \$2.5 million in Brownfield financing will be requested for Pleasant Ridge with the balance going to Ferndale. Commissioner Krzysiak asked why previous projects on the site did not require Brownfield assistance. City Manager Breuckman discussed Tax Increment Financing (TIF). TIF funding always has a specific purpose and an end date. It taxes new increases in taxable value of the property. The tax capture period is usually 20 to 30 years. The capture must be necessary for the project to proceed and the City must approve the plan for it to proceed. Oakland County will also need to approve both the Pleasant Ridge and Ferndale plans. The necessary resolutions will be proposed at the May 9 Commission meeting. Commissioner Foreman confirmed that no money is coming out of the city budget for this project. He inquired as to what happens if the taxable value of the property does not increase as planned. The plan has an expiration date regardless of the amount of taxes collected. Commissioner Scott asked about the difference between tax abatement and the TIF plan. There was a discussion regarding an Iron Ridge logo.

## **City Taxable Value and Headlee Rollback Discussion**

City Manager Breuckman noted that property values have been increasing in the City. He discussed the difference between assessed value and taxable value. The State of Michigan levels off the rate of growth that cities receive through the Headlee Amendment. If taxable value grows faster than the approved formula, the City does not receive the excess, rather property tax millages are rolled back. Home sales affect taxable value because of Proposal A. Rather than following the rate of inflation, the taxable value jumps to the current rate upon transfer of ownership. Most residents are paying less property tax to the City in 2017 than they did in 2016 and that trend has occurred for the last several years. There was a discussion regarding the downward effects of Proposal A on local property taxes. Revenue sharing from the State has also been significantly reduced. Pleasant Ridge did not experience as extreme a property value downturn as many other cities.

## **City Manager's Report**

City Manager Breuckman reported that the Norwich construction project is underway. Home owners are temporarily allowed to park on Ridge.

## **Other Business**

Commissioner Foreman noted that the link for the survey monkey for input regarding the new Superintendent of Schools is [surveymonkey.com/R/Ferndale2017](http://surveymonkey.com/R/Ferndale2017).

Commissioner Krzysiak mentioned that the May book for the Book Club will be *The Residence: Inside the Private World of the White House*, by Kate Andersen Brower. It was written at the end of the Obama administration. The Club will meet Wednesday, May 10 at Gainsboro Park.

City Clerk Amy Drealan noted that qualifying petitions for Mayor and City Commission will be available April 27 for the November election. The filing deadline is July 25 at 4:00 p.m.

Commissioner Perry stated that the Women's Club Annual Brunch is Saturday, April 22. It is a fundraiser for scholarships for local students. On April 22 Ridge Resale will be open from 9:00 a.m. to 1:00 p.m.

Mayor Metzger mentioned the Ferndale Youth Assistance awards and the Ferndale Education Fund auction.

With no further business or discussion, Mayor Metzger adjourned the meeting at 9:19 pm.

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Mayor Kurt Metzger

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Amy M. Drealan, City Clerk

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