

BIRMINGHAM CITY COMMISSION AGENDA
FEBRUARY 12, 2024
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Elaine McLain, Mayor

II. ROLL CALL

Alexandria Bingham, City Clerk

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

ANNOUNCEMENTS

- The City's Ad Hoc Aging in Place Committee is still accepting the Community Survey from the public. The Community Survey is for residents of all ages and available in both print form as well as online at engage.bhamgov.org/aginginplace. In an effort to reach as many residents as possible, the City will be mailing a print copy of the Community Survey in every resident's water bill. Respondents may complete the survey in print form and mail it back to the City or drop it off at City Hall, the Baldwin Public Library, The Birmingham Museum or Next. Printed copies of the Community Survey are also available at all of these locations.

On February 28, 2024, 2023, the Ad Hoc Aging in Place Committee will hold their regular meeting at 1:00 p.m. at Next (2121 Midvale St, Birmingham, MI 48009) to receive public input from residents as it relates to aging in place. The committee welcomes anyone who wishes to have input into developing a Citywide Aging in Place Action Plan to attend and be heard.

- The Oakland County Treasurer's Office is in the final stretch of their Foreclosure Prevention efforts. The tax foreclosure deadline for the 2021 or prior year taxes is on April 1, 2024. That means if these taxes aren't paid off by April 1st or any interested party hasn't entered into a repayment schedule with the Treasurer's office by then, the property will be foreclosed.

The Oakland County Treasurer's Office is here to help and strongly encourages taxpayers to contact their office before the tax foreclosure deadline if they have delinquent taxes for 2021 or prior tax years. Taxpayers interested in scheduling a Taxpayer Assistance Meeting may call us at 248-858-0611 or they may visit www.oakgov.com/treasurer. An informational page from the Oakland County Treasurer's Office is available at the end of tonight's agenda packet.

APPOINTMENTS

A. 2024 Student Board Representatives to City Boards and Committees

Resolution to appoint the following students and non-voting student members for the calendar year 2024:

Ella Bassett	Parks and Recreation Board
Josie Carroll	Ad Hoc Environmental Sustainability Committee
Will Clemans	Ad Hoc Environmental Sustainability Committee
Jack Lassen	Multi-Modal Transportation Board
Owen Reibschoid	Multi-Modal Transportation Board
Alexa Weinberg	Public Arts Board

IV. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

V. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

- A. Resolution to approve the special City Commission meeting minutes of Tuesday, January 30, 2024.
- B. Resolution to approve the warrant list, including Automated Clearing House payments, dated February 7, 2024 in the amount of \$561,604.79.
- C. Resolution to approve a \$1 Green Fee increase to the golf round fees as proposed by the City Staff.
- D. Resolution to authorize the City Clerk to complete the Local Approval Notice at the request of Churchill’s Cigar Shop, Inc. to approve the request for a transfer of shares for a business which holds a Class C and SDM License with Sunday Sales (PM) and Outdoor Service Area located at 116-118 S Old Woodward Ave., Birmingham, Oakland County, MI to now include .007652 shares to Jeffery Samona, .007652 Shares to Lance Samona, .007652 Shares to Justin Samona, .007652 Shares to Dominic Samona, .007652 Shares to Travis Samona, .002547 Shares to Mario Samona, .002547 Shares to Andrew Samona and .002547 Shares to Armani Samona.
- E. Resolution to set a public hearing date of March 18, 2024 to consider the Special Land Use Permit Amendment for 115 Willits – Mare Mediterranean – to transfer ownership and update the Special Land Use Permit with the new owner, Birmingham Prime Hospitality, LLC.

F. Resolution to accept the resignation of Victoria Policicchio from the Multi-Modal Transpiration board, to thank her for her service, and to direct the City Clerk to begin the process of filling the vacancy.

G. Resolution to recognize the following seven student representatives for their service in 2023 on Birmingham boards and committees and award each student a certificate in appreciation for their civic involvement:

Ian Weinberg	Historic District Committee/ Design Review Board
Alex Motea	Museum Board
Kate Glasier	Parks and Recreation Board
Asher Kaftan	Planning Board
Matthew Weigand	Planning Board
Luke DeSanto	Public Arts Board
Andrew McLean	Public Arts Board

H. Resolution to approve the sculpture donation of "Connection" by James Kaye at the location off of W. Maple just west of the museum.

I. Resolution to approve the sculpture donation of "Mulligan" by Martin Van Almen to be installed at Lincoln Hills Golf Course behind the first tee box on the existing concrete pad.

VI. CITY MANAGER'S REPORT

A. City Managers Report dated February 5, 2024

VII. UNFINISHED BUSINESS

A. Speed Mitigation Report

VIII. NEW BUSINESS

A. Public Hearing to Consider Annual Liquor License Renewals

1. Resolution to approve the renewal of liquor licenses for the 2024 licensing period for the following establishments holding a Class B, Class C, or Microbrewery Liquor License that are in compliance with Chapter 10, Alcoholic Liquors of the City Code:

- All Seasons Senior Living
- Bella Piatti
- Birmingham Pub
- Birmingham Theater
- Brooklyn Pizza
- Churchills Bistro
- Community House
- Dick O'Dows
- Emagine Palladium
- Fleming's Prime Steakhouse
- Forest Grill 2
- Griffin Claw Brewing Company
- Hazel Ravines & Downtown
- Hyde Park Steak House

- La Strada Italian Kitchen and Bar
- Lincoln Hills Golf Course
- Luxe Bar and Grille
- Mare Mediterranean
- Pernoï
- Phoenicia Restaurant
- Salvatore Scallopini
- Springdale Golf Course
- Streetside Seafood
- Sushi Japan
- The Daxton Hotel
- The Morrie Birmingham
- Townsend Hotel
- Townhouse Kitchen & Bar
- Whistlestop

And

To make a motion adopting a resolution to set public hearings on Monday, March 18, 2024 to consider whether the City Commission shall file objections with the Michigan Liquor Control Commission for the renewal of licenses held by the following establishments that are in violation of Chapter 10, Alcoholic Liquors of the City Code:

- 220 Restaurant
- Adachi Restaurant
- Elie’s Mediterranean
- Employee Meal
- Market North End
- Papa Joe’s/Bistro Joe’s
- Sidecar/Slice/Shift
- Social Kitchen and Bar
- Tallulah Wine Bar and Bistro
- Toast
- Zana

And

Further, to direct the City Manager to notify the owners and operators of licensed establishments for which a public hearing is set via first class certified mail, to inform them of the public hearing date set for the March 18, 2024 7:30 p.m. City Commission meeting, and inform them that they may submit any written material for consideration by the City Commission prior to or at the public hearing, that the licensee or counsel of licensee may appear at the hearing in person or via zoom, and that the licensee or counsel of licensee may present witnesses or written evidence for City Commission consideration at the public hearing.

- B. Resolution to approve the 2024-bid proposal with Krieger Klatt Architects to furnish all labor, equipment, material and supervision necessary for the “Birmingham Senior/Recreation Building” facility assessment and conceptual designs for a renovation/expansion project of the City-owned building at 400 East Lincoln St., Birmingham MI 48009, in the amount not to exceed \$158,975.00. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. No City funding is necessary for this project.

Or

Make a motion adopting a resolution to approve the 2024-bid proposal with NORR, LLC to furnish all labor, equipment, material and supervision necessary for the "Birmingham Senior/Recreation Building" facility assessment and conceptual designs for a renovation/expansion project of the City-owned building at 400 East Lincoln St., Birmingham MI 48009, in the amount not to exceed \$133,694.00. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. No City funding is necessary for this project.

- C. Commission Items for Future Discussion. A motion is required to bring up the item for future discussion at the next reasonable agenda, no discussion on the topic will happen tonight.
- D. Commission discussion on items from a prior meeting.

IX. REMOVED FROM CONSENT AGENDA

X. COMMUNICATIONS

- A. Communications regarding Arlington and Shirley

XI. REPORTS

- A. Commissioner Reports
 - 1. Notice of intention to appoint to the Multi-Modal Transportation Board
- B. Commissioner Comments
- C. Advisory Boards, Committees, Commissions' Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. Report from City Attorney

INFORMATION ONLY

XI!. ADJOURN

Should you wish to participate in this meeting, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760
You may also present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

*NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.
Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).*



MEMORANDUM

City Manager's Office

DATE: February 12, 2024

TO: Jana L. Ecker, City Manager

FROM: Melissa Fairbairn, Assistant City Manager

SUBJECT: 2024 Student Appointments to City Boards and Committees

INTRODUCTION:

The following students are being recommended by their high schools for appointment to their respective board by the City Commission for the 2024 calendar year. The students will receive agenda packets and are able to participate in all discussions, but will serve as non-voting members of the boards to which they are appointed.

Student	Board
Ella Bassett	Parks and Recreation Board
Josie Carroll	Ad Hoc Environmental Sustainability Committee
Will Clemans	Ad Hoc Environmental Sustainability Committee
Jack Lassen	Multi-Modal Transportation Board
Owen Reibscheid	Multi-Modal Transportation Board
Alexa Weinberg	Public Arts Board

BACKGROUND:

The student board representative program originated in 1996 when the City Commission approved a Birmingham Public Schools (BPS) plan to place student representatives on City boards and committees. This year's student representative cohort includes highly qualified eleventh graders who are residents of Birmingham and attend Seaholm, International Academy, Cranbrook, and Orchard Lake St. Mary's high schools.

Students applied for a board or committee position by submitting their application materials and letters of recommendation to the City Manager's Office to be matched with a board that aligned with their interests.

Student board representatives who attend 80% of their board meetings will be recognized at a City Commission meeting in February 2025.

LEGAL REVIEW:

N/A

FISCAL IMPACT:

N/A

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

Six qualified eleventh grade students have submitted applications for appointment as student representatives on City boards for consideration by the City Commission during the February 12, 2024 meeting.

ATTACHMENTS:

- Student applications and letters of recommendation

SUGGESTED COMMISSION ACTION:

To appoint the following students as non-voting student members for the calendar year 2024:

- | | |
|-------------------|---|
| • Ella Bassett | Parks and Recreation Board |
| • Josie Carroll | Ad Hoc Environmental Sustainability Committee |
| • Will Clemans | Ad Hoc Environmental Sustainability Committee |
| • Jack Lassen | Multi-Modal Transportation Board |
| • Owen Reibscheid | Multi-Modal Transportation Board |
| • Alexa Weinberg | Public Arts Board |



Julia Saldaña
Art Teacher
Orchard Lake St. Mary's Preparatory
3535 Commerce Rd. West Bloomfield Township, MI 48324

To whom it may concern,

It is my pleasure to recommend Ella Bassett for a position on the board of the City of Birmingham Program for Youth Advisory. I cannot think of a better student to represent and work in support of the youth in her community. I have known and taught Ella since she was a freshman in high school (2+ years). She has demonstrated leadership, kindness, patience, perseverance and served as an ambassador for the visual arts in the classroom as well as throughout the St. Mary's Preparatory campus.

In the classroom, Ella is independent and incredibly inventive. She challenges herself with every project by going beyond the expectations established. When faced with an obstacle Ella is determined to find the best solution. She is helpful and supportive of other students and maintains a positive attitude that is contagious.

This school year Ella collaborated to form an Art Club serving as the Vice-President. She brainstormed ideas, recruited students, planned activities and led art club meetings. As the art club continues to develop, Ella finds ways to improve and keep students engaged. She has shown a high level of commitment to support the art department and increase art appreciation on campus.

Ella is an exemplary student in and out of the classroom. Ella's dedication to her artwork and community, and her originality and patience make her a great candidate to serve on the City of Birmingham youth program board. She has been able to balance her job, community involvement, academics, extracurriculars, social life and artistic endeavors in a mature and professional manner. She has been an exemplary student and friend at St. Mary's Preparatory and I am certain she will make a positive impact in your organization.

Sincerely,

Julia Saldaña
jsaldana@stmarysprep.com
Art Teacher
Orchard Lake St. Mary's Preparatory

Josie Carroll

[REDACTED], Birmingham, MI 48009 | [REDACTED] | [REDACTED]

SUMMARY

Hardworking high school junior with a passion for environmental engineering and science. Looking for an unpaid internship in order to make a positive impact on the environment and community. Have taken rigorous science and math classes (honors biology, chemistry, physics, math) as well as college-level summer courses in organic chemistry and geospatial engineering to further understand how the environment behaves in order to develop solutions for our environmental issues.

EDUCATION

INTERNATIONAL ACADEMY OKMA HIGH SCHOOL, Bloomfield, MI 2025

GPA: 3.89, Concentrations in Biology and Chemistry

- All honors classes Freshman and Sophomore years, rigorous IB classes Junior and Senior years

UNIVERSITY OF MICHIGAN'S MICHIGAN MATH AND SCIENCE SCHOLARS, Ann Arbor, MI Summer 2023

- Rigorous two-week program that covered 80% of the curriculum of a U of M freshman Organic Chemistry course

MICHIGAN TECHNOLOGICAL UNIVERSITY'S NEXT SCHOLARS, Houghton, MI Summer 2023

- Attended a Geospatial Engineering camp where I learned Geomatics applications, different forms of surveying such as topography, geodetic and aerial, and Geographic Information Systems. Used specialized equipment (total stations, leveling staffs, compasses, and software) to calculate measurements and create 3D maps of urban environments.
- Earned full-ride scholarship to the camp

EXTRACURRICULARS

BUILDON - Service Committee Board Member 2023 – present

- Create, run, and lead service events to raise money to build schools in socio-economically disadvantaged countries
- Lead and organize service events in local community

ENVIRONMENTAL TEEN ALLIANCE PROGRAM 2022 – present

- Work with Environmental Conservationists to build a robot that will test water quality in the metro Detroit environment. Additionally, we make our own research questions and explore them through hands-on experiments as well as study other environmental tests such as air and water quality.

PEER CORPS CLUB - Mentor 2023 – present

- Lead tours, discuss classes, and help freshman and transfer students build connections with other students
- Act as a shadow for prospective students including guiding them through my daily school life, learning about our community, and making new friendships

VOLLEYBALL CLUB - Co-Founder 2022 – 2023

- Created and directed fundraisers to raise money for a multi-school tournament

STUDENT ATHLETE 2021 – 2023

- Played National and State level club and highschool volleyball

GENERATOR Z - Generator 2020 – 2022

- Provided personal experiences, insight, and ideas, as a contractor, to a \$5M program that helped 200+ after school providers build new and engaging programs

GREEN GROUP - Member 2023 – present

- Participate in hands-on activities such as removing invasive plant species
- Create and present informational content to inform others of environmental issue

ENVIRONMENTAL ACTIVITIES 2021 – present

- Built a solar panel from scratch
- Volunteer with environmental groups (e.g., volunteered at Friends of the Rouge to clean overgrown rain gardens)
- Community beautification such as cleaning up trash and helping maintain gardens (15+ hours)

NATIONAL ART HONOR SOCIETY 2021 – present

- Participate in art based community service (e.g., creating a mural to promote and encourage reading)

ACHIEVEMENTS

- President's Volunteer Service Award (PVSA Bronze Teen level, achieving 50+ hours)
- Michigan Community Impact Award, 2022-23 National Community Service Awards Honor Award
- Art featured in the Art from the Hills Exhibition 2023
- Art featured in the 2021-2022 Oakland County Treasurer Financial Literacy Arts
- Won Award of Excellence in Oakland Schools Fine Arts Advisory Council's 2023-2024 District Points of Pride Exhibit



International Academy
1020 E. Square Lake Rd
Bloomfield Hills, MI 48304
Phone: 248-341-5900; Fax: 248-341-5959
www.iatoday.org

“One of America’s Top Ranking High Schools”
- Newsweek
Ranked Among Top High Schools in the United States
- U.S. News and World Report
A 2018 National Blue Ribbon School

To Whom it is Concerned,

I am writing to recommend Josie Carroll, a junior at International Academy, for your program. As a Chemistry Teacher at International Academy, I have had the pleasure of witnessing Josie excel academically and display exceptional qualities within the classroom setting for the last two years.

Josie has consistently demonstrated an insatiable curiosity for learning and a genuine passion for science. Her academic achievements are commendable, consistently earning top grades in her coursework. What sets Josie apart is her commitment to intellectual growth and her eagerness to explore beyond the confines of the traditional curriculum.

In addition to her academic prowess, Josie is an engaged participant in classroom discussions, showcasing her strong communication skills and collaborative spirit. Her thoughtful contributions and ability to work effectively with her peers make her a valuable asset to our academic community.

I wholeheartedly recommend Josie Carroll for your program, and I am confident that she will make the most of this experience. Please feel free to contact me at tklein@bloomfield.org if you have any questions

Sincerely,

Toby Klein

Chemistry Teacher

International Academy



Head of School: Lynne Gibson; Principals: Patrick Griffin, Ryan Parrott; Associate Principal: Anthony DeGrazia; IB Coordinator: Jo Juco
Counselors: Whitney Bernstein, Kristin Hanson, **3A** Healy, Alexandria Phelps, and Brigid Piagentini

William Sterling Clemans

Birmingham MI, 48009

EDUCATION

Cranbrook High School, Bloomfield Hills, MI
Dean's List: 2021 – present; Honor Roll 2021 - present
GPA: 4.03 (Junior)

EXTRACURRICULAR ACTIVITY

Debate Team 2022 – present
Placed 10th in Michigan Interscholastic Forensics Association State Finals 11/2023
10th Best Speaker Award; Advanced into Quarter Finals at University of Michigan National Debate 11/2022

Acolyte, Christ Church Cranbrook 2018-2022; **Lead Acolyte** 2022 - present

Model United Nations 2021 – present
Awarded 2nd Place Honors at the Mid-American International Affairs Conference 11/2023
Elected Officer to the Board of Directors 2023
Awarded 2nd Honors at the Mid-American International Affairs Conference 12/2023
Awarded Best Delegate at South-East Michigan Model UN Association Varsity Division 11/2023
Awarded Verbal Commendation at the 6th International Academy Central Conference 11/2022

Cranbrook Crew Team 2023-present
Cranbrook Cross Country Team 2019 – present
Cranbrook Baseball Team 2019 - 2022
Band (French Horn) 2018 – present
Michigan School Band and Orchestra Regional Solo and Ensemble - First Division Rating 2/2023

EXPERIENCES & ACTIVITIES

NASA Student Volunteer Program 6/2023- 8/2023
Clemans, William. [RDClemans]. (2023, August 30). Detroit's History of Environmental Injustice [Video file]. YouTube. <https://youtu.be/7-l3wRexics?si=opCUP566GBFELqBw>
Researched Climate Change and Environmental Justice in Detroit using NASA satellite imagery, redlining data, canopy coverage and heat maps. Interviewed the Director of the Office of Sustainability in Detroit. Published an educational video under the guidance of the DEVELOP Science Manager at NASA Langley Research Center

Digital Democracy Defenders 6/2023 – 8/2023
Internship to develop social media initiatives targeting youth voters

Precinct Volunteer for Birmingham 4th, 5th, and 6th districts 9/2022 - 11/2022

Birmingham-Bloomfield Democracy Club – Youth Division 4/2022 - present

Democracy Summer - Senior Fellow, Royal Oak, MI 6/2022-8/2022
Led discussions and participated in canvassing

Democracy Summer - Intern, Madison Heights, MI 6/2021-7/2021
Democracy Summer works to bring about change in America by training high school and college students in organizing and leadership

Cocoa Local Nonprofit, Birmingham, MI 3/2021 – present
Co-president and Co-founder of a kid-created, family-owned nonprofit
Developed Website: CocoaLocal.org
Nominated to the Best Newcomer category in the World Ecommerce Awards 2023
Over \$1000 raised and donated to local charities through the sale of homemade baked goods and cocoa bombs

VOLUNTEER

Lighthouse of Oakland County and South Oakland Shelter, Lathrup Village, MI 2018 - present
Serve meals, deliver meals and supply supportive services to help homeless families.

Keep Growing Detroit, Detroit, MI 2018 - present
Plant seeds, distribute plants and perform garden maintenance on 1.5-acre urban farm to promote a food sovereign Detroit.
Efforts also fight climate change by promoting and planting gardens in place of heat absorbing asphalt lots.

Global Outreach 2022 – present
Volunteer in a variety of student proposed outreach activities

Friends of the Rouge River 2018 - present
Participate in the Frog and Toad Survey annually

William Clemans

Birmingham MI 48009

January 25, 2024

Dear City of Birmingham,

I am applying for the position of Student Board Representative for Birmingham's Environmental Sustainability Committee to help our local government shape policy and impact climate change.

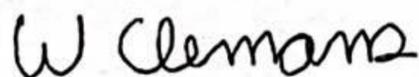
I have always been incredibly interested in seeing how government functions, especially local government, where real change can help local communities. I have a large amount of experience in electing civil servants, and I would love an opportunity to see how they implement change when they get into office. I worked as a senior fellow for a U.S. Representative's campaign and as a Precinct Volunteer in Birmingham's 4th, 5th, and 6th precincts, communicating with voters, dropping literature, canvassing door-to-door, and supporting local, state, and national campaigns.

History and government have always been my favorite subjects in school. My AP US History teacher noted that through my "insightful comments" and "intellectual energy and inquisitive spirit" I "have been a pivotal catalyst" for discussion in my class. I enjoy watching and reading the news and knowing the state of the world. Participating in Model United Nations allows me to further explore this interest, as I get to research and debate various perspectives on the most pressing global issues such as women's rights, humanitarian relief, and climate change. This year I became copresident of Model UN and helped lead Cranbrook's team to 5 awards at the Mid-American International Affairs Conference and received a 2nd Place Honors Award.

I am also knowledgeable about environmental sustainability, especially as it affects Southeastern Michigan. This past summer, I was accepted into the NASA Student Volunteer Program to work on a research project on environmental injustice in Detroit under the guidance of the NASA DEVELOP Science Manager at Langley Research Center. My research required that I search through and understand city planning documents, federal redlining reports and maps, and NASA satellite data, all of which helped me understand the bigger picture of environmental injustice in Detroit. The project also allowed me to interview Detroit's Director of the Office of Sustainability, who discussed the initiatives Detroit has been taking to lower environmental inequity and make the city more sustainable overall. My research partially inspired me to pursue this position as it has led me to better understand the importance of local government in sustainability initiatives. The final project for this program was to publish an educational video: [Detroit's History of Environmental Injustice - YouTube](#).

I would be privileged to be chosen for this position and look forward to helping my local government enact change to benefit my community.

Thank you for your consideration,



Will Clemans

Cranbrook Kingswood, Class of 2025

Dear Birmingham Environmental Sustainability Committee Selection Officials,

It is with pleasure that I write this recommendation for William Clemans as a candidate for the local student representative to the Birmingham Environmental Sustainability Committee.

I met Will in June of 2023 when he joined the NASA Langley Student Volunteer Program. Throughout the summer of 2023, he worked with me and another mentor on an environmental justice research project exploring the connections between historical practices such as redlining, socioeconomic data, and environmental parameters to understand the spatial distribution of those most vulnerable to conditions like extreme heat. As an Associate Program Manager for NASA's Equity and Environmental Justice (EEJ) Program and the Science Manager for the DEVELOP Program, I worked closely with Will on his project and can personally attest to his talent and skills.

NASA's Applied Sciences Program focuses on bridging the gap between science and society by building capacity to use NASA Earth observations in individuals and institutions to inform action. The nature of our work is fast-paced, interdisciplinary, and spans geographies and sectors. Within the Applied Sciences, the EEJ Program aims to connect remote sensing assets and environmental justice communities and build capacity to use NASA Earth observations to inform action and advocate for equitable environmental solutions.

During his project, Will had roughly ten weeks to complete a major research project that utilized insights from remote sensing and NASA's Earth observing satellite data and socioeconomic and demographic data, combined with contextual information relating to institutional segregation practices of redlining, all to understand today's population at risk for environmental injustice. During his project, Will worked autonomously, diligently, and very effectively. It was a pleasure to work with him as I found him to be bright, motivated, and very professional. He was an excellent communicator and very organized. Working with interns in the EEJ Program for the past two years and through DEVELOP since 2009, I have a good baseline of what to expect from high school and undergraduate students and I found that Will was a standout. He brings an excellent can-do attitude and his work ethic is impressive and detail oriented.

I was impressed by Will's ability to work in a fast-paced environment, take on and accomplish multiple tasks at once, and his analytical thought process. He is passionate about supporting his community and the video he produced was a great representation of his research efforts.

These traits, along with his demonstrated ability to complete complex tasks successfully and on schedule, support my recommendation for Will as a candidate for the Birmingham Environmental Sustainability Committee. I believe he'd be a great contributor to the committee and highly recommend him.

Please feel free to contact me directly if you have any further questions.

Sincerely,



Lauren Childs-Gleason

NASA Equity & Environmental Justice Associate Program Manager
NASA Langley Research Center, Mail Stop 307, Hampton, VA 23681
Lauren.M.Children@NASA.gov
757-788-6539

Please note: the opinions stated in this letter are my own and do not represent a recommendation or endorsement by NASA.

STUDENT REPRESENTATIVES ON CITY BOARDS AND COMMISSIONS

Name: Jack Lassen **Grade:** 11 **Age:** 17

Address: [REDACTED] Birmingham , MI

Zip Code: 48009 **Email:** [REDACTED]

Telephone: [REDACTED] **School:** Seaholm

On the attached listing of city boards and commissions, please rank your order of preference for appointment from 1 to 3 (1 being the highest and 3 being the lowest):

1. Multi-Modal Transportation
2. Parks and Recreation

What school activities and/or classes have you participated in which would qualify you to sit on the board or commission which you have chosen?

I am currently a member of the Seaholm Marching Band and Symphony Band. I am also on the JVA Tennis Team. I am in double advanced math, taking AP Calculus B/C and I will be taking Calculus 3 senior year. I am also in AP Physics 1 and I will be taking AP Physics C senior year.

Please list your involvement in non-school activities:

I am Captain of a Detroit Curling Club Team. I have led teams in Curling tournaments throughout the Great Lakes and Canada, and competed in the Youth Olympic Trials in Denver last September.

What personal skills and characteristics do you possess that would make you a good representative?

I like to think and plan ahead, like I do in Curling, which should help in the planning process. I also have listening and empathy skills that would help the board understand the voice of the community.

1/2023

STUDENT REPRESENTATIVES ON CITY BOARDS AND COMMISSIONS

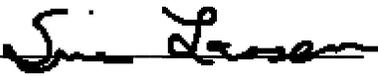
How would you be able to schedule your time to function effectively as a student representative?

The Board meets once a month in the evening. That works with my schedule.

Would you be interested in being considered for any other boards if you are not selected for any of your top three choices? Yes _____ No x

Parent(s) Permission:

I give my permission for my son/daughter to seek the position of a representative to a city board or commission.



_____ 1/31/2024 _____

Parent(s) Signature(s)

Date

Include an essay (typed) to convince the selection committee that you should be chosen as a student representative to a board or commission. If selected, your essay will be a part of your introduction to your board or commission.

Please include one letter of recommendation from an adult who knows you at school and who knows your activities outside of school.

Email application, essay and letter of recommendation to Melissa Fairbairn, mfairbairn@bhgov.org by **Monday, January 30th, 2023**.

Essay for City of Birmingham Multi-Modal Transportation Board

I am interested in helping the City of Birmingham with my visionary, teamwork, and listening skills through the Multi-Modal Transportation Board.

As the Skip (Captain) of the Curling Team, my role is to have a vision for the team and strategize for them throughout the game. I know how to set up the positions, call plays, and communicate with the team. Each move in Curling has a consequence, so I need to always consider possible outcomes and be thinking several steps ahead. I hope to put these skills in play for the Board.

I have also been described as a good listener, always taking others into account. I hope to use this to take our neighbor's thoughts and ideas into action.

By being part of this Board, I hope to gain experience in contributing to my community and being a leader in my community.

I have lived in Birmingham for nine years and love it. I also enjoy giving back to my community and I am fascinated by government. The City of Birmingham Student Board would give me the opportunity to combine these three passions.

There are many ways in which I have given back to the community through volunteer service. Multiple times a week I volunteer at Bound Together Pontiac. The afternoon starts off with me supervising the students in the gym. We play a variety of games together like tag and basketball before moving on to tutoring; while tutoring we work on English and math skills. I love to see when the kids finally understand the work after many tries. Volunteering at Bound Together vastly opened my eyes to how much of an impact I can have on these kids both personally and academically.

Last year I worked in an ASD classroom at Seaholm. Every day, for over an hour, I would help ASD students with work and play games with them. In addition, to improve their social skills we went on many field trips, such as bowling and ice cream. I received two awards for this. One was from Seaholm, for which I was nominated by an ASD teacher for my work. In addition, one of the parents nominated me for the Birmingham Youth Assistance Award, which led me to get Gubernatorial, Congressional, and Presidential recognition. This shaped my character by teaching me patience, compassion, empathy and how to work with people who are different from me.

At first I joined the Seaholm Black Student Union to help support my friend who is the president. With time I have grown very passionate about it. I am now the secretary and social media manager and spent several hours putting together the MLK assembly. I love being able to learn more about a culture that is different to mine.

A particular interest of mine is criminal justice. There are two things that I have done to develop this further. The first thing is taking Criminal Justice at Oakland Schools. I wanted to spread the word about how much I love this program so I became the ambassador for the program. As an ambassador, I give tours to prospective students and staff from other schools so they can learn more about the program. To further my understanding of the criminal justice system I joined the Oakland County Sheriff's Office Cadet Unit. In the cadet unit we learn how the Sheriff's Office is run and shadow different specialized units. Another function of the unit is volunteer work. We volunteer at different parades and events across the county to ensure safety and to be the face of the Sheriff's Office.

I am a part of many other extracurriculars that give back to the community. These include being a Board Member for 100+ Teens Who Care Detroit chapter, a member of Spanish National Honors Society, a member of Jewish Culture Club and a member of National Honor Society.

I have always been fascinated by the government and eventually want to work in the public sector. Being on the Student Board would allow me to gain a new perspective and further develop my understanding of how the government works. I have done many things to learn about the interaction between government and society like taking Criminal Justice as well as being an Oakland County Sheriff's Office Cadet. Being a student representative would give me an amazing opportunity to further develop myself and explore these interests.

Name: Owen Reibscheid Grade: 11th Age: 16

Address: [REDACTED]

Zip Code: 48009 Email: [REDACTED]

Telephone: [REDACTED] School: Seaholm High School

On the attached listing of city boards and commissions, please rank your order of preference for appointment from 1 to 3 (1 being the highest and 3 being the lowest):

1. Advisory Parking Committee
2. Multi-Modal Transportation Board
3. Planning Board

What school activities and/or classes have you participated in which would qualify you to sit on the board or commission which you have chosen?

I am currently taking Criminal Justice through Oakland Schools where we work heavily on communication. I am taking AP Lang/Comp along with Honors English every year which has taught me great skills with writing. I took AP Micro and am taking AP Macro which have taught me a deep understanding of economics. I am in the National Honor Society and Spanish National Honor Society which I have been able to give back to my community and be a leader. I am also Black Student Union Secretary and Social Media Manger. I'm in Jewish Culture Club. I went on the Multicultural Retreat which let me interact with many new people. I am an Ambassador for Oakland Schools which lets me teach different Students and Staff about Oakland Schools. Seaholm Snow Club which shows my ability to manage time by how time-consuming it is.

Please list your involvement in non-school activities:

I am a Board Member for 100+ Teens Who Care. Planet Rock Climbing Club Competition Team. Oakland County Sheriff's Office Cadet Unit. I tutor weekly at Bound Together Pontiac on English and math skills. I babysit and provide transportation multiple times a week. I am a Tamarack Camps Teen Council Member.

What personal skills and characteristics do you possess that would make you a good representative?

I'm self-self motivated and a good leader. I'm curious and care about my community. I have good communication skills. I get well with everyone and can easily adapt to new situations.

How would you be able to schedule your time to function effectively as a student representative?

I'm very interested in being a student representative and I have the flexibility to adapt my schedule to attend the meetings at their scheduled times. I am able to miss part of school because I am academically strong and good with time management so I would be able to make up missed work.

Would you be interested in being considered for any other boards if you are not selected for any of your top three choices?

Yes No

Parent(s) Permission:

I give my permission for my son/daughter to seek the position of a representative to a city board or commission.



1/23/24

Parent(s) Signature(s)

Date

Include an essay (typed) to convince the selection committee that you should be chosen as a student representative to a board or commission. If selected, your essay will be a part of your introduction to your board or commission.

Please include one letter of recommendation from an adult who knows you at school and who knows your activities outside of school.

Email application, essay and letter of recommendation to Melissa Fairbairn, mfairbairn@bhgov.org by **Monday, January 30th, 2023**.

Seaholm High School

Leslie Martin, *Teacher* • 248.203.3700 • Fax: 248.203.3706 • lmartin2@birmingham.k12.mi.us
2436 West Lincoln Street, Birmingham, MI 48009

January 19, 2024

Dear Official:

It is an extreme pleasure to complete this letter of recommendation for Owen Reibschied. I am Leslie Martin, and I was his mathematics teacher during his sophomore year of high school. I instructed Owen in Honors Math 2. This course is an extremely rigorous, fast-paced course intended for the highly motivated and talented student. The course is designed to strengthen/solidify algebraic skills; develop complex problem-solving skills; provide opportunities for the exploration of numbers and the development of number sense and enhance students' ability to think rationally, analytically, and critically. Owen met this challenge head-on! Because of his drive, determination, and motivation, he emerged a victor! He was very curious, interested, and loved to explore, guess and check, "play", in efforts to investigate various outcomes to mathematics problems and structures. I observed his drive to master mathematical concepts and the thrill he got once he achieved his goal. He was and is still very persistent and diligent in practicing skills on his own as well as seeking help when necessary. The effects of his "grit" in that course are immeasurable and will have a lasting impact on him.

Owen is a leader both in the classroom and among the entire school body. He does not hesitate to take the lead when necessary. When working in class groups, I was amazed at how he emerged as the group leader and was able to keep students focused and on task. Many students seemed to look to him for guidance. Owen has a huge heart, and after 15 years - rarely do I see that in a Seaholm kid! Whenever I needed someone to help me or just to be a friend to a student struggling to find a place at Seaholm, I was comfortable asking Owen to help me out. His sensitivity speaks volumes. It is a leadership quality of his that causes people to listen to him, trust him, and possibly follow or buy into his agendas.

It is no surprise that Owen is committed to community service and participates in many social organizations within our school and community. Believe it or not... (as a Caucasian young man) he is a proud, active, and contributing member of our school's Black Student Union (BSU). I would imagine this to be tough and probably not a popular thing to do at a school that is 95% Caucasian and less than 1% African-American. The faculty members here at Seaholm know Owen well and are proud to have contributed to his academic success. He exemplifies the 'fruit of our labor'. Given the opportunity, he will not only achieve academically but more importantly, apply his knowledge to make great contributions within his chosen profession and as a model citizen of the United States. I wish him well and pray that he continues to be strong and true to who he is.

Leslie Martin
Mathematics Instructor Seaholm High School
Doctoral Candidate, University of Michigan

STUDENT REPRESENTATIVES ON CITY BOARDS AND COMMISSIONS

Name: Alexa Weinberg Grade: 11 Age: 16

Address: [REDACTED]

Zip Code: 48009 Email: [REDACTED]

Telephone: [REDACTED] School: Seaholm High School

On the attached listing of city boards and commissions, please rank your order of preference for appointment from 1 to 3 (1 being the highest and 3 being the lowest):

1. Public Arts Board
2. Park and Recreation Board
3. Museum Board

What school activities and/or classes have you participated in which would qualify you to sit on the board or commission which you have chosen?

Deca, Investing Club, National Honors Society,

AP Econ, Seaholm Soccer, JOI Club, speech, AP lang.

Please list your involvement in non-school activities:

I play travel soccer for Liverpool. I am in many community service clubs out of school like JARC. I play tennis in the summer. I also work at a camp in the summer.

What personal skills and characteristics do you possess that would make you a good representative?

I am a kind, strong, out-going, courageous, smart girl. I am a leader at school and out of school. I take accountability for things I do and I am trustworthy.

1/2023

STUDENT REPRESENTATIVES ON CITY BOARDS AND COMMISSIONS

How would you be able to schedule your time to function effectively as a student representative?

My soccer does not land on the day of the meetings. Also all my other activities don't land on the day of the meetings. As a determined person, I will always be at the meetings on-time and actually be present.

Would you be interested in being considered for any other boards if you are not selected for any of your top three choices?

Yes No

Parent(s) Permission:

I give my permission for my son/daughter to seek the position of a representative to a city board or commission.

Laura Weirby

01/05/2024

Parent(s) Signature(s)

Date

Include an essay (typed) to convince the selection committee that you should be chosen as a student representative to a board or commission. If selected, your essay will be a part of your introduction to your board or commission.

Please include one letter of recommendation from an adult who knows you at school and who knows your activities outside of school.

Email application, essay and letter of recommendation to Melissa Fairbairn, mfairbairn@bhgov.org by **Monday, January 30th, 2023**.

City Of Birmingham Student Board

Hello, my name is Alexa Weinberg, and I have been a lifelong resident of Birmingham. I've always been curious about the inner workings of Birmingham but never had the chance to explore them. That changed when I received an email about applying for the Birmingham City Board—an incredible opportunity to learn about leadership and government within the city.

While all the boards for Birmingham seem fascinating, the Public Arts Board particularly stands out. In recent years, I've increasingly immersed myself in the art world. My father and I spend time watching art auctions, strolling through galleries, and discussing art.

But, I believe I would be an excellent fit for any of the boards because of my passion for making a difference and my strong desire to represent my community. My dedication, creativity, and ability to understand different perspectives would make me a powerful advocate. Additionally, my natural leadership skills and collaborative spirit would aid in navigating complex decision-making processes. I am confident that my unique insights and ideas would significantly contribute to the board's initiatives.

Overall, I view this as a fantastic opportunity for students like myself. I am eager to be a student representative on a board in what I consider the best city in the world. It would be an honor to make a difference and contribute to the city of Birmingham. Thank you very much for considering my application, and I look forward to the possibility of joining the board soon.

To whom this may concern,

Alexa Weinberg is the most responsible, trustworthy, reliable, flexible, hard working, and respectful young woman. She is full of life and always gives everything her all in both work and school.

I have three children and she helps babysit when needed. She is incredibly interactive with my girls. She is very comfortable going with the flow and always attentive and responsible. She communicates well, and is genuinely interested in what their current interests/dislikes are. She is respectful of our home and our wishes, and tidies up before leaving.

We would highly recommend her. Please let me know if you have specific questions that I can answer.

Thank you,

Hilary I Golden

Owner

Golden Touch Baby Concierge (<http://www.goldentouchbabyconcierge.com/>)

1221 Bowers #1752
Birmingham, MI 48012

**Birmingham City Commission Minutes
Special Meeting Minutes
Tuesday, January 30, 2024
Shirley Road & Arlington Street Walk
Starting near W. Lincoln Street and Shirley near the Linden Park Trail
9:00 A.M.
Vimeo Link: <https://vimeo.com/907909617>**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Elaine McLain, Mayor, opened the meeting with the Pledge of Allegiance.

II. ROLL CALL

City Clerk Bingham called the roll.

Present: Mayor McLain
MPT Schafer
Commissioner Haig (left 10:35 a.m.)
Commissioner Host
Commissioner Long
Commissioner Longe (left 10:08 a.m.)

Absent: Commissioner Baller

Staff: City Manager Ecker; City Clerk Bingham, Assistant City Manager Clemence, City Engineer Coatta, Senior Planner Cowan, Parks and Forestry Coordinator Dix, Assistant City Manager Fairbairn, Police Chief Grewe, IT and Media Specialist Kim, City Attorney Kucharek, Police Officer Macumber, Parks and Forestry Foreman McGaughey, Department of Public Services Director Zielinski

III. PUBLIC COMMENT

Kathleen Devereaux made a comment in support of the City paying for the plowing of City sidewalks.

01-028-24 Brandon Street

MOTION: Motion by Commissioner Host, seconded by Commissioner Long:
To do about 200 yards on Brandon between Linden and Shirley.

ROLL CALL VOTE: Ayes, MPT Schafer
Commissioner Host
Commissioner Longe
Commissioner Long
Commissioner Haig

Mayor McLain

Nays, None

IV. SPECIAL BUSINESS

Mayor McLain and staff provided introductory remarks.

Public Comment

Jim Mirro commented about the project's potential impacts on road safety, trees, and utility poles.

The walk commenced, then paused for public comment.

Public Comment

Mr. Mirro commented about his alternative sidewalk proposal.

John Smith noted that there was some concrete presently on the streets within the project area.

The walk continued, then paused for public comment.

Public Comment

Mr. Smith warned those present that the surface conditions were slippery.

Mr. Mirro commented about the differences in his estimation between Brandon and Arlington and Shirley.

Doug Freidel commented on the difficulty of navigating the intersections in the project area as a pedestrian.

Samantha Sciette asked a question about the interaction between the proposed project and traffic in the project area stemming from navigation platforms.

The walk continued, then paused for public comment.

Public Comment

Mr. Mirro commented about his alternative sidewalk proposal.

Mr. Freidel noted that if the project area had sidewalks, all the participants of this walking tour could be standing on the sidewalk presently.

Mike Minelli thanked the Commissioners and staff for participating in the walk, and supported the City exploring alternative proposals for the project area.

The walk continued, then paused for public comment.

Public Comment

Mr. Mirro commented about the character of the Arlington and Shirley area.

Mr. Freidel again commented on the difficulty of navigating the intersections in the project area as a pedestrian and commented on the lack of crosswalks in the area.

Mr. Minnelli concurred with Mr. Freidel about the challenges posed to pedestrians by the intersections in the area, and reiterated his preference for an alternative proposal for the project area.

Loretta Mirro made a comment about the width of the streets accommodating larger vehicles and about the importance of trees in the neighborhood.

Lauren Butazoni commented that safety has not been an issue in the project area.

Jenny Shebib agreed with Ms. Butazoni.

The walk continued, then paused for public comment.

Public Comment

Barry Saltzgeber noted the trees on his property that would be impacted by the project and said he would support a bike path in part of the project area.

Barbara Heller asked what the impact would be to homes with rear yards fronting the project area.

Mr. Minnelli reiterated his preference for an alternative proposal for the project area.

Mr. Freidel commented that the addition of trees would be beneficial to the area.

Mr. Mirro commented that the project could represent increased utility costs for the residents of the project area and reiterated his support for his alternative sidewalk proposal.

Ms. Shebib commented on land ownership nearest to this stop and parking.

The walk continued, then paused for public comment.

Public Comment

Mr. Minnelli commented that the project would impact his property adversely and requested that the hickory tree on his property be preserved.

Lindsay Vansyckle supported the project area being an exception to the City's general street standardization efforts and commented on the potential financial impact of the project.

Judy Baller supported the addition of speed signage in the hopes of slowing traffic speeds in the project area.

Renee Bilmeyer commented that the project could impact residents' efforts to build on the street and supported other traffic calming options being explored.

Ms. Butazoni commented on safety within the project area, opposition to the project, and Birmingham's walkability.

Ms. Shebib agreed with Ms. Butazoni.

Mr. Mirro commented on prior areas in Birmingham which were granted exemptions from street standardization efforts and opposed the proposed project.

The walk continued, then paused for public comment.

Public Comment

Mr. Mirro supported the preservation of the history of the project area and the use of trenchless sewer repair as an alternative to aspects of the project's proposed methods.

Elaine Hazel thanked the Commission for going on the walk, and commented that the Commission should consider the opinions of the residents of the project area.

Ms. Mirro commented that sidewalks would be difficult given the sloping terrain of the project area, and supported the historic preservation of the neighborhood.

V. ADJOURN

The Mayor adjourned the meeting at 10:50 a.m.



Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist

City of Birmingham
Warrant List Dated 02/08/2024

Meeting of 02/12/2024

Check Number	Early Release	Vendor #	Vendor	Amount
<u>PAPER CHECK</u>				
296345	*	005430	21ST CENTURY MEDIA- MICHIGAN	500.00
296346		009406	911 MECHANICAL	1,410.00
296346	*	009406	911 MECHANICAL	90.00
296347		BDREFUND	AMSON CUSTOM HOMES LLC	400.00
296348		BDREFUND	ANN KAUFMAN REVOCABLE TRUST	1,000.00
296349		BDREFUND	ARABO, ZAID	100.00
296350	*	006759	AT&T	120.00
296351		000843	BAKER & TAYLOR BOOKS	700.00
296352		BDREFUND	BASEMENT CRACKS & LEAKS/METRO	100.00
296353	*	009358	BEASLEY MEDIA GROUP, LLC	7,250.00
296354		009568	BEDROCK EXPRESS LTD	1,331.25
296355		BDREFUND	BENINATI POOL AND SPA	1,000.00
296356	*	MISC	BEVERLY HILLS LIONS CLUB	331.47
296357	*	002429	BIRMINGHAM BLOOMFIELD CHAMBER	2,500.00
296358		BDREFUND	BIRMINGHAM COUNTRY CLUB	1,000.00
296359	*	008686	BIRMINGHAM EDUCATION FOUNDATION	1,160.16
296360	*	MISC	BIRMINGHAM YMCA	165.74
296361	*	TAXMISC	BRODIE REALTY & THE LAW OFFICES OF	19,903.01
296362		005717	BSB COMMUNICATIONS, INC.	774.08
296363	*	009078	CANON SOLUTIONS AMERICA INC	192.18
296364	*	MISC	CARE HOUSE OF OAKLAND COUNTY	331.47
296365	*	000444	CDW GOVERNMENT INC	522.45
296366		000902	CENGAGE LEARNING INC	59.97
296367	*	001086	CITY OF BIRMINGHAM	500.00
296368		007774	COMCAST BUSINESS	1,278.74
296369	*	009723	COMFORT ZONES HEATING & COOLING LLC	95.00
296370	*	000627	CONSUMERS ENERGY	1,617.00
296371	*	009145	CREATIVE COLLABORATIONS	3,800.00
296372		BLREFUND	D AND D TREE SERVICE	100.00
296373		005318	DEWOLF & ASSOCIATES, LLC	1,690.00
296374		MISC	DORSEY COLLEGE - EMS/AHA	232.00
296375	*	000179	DTE ENERGY	131.11
296376	*	000179	DTE ENERGY	89.17
296377	*	000179	DTE ENERGY	2,053.82
296378	*	000179	DTE ENERGY	657.69
296379	*	000179	DTE ENERGY	19.90
296380	*	000179	DTE ENERGY	262.34
296381	*	000179	DTE ENERGY	2,106.53
296382	*	000179	DTE ENERGY	6,330.66
296383	*	000179	DTE ENERGY	3,757.46
296384		BDREFUND	EAGLE CONSTRUCTION	1,000.00
296385		008164	GARY EISELE	62.98

City of Birmingham
Warrant List Dated 02/08/2024

Meeting of 02/12/2024

Check Number	Early Release	Vendor #	Vendor	Amount
296386	*	008504	ELECTIONSOURCE	444.41
296387		001495	ETNA SUPPLY	3,825.00
296388		BDREFUND	FAST SIGNS BIRMINGHAM	100.00
296389	*	000936	FEDEX	27.85
296390		BDREFUND	FOUNDATION SYSTEMS OF MICHIGAN INC.	100.00
296391	*	009570	FRAY FITNESS	4,412.95
296392	*	UBREFUND	GERALD VOLAS	231.39
296393	*	TAXMISC	GHEQUIERE IRREVOCABLE TRUST	997.81
296394		001447	HALT FIRE INC	7,740.03
296395		BLREFUND	HANDBAG MAKING	100.00
296396	*	001956	HOME DEPOT CREDIT SERVICES	441.02
296397	*	001040	HOOR MEDIA LLC	1,995.00
296398		000948	HYDROCORP	1,381.00
296399	*	009259	IHEART MEDIA	3,750.00
296400		001090	INGRAM LIBRARY SERVICES	7,132.72
296402		BDREFUND	JAYSON WALLER	200.00
296403		BDREFUND	JUREWICZ, JOHN	100.00
296404		BDREFUND	JUSTIN SILVEY	100.00
296405		BDREFUND	KASTLER CONSTRUCTION INC	200.00
296406		MISC	KELLI DAMMAN	17.60
296407		BDREFUND	KEMERICK CONSTRUCTIOIN	100.00
296408		BDREFUND	KENDALL DESIGN AND BUILD	300.00
296409		008450	KNOWBE4, INC	7,560.00
296410	*	MISC	LIGHTHOUSE MI	497.21
296411	*	009626	MICHELLE FRANCIS	1,292.00
296412		003934	MADISON GENERATOR SERVICE INC	449.00
296413	*	005116	MADISON HEIGHTS FIRE DEPT	57.74
296414		BDREFUND	Maple Willits, LLC	500.00
296415		BDREFUND	MARCO EZIO DELPIZZO	100.00
296416		008793	MERGE MOBILE, INC.	83.95
296416	*	008793	MERGE MOBILE, INC.	335.80
296417		002649	MERGENT INC.	386.00
296418	*	MISC	MICAH 6 COMMUNITY	331.47
296419		BDREFUND	MICHAEL SAVINO CONCRETE	100.00
296420	*	009251	MICHIGAN RADIO NPR	1,500.00
296421	*	006461	MID AMERICA RINK SERVICES	220.40
296422		009630	MIDWAY CLEANING CO, LLC	800.00
296423		000230	MIKE SAVOIE CHEVROLET INC	841.51
296424		BDREFUND	MR. ROOF HOLDING CO., LLC	100.00
296425		009818	NAVIGATE360, LLC	749.00
296426	*	004827	NICK'S MAINTENANCE SERVICE	14,240.00
296427	*	009478	ODP BUSINESS SOLUTIONS, LLC	161.80
296428		BDREFUND	PARO CONSTRUCTION LLC	200.00

City of Birmingham
Warrant List Dated 02/08/2024

Meeting of 02/12/2024

Check Number	Early Release	Vendor #	Vendor	Amount
296429	*	001883	PIONEER DOOR COMPANY INC	165.00
296430	*	003629	PREMIUM AIR SYSTEMS INC	467.50
296431		004137	R & R FIRE TRUCK REPAIR INC	572.52
296432		BDREFUND	Rescom Construction	200.00
296433		BDREFUND	ROMA CEMENT CO INC	100.00
296434		BLREFUND	ROSE PETAL ESTATE SALES LLC	100.00
296435		000218	ROYAL OAK P.D.Q. LLC	240.27
296436		BDREFUND	SADEK, CHRISTOPHER	200.00
296437	*	002806	SAM'S CLUB/SYNCHRONY BANK	58.78
296438		BDREFUND	SCHOENHERR HOMES LLC	100.00
296439		007142	SHERWIN-WILLIAMS COMPANY	67.49
296440		009009	SIGNATURE CLEANING LLC	1,170.00
296440	*	009009	SIGNATURE CLEANING LLC	5,762.99
296441		006347	SOUTHERN COMPUTER WAREHOUSE	1,834.47
296442		BDREFUND	SOUTHWICK BUILDERS	1,750.00
296443		003743	STANLEY STEEMER	374.00
296444		009819	SUCCESS 911, LLC	315.00
296445		008697	T-MOBILE USA, INC	75.00
296446	*	TAXMISC	THOMAS & PATRICIA GIFTOS	2,902.35
296447	*	MISC	TIM DANKHA	562.00
296448		000275	TIRE WHOLESALERS CO INC	517.04
296449		007587	TRI-COUNTY AQUATICS, INC.	735.00
296450	*	004379	TURNER SANITATION, INC	340.00
296451	*	003760	UNUM LIFE INSURANCE CO. OF AMERICA	28,447.90
296452	*	001279	US FIGURE SKATING ASSOC.	352.26
296453	*	000293	VAN DYKE GAS CO.	189.60
296454	*	000158	VERIZON WIRELESS	904.93
296455	*	000158	VERIZON WIRELESS	103.14
296456	*	000158	VERIZON WIRELESS	196.76
296457	*	000158	VERIZON WIRELESS	49.19
296458	*	000158	VERIZON WIRELESS	76.02
296459		006491	VILLAGE AUTOMOTIVE INC	827.18
296460		BDREFUND	WALLSIDE WINDOWS	500.00
296461	*	003932	WDIV/TV4	4,412.00
296462	*	002171	WEISSMAN'S COSTUMES	2,483.64
296463		001490	WEST SHORE FIRE INC	260.84
296464	*	008408	WISS, JANNEY, ELSTNER ASSOC. INC	13,200.00
SUBTOTAL PAPER CHECK				\$201,541.71

ACH TRANSACTION

10006	*	007329	ALL AMERICAN ARENA PRODUCTS LLC	323.40
10007	*	001797	ALLEGRA MARKETING, PRINT, MAIL	465.66
10008	*	003243	AMERICAN PRINTING SERVICES INC	5,012.00
10009	*	009576	ARAMARK FRESHMENT SERVICES	161.04

City of Birmingham
Warrant List Dated 02/08/2024

Meeting of 02/12/2024

Check Number	Early Release	Vendor #	Vendor	Amount
10010	*	000517	BEIER HOWLETT P.C.	297.00
10011	*	009122	CLAIRE CHUNG	448.50
10012		000605	CINTAS CORPORATION	181.03
10013		000605	CINTAS CORPORATION	48.65
10014		000605	CINTAS CORPORATION	392.33
10015		001367	CONTRACTORS CONNECTION INC	59.40
10016	*	007359	DETROIT CHEMICAL & PAPER SUPPLY	252.02
10017	*	000565	DORNBOS SIGN & SAFETY INC	148.70
10018		007684	ELITE TRAUMA CLEAN-UP INC.	70.00
10019	*	000243	GRAINGER	639.05
10020	*	001672	HAYES PRECISION INC	195.00
10021		000331	HUBBELL ROTH & CLARK INC	17,725.00
10022	*	008851	INSIGHT INVESTMENT	7,021.94
10023		000261	J.H. HART URBAN FORESTRY	52,628.29
10024	*	009249	JCC CREATIVE LLC	300.00
10025	*	003458	JOE'S AUTO PARTS, INC.	56.19
10026	*	004085	KONE INC	2,799.34
10027	*	002438	LAIRD PLASTICS INC	316.00
10028	*	005550	LEE & ASSOCIATES CO., INC.	2,434.00
10029	*	007977	KAREN LINGENFELTER	448.00
10030	*	009242	MILES PARTNERSHIP LLLP	1,430.00
10031	*	001194	NELSON BROTHERS SEWER	974.00
10032		007755	NETWORK SERVICES COMPANY	132.53
10033		009276	NEWTONS SOLUTIONS LLC	1,650.00
10034	*	006359	NYE UNIFORM COMPANY	212.50
10035	*	009820	PLUNKETT COONEY	2,230.00
10036	*	003554	RKA PETROLEUM	10,691.38
10037	*	000478	ROAD COMM FOR OAKLAND CO	10,063.24
10038	*	003785	SIGNS-N-DESIGNS INC	1,235.00
10039		000254	SOCRRA	86,202.00
10040	*	001097	SOCWA	150,264.56
10041		005787	SOUTHEASTERN EQUIPMENT CO. INC	522.11
10042	*	007278	WHITLOCK BUSINESS SYSTEMS, INC.	2,033.22
SUBTOTAL ACH TRANSACTION				\$360,063.08

City of Birmingham
Warrant List Dated 02/08/2024

Meeting of 02/12/2024

Check Number	Early Release	Vendor #	Vendor	Amount
GRAND TOTAL				\$561,604.79

All bills, invoices and other evidences of claim have been audited and approved for payment.



Mark Gerber
Finance Director/ Treasurer

*-Indicates checks released in advance and prior to commission approval in order to avoid penalty or to meet contractual agreement/obligation.



MEMORANDUM

Department of Public Services

DATE: February 7, 2024

TO: Jana L. Ecker, City Manager

FROM: Scott Zielinski, DPS Director
Jacquelyn Brito, Golf Manager

SUBJECT: Golf Course Green Fee Increase in 2024

INTRODUCTION:

In our continuous commitment to elevate the standards and uphold the quality of our golf courses, we are proposing a modest increase of \$1 in green fees. The additional funds generated from this fee adjustment will be funding crucial capital projects aimed at improving the overall experience for all members and guests for years to come.

BACKGROUND:

Per the City Code, fees for applications, plan reviews, permits, inspections, licenses, registrations, appeals, and other charges or penalties shall be as specified in the Schedule of Fees, Charges, Bonds and Insurance. All fees are subject to change from time to time as recommended by City staff and determined by resolution of the City Commission. Golf Course fees additionally require support from the Parks Board for recommendation of increase prior to approval by the City Commission through resolution.

City staff proposes a \$1 increase in green fees, effective March 1, 2024 to contribute directly to infrastructure improvements at Springdale and Lincoln Hills. These funds would be used toward projects such as cart path improvements, safety improvement projects, sprinkler improvements, stream bank stabilization and other future projects.

On January 5th 2024, the Parks and Recreation Board reviewed the proposed increase and recommended approval to City Commission.

LEGAL REVIEW:

The City Attorney has reviewed the increase for form and substance and has no objection.

FISCAL IMPACT:

The proposed \$1 increase in green fees is anticipated to generate an additional \$64,000 in revenue based on 2023 rounds played. The new rates will be \$16 for adult members, \$11 for junior and senior members, \$20.50 for adult guests and \$14.50 for junior and senior guests.

Proposed Increased GF Rates	LH	SD	Total
	Rounds	Rounds	
Weekday	23,118	20,256	43,374
Weekend	10,982	10,045	21,027
Est Total Revenues	\$34,100	\$30,301	\$64,401

SUSTAINABILITY:

Additional fees increase the capability to pay for projects such as stream bank stabilization, and updating sprinkler systems to be more efficient and create less waste.

PUBLIC COMMUNICATIONS:

Members and guests will be updated of the green fee increase via website, email and new rack cards and signage at both courses.

SUMMARY:

As part of our ongoing efforts to enhance and maintain the quality of the golf courses, City Staff proposes a \$1 increase in green fees for the 2024 golf season. The Parks and Recreation Board recommended the \$1 green fee increase at the January 5, 2024 Board meeting. The additional funds will be applied to future capital improvements and safety improvement projects at both courses.

ATTACHMENTS:

- Draft Parks Board January meeting minutes recommending increase in fees for the 2024 season.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to approve a \$1 Green Fee increase to the golf round fees as proposed by the City Staff.

PARKS AND RECREATION BOARD MEETING MINUTES
January 9, 2024

Heather Carmona, Chairperson, called the meeting to order at 6:30 pm at 851 South Eton.

MEMBERS PRESENT:

Heather Carmona
Susan Collins
Sarah Kupczyk
Pam Graham
Anne Lipp
John Rusche
Steve Sweeney

MEMBERS ABSENT:

None

STUDENT REPRESENTATIVES PRESENT:

Katie Glasier, Seaholm High School

STUDENT REPRESENTATIVES ABSENT:

Archie Reynolds, Seaholm High School

ADMINISTRATION:

Scott D. Zielinski, Director DPS
Carrie A. Laird, Parks and Recreation Manager
Brooks Cowan, Senior Planner
Leah Blizinski, City Planner
Connie J. Folk, Ice and Arena Facilities Superintendent

GUESTS:

Martin Van Almen, James Kaye, Joe Wrobel and David Young

ANNOUNCEMENTS, INTRODUCTIONS OF GUESTS & CHAIRPERSON COMMENTS:

PM Laird announced the City Commission Long Range Planning meeting will be Saturday, January 20, 2024 and starts at 8:30am and the agenda can be located on the city website.

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA:

No items presented

APPROVAL OF THE MINUTES:

It was moved by Lipp, seconded by Kupczyk, to approve the minutes of the Tuesday, December 5, 2023 regular meeting as submitted.

Ayes, Heather Carmona, Susan Collins,
Sarah Kupczyk, Pam Graham, Anne Lipp,
John Rusche and Steve Sweeney

Nays, None
Absent, None

UNFINISHED BUSINESS:

No items presented

**New Business #1: Nomination of 2024 Parks and Recreation Board
Chairperson/Vice-Chairperson**

Graham nominated Carmona as Chairperson; Carmona accepted the nomination.

Ayes, Heather Carmona, Susan Collins,
Sarah Kupczyk, Pam Graham, Anne Lipp,
John Rusche and Steve Sweeney

Nays, None
Absent, None

Collins nominated Graham as Vice-Chairperson; Graham accepted the nomination.

Ayes, Heather Carmona, Susan Collins,
Sarah Kupczyk, Pam Graham, Anne Lipp,
John Rusche and Steve Sweeney

Nays, None
Absent, None

Rusche stated that he would not be renewing for the Parks and Recreation Board in March 2023 when his term has expired.

New Business #2: Fee Schedule Increase Recommendation-Golf Courses

DPS Director Zielinski stated as part of our ongoing efforts to enhance and maintain the quality of the golf courses, the department is proposing an increase in green fees. The additional revenue generated will be dedicated to funding crucial capital projects aimed at improving the overall experience for all members and guests. The golf course is looking for a recommendation from the Parks and Recreation Board to approve the increase of fees which then will be sent to the City Commission for final approval.

DPS Director Zielinski proposes a \$1 increase in green fees, effective March 1, 2024 to contribute directly to infrastructure improvements at Springdale and Lincoln Hills. These funds would be used towards projects such as cart path improvements and safety improvement projects at both courses and other future projects.

It was moved by Lipp, seconded by Kupczyk, to approve a recommendation for Golf Course Fee's to be increased as proposed by staff one additional dollar for adults, juniors, and seniors, both members and guests for the 2024 golf season.

Ayes, Heather Carmona, Susan Collins,
Sarah Kupczyk, Pam Graham, Anne Lipp,
John Rusche and Steve Sweeney

Nays, None
Absent, None

New Business #3: Request for Sculpture Donations to the City of Birmingham:

a) Local artist James Kaye to donate art piece to be located just west of the historic museum, across from Martha Baldwin Park.

SP Cowan stated that the local artist James Kaye has applied to donate a sculpture to the City of Birmingham. Kaye is the artist who recently installed a piece on the exterior of the Daxton Hotel facing the Daxton alley.

SP Cowan stated that the sculpture consists of stainless steel tubing that bends and curves into form. The sculpture will be approximately 20' in height and approximately 7' x 7' in length and width. The artist has indicated that a concrete base pad approximately 8' x 8' and 6" deep will be necessary for anchoring the sculpture.

SP Cowan will be coordinating with staff, the artist has identified a priority location on W. Maple in a clearing with a bench and bus stop that overlooks the Rouge River. The location is just west of the historic museum, across from Martha Baldwin Park.

SP Cowan stated the Public Arts Board (PAB) at the November 15, 2023 meeting reviewed the application and recommended approval the application and recommended approval.

James Kaye spoke about the rendering of the art piece.

It was moved by Graham, seconded by Lipp the installation of the proposed sculpture by James Kaye at the location off of W. Maple as indicated in Exhibit A.

Ayes,

Heather Carmona, Susan Collins,
Sarah Kupczyk, Pam Graham, Anne Lipp,
John Rusche and Steve Sweeney

Nays,

None

Absent,

None

New Business #3: Request for Sculpture Donations to the City of Birmingham:

b) Local artist and golfer Martin Van Almen to donate art piece to be placed at Lincoln Hills near the new first tee box.

SP Cowan stated the local artist and golfer Martin Van Almen has applied to donate a sculpture to the City to honor the staff who kept the golf courses open and operating during the pandemic. He appreciates how staff provided the opportunity for golfers to get outside, socialize and engage in a fun activity. The sculpture is a silhouette of a golfer completing a swing and is dedicated to the workers of the City.

SP Cowan stated the sculpture will be made of metal with a patina finish. It will be approximately 6 feet in height with a minimalistic design. The sculpture is proposed to be installed with 2-3 ft. deep footings and secured on a two-point stake system. The artist has applied for the sculpture to be placed at Lincoln Hills near the new first tee box and have a plaque dedicating the sculpture to the City's staff. A rendering is included in Exhibit A.

SP Cowan stated the Public Arts Board at the July 19, 2023 meeting reviewed the design of the sculpture and made a recommendation of approval for "an area near the first tee box of Lincoln Hills".

Martin Van Almen talked about the art piece.

It was moved by Lipp, seconded by Graham to move to recommend to the City Commission the installation of the golfer sculpture by Martin Van Almen for the location at Lincoln Hills behind the first tee box as indicated in Exhibit B.

MISCELLANEOUS COMMUNICATIONS:

No items presented

REPORTS FROM STAFF:

Parks and Recreation Master Plan Update

PM Laird stated the 2024-2028 Parks and Recreation Master Plan was adopted by the City Commission on Monday, December 18, 2023.

PM Laird stated that McKenna is currently working on the document for production and will be available on the City of Birmingham website and the staff will be using the document for future needs.

PM Laird stated additionally, hard copies of the plan will be available at the Department of Public Services, Birmingham Ice Arena, City Hall, and the Baldwin Public Library. The plan will be provided to the members of Parks and Recreation Board at an upcoming meeting as well.

ITEMS FOR NEXT MEETING:

Rusche stated that he had Robert Stempien from Plante Moran speak at the Senior Men's Club meeting and what a wonderful job that Robert had done with the Birmingham Ice Sports Arena project as the owner's representative for the City of Birmingham.

Lipp wanted a report of the Birmingham Ice Sports Arena for a future meeting.

DPS Director Zielinski stated that a report can be provided to the Parks and Recreation Board at a future meeting. Currently the department is working on the budget which ties into the request.

Graham requested that information regarding local parks be provided to the Parks and Recreation Board as it relates to bench marking, walkable surfaces, etc.

DPS Director Zielinski stated the staff currently does this project by project, what is good today might be good tomorrow. Education topics will be available at future Parks and Recreation Board meetings.

Carmona asked about the sculpture that was approved in December, 2021 for the trail system that has yet been installed.

DPS Director Zielinski stated that he believes the area for the installation is in the flood plain and they are awaiting approval from Eagle which could take anywhere from six months to a year for approval.

Carmona stated the next regular meeting will be held on Tuesday, February 6, 2024 2024 at 6:30 pm, at 851 South Eton.

Chair Carmona adjourned the meeting at 7:36 pm

Connie J. Folk, Ice Arena and Facilities Superintendent



MEMORANDUM

Police Department

DATE: January 29, 2024

TO: Jana L. Ecker, City Manager

FROM: Chris Koch, Investigative Captain

APPROVED: Scott A. Grewe, Chief of Police

SUBJECT: Churchill’s Cigar Shop, Inc., a transfer of shares in the Class C and SDM License with Sunday Sales (PM) and Outdoor Service Area.

INTRODUCTION:

The Police Department received a request from the Law Offices of Mekani, Orow, Mekani, Shallal & Hindo, P.C. for a transfer of shares in Churchill’s Cigar Shop, Inc. Churchill’s Cigar Shop is a Class C and SDM liquor licensed entity which operates with Sunday Sales (PM) and an Outdoor Service Area permit located at 116-118 S. Old Woodward Ave., Birmingham, Oakland County, MI 48009. Churchill’s Cigar Shop has paid the initial liquor license application fee of \$1,500.00 for a business that serves alcoholic beverages for consumption on the premises per Chapter 1, Section 1-16 (fee schedule) of the Birmingham City Code. Churchill’s Cigar Shop, Inc., is comprised of four majority stockholders:

<u>Members</u>	<u>Membership</u>
Nashwan Zaitouna	490 Shares
Luke Samona Living Trust (Luke Samona Trustee)	102 Shares
Mazin Samona Living Trust (Mazin G. Samona Trustee)	306 Shares
John Samona Living Trust (John A. Samona Trustee)	102 Shares

Chapter 10 (Alcoholic Liquors), Section 10-42 of the Birmingham City Code requires that “any and all transfers of a liquor license for consumption of intoxicating liquor on premises require the approval of the City Commission of any kind including, but not limited to ownership of the license;

stock in a corporation that owns a license; interest in a license through any entity; or location of the licensed premises.”

BACKGROUND:

Mazin Samona is transferring a portion of his stock to eight applicants who will have less than 1% percent stock in the Corporation. The stock transfer is a gift from stockholder, Mazin Samona, so there is no purchase price or funding for this transfer.

Mazin Samona Living Trust who currently has 306 Shares in Churchill’s Cigar Shop is transferring .007652 shares to Jeffery Samona, .007652 Shares to Lance Samona, .007652 Shares to Justin Samona, .007652 Shares to Dominic Samona, .007652 Shares to Travis Samona, .002547 Shares to Mario Samona, .002547 Shares to Andrew Samona and .002547 Shares to Armani Samona.

Upon completion of this application, the ownership of Churchill’s Cigar Shop, Inc. will be as follows:

<u>Member</u>	<u>Membership</u>
Nashwan Zaitouna	490 Shares
Luke Samona Living Trust (Luke Samona Trustee)	102 Shares
Mazin Samona Living Trust (Mazin G. Samona Trustee)	301 Shares
John Samona Living Trust (John A. Samona Trustee)	102 Shares
Jeffery Samona	.007652 Shares
Lance Samona	.007652 Shares
Justin Samona	.007652 Shares
Dominic Samona	.007652 Shares
Travis Samona	.007652 Shares
Marino Samona	.002547 Shares
Andrew Samona	.002547 Shares
Armani Samona	.02547 Shares

The current hours of operation will remain the same, from 10:00 a.m. to 12:00 a.m. 7 days a week. There are no changes in the Special Land Use Permit (SLUP).

A background check was conducted on Jeffery Samona, Lance Samona, Justin Samona, Dominic Samona, Travis Samona, Mario Samona, Andrew Samona, and Armani Samona using the Law Enforcement Information Network (LEIN), the Court's Law Enforcement Management Information System (CLEMIS), no negative information was uncovered.

LEGAL REVIEW:

The City Attorney has no objections.

FISCAL IMPACT:

\$1,500.00 liquor license application fee received.

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

Non-applicable

SUMMARY:

Churchill's Cigar Shop, Inc. is requesting a transfer of its stock interest in doing business as Churchill's Cigar Shop. Churchill's Cigar Shop, Inc. holds a Class C and SDM license with Sunday Sales (PM) and Outdoor Service Area located at 116-118 S Old Woodward Ave., Birmingham, Oakland County, MI, and is requesting that stock owned by Mazin Samona be transferred and divided among, Jeffery Samona, Lance Samona, Justin Samona, Dominic Samona, Travis Samona, Mario Samona, Andrew Samona, and Armani Samona, having successfully completing the police background check. The current SLUP in place for Churchill's Cigar Shop, Inc. is in the name of Churchill's Bistro and will not be amended.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to authorize the City Clerk to complete the Local Approval Notice at the request of Churchill's Cigar Shop, Inc. to approve the request for a transfer of shares for a business which holds a Class C and SDM License with Sunday Sales (PM) and Outdoor Service Area located at 116-118 S Old Woodward Ave., Birmingham, Oakland County, MI to now include .007652 shares to Jeffery Samona, .007652 Shares to Lance Samona, .007652 Shares to Justin Samona, .007652 Shares to Dominic Samona, .007652 Shares to Travis Samona, .002547 Shares to Mario Samona, .002547 Shares to Andrew Samona and .002547 Shares to Armani Samona.



MEMORANDUM

Planning Division

DATE: February 2, 2024

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Set Public Hearing for 115 Willits – Mare Mediterranean – Special Land Use Permit Amendment (Ownership Change)

INTRODUCTION:

The applicant has submitted a Special Land Use Permit Amendment application to change ownership of an existing food and drink establishment serving alcoholic liquors for on premise consumption in Downtown Birmingham. The subject site, Mare Mediterranean, is located on the south side of Willits between Bates St. and N. Old Woodward.

The transfer of ownership will not include any changes to the use of the business/property, nor will any changes in the site/property occur as a result of this transfer. If approved, the Special Land Use Permit would be transferred from Hospitality Birmingham, LLC to Birmingham Prime Hospitality, LLC.

BACKGROUND:

On July 12, 2021 ([Agenda](#) – [Minutes](#)), the City Commission moved to approve the original Special Land Use, Final Site Plan and Design Review application for Mare Mediterranean and enter into a Special Land Use Permit Contract with Hospitality Birmingham, LLC (Antonino Cutraro, Member).

LEGAL REVIEW:

The City Attorney has reviewed this request and has no objections as to form and content. The executed contract will be thoroughly reviewed at the time of the public hearing.

FISCAL IMPACT:

There are no fiscal impacts for this agenda item.

SUSTAINABILITY:

Not applicable.

PUBLIC COMMUNICATIONS:

As required for Special Land Use Permit Reviews, a legal ad will be placed in a newspaper of local circulation to advertise the public hearing at the City Commission meeting on March 18, 2024. In

addition, postcards will be sent out to property owners and occupants within 300 feet of the subject site.

SUMMARY:

The Planning Division requests that the City Commission set a public hearing date of March 18, 2024 to consider the Special Land Use Permit Amendment for 115 Willits – Mare Mediterranean – to transfer ownership and update the Special Land Use Permit with the new owner, Birmingham Prime Hospitality, LLC.

ATTACHMENTS:

Please see attached the following documents:

- Special Land Use Permit Resolution
- Special Land Use Permit Contract (Draft)
- Approved Site/Design Plans (2021)

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to set a public hearing date of March 18, 2024 to consider the Special Land Use Permit Amendment for 115 Willits – Mare Mediterranean – to transfer ownership and update the Special Land Use Permit with the new owner, Birmingham Prime Hospitality, LLC.

**Mare Mediterranean
115 Willits
Special Land Use Permit Amendment 2024**

WHEREAS, A Special Land Use Permit Amendment application was filed in January 2024 for approval of the transfer of ownership of an existing food and drink establishment serving alcoholic liquors for on premise consumption at 115 Willits from Hospitality Birmingham, LLC to Birmingham Prime Hospitality, LLC;

WHEREAS, The land for which the Special Land Use Permit is sought is located on the south side of Willits between Bates St. and N. Old Woodward;

WHEREAS, The land is zoned B4 (Business-Residential) and D4 (Downtown Overlay), which permits alcoholic beverage sales for on premise consumption with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The City Commission granted a Special Land Use Permit, Final Site Plan and Design Review approval for Mare Mediterranean at 115 Willits on July 12, 2021;

WHEREAS, The Special Land Use Permit Amendment request for the transfer of ownership does not include any changes to premises or the operations of Mare Mediterranean;

WHEREAS, The Birmingham City Commission has conducted a public hearing on March 18, 2024, and has reviewed Mare Mediterranean's Special Land Use Permit Amendment application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that Mare Mediterranean's application for a Special Land Use Permit Amendment at 115 Willits is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to ensure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted subject to the following conditions:

1. Mare Mediterranean shall abide by all provisions of the Birmingham City Code;
2. Mare Mediterranean shall comply with the approved site and design plans and any amendments thereto, and all conditions of approval assigned by the Planning Board and City Commission in 2021; and
3. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Mare Mediterranean and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Mare Mediterranean to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

BE FURTHER RESOLVED that Mare Mediterranean is recommended for approval of the transfer of ownership of an existing food and drink establishment serving alcoholic liquors for on premise consumption at 115 Willits from Hospitality Birmingham, LLC to Birmingham Prime Hospitality, LLC, above all others, subject to final inspection.

I, Alexandria Bingham, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on March 18, 2024.

Alexandria Bingham
City Clerk

CONTRACT FOR A LIQUOR LICENSE FOR 115 WILLITS – MARE MEDITERRANEAN

This Contract is entered into this ____ day of _____, 2024 by and between **BIRMINGHAM PRIME HOSPITALITY, LLC**, whose address is 7499 Middlebelt Rd., West Bloomfield, MI 48322 (Licensee), **WILLITS RETAIL, LLC**, whose address is 1 Towne Square, Suite 1913, Southfield, MI 48076 (Property Owner), and the **CITY OF BIRMINGHAM**, a Michigan Municipal Corporation, whose address is 151 Martin Street, Birmingham, Michigan 48009 (City).

RECITALS:

WHEREAS, a Special Land Use Permit Amendment Application was filed in January 2024 for approval of the transfer of ownership of an existing food and drink establishment serving alcoholic liquors for on premise consumption at 115 Willits from Hospitality Birmingham, LLC to Birmingham Prime Hospitality, LLC; and,

WHEREAS, the land for which the Special Land Use Permit is sought is located on the south side of Willits between Bates St. and N. Old Woodward; and,

WHEREAS, the land is zoned B4 (Business-Residential) and D4 (Downtown Overlay), which permits alcoholic beverage sales for on premise consumption with a Special Land Use Permit; and,

WHEREAS, Article 7, Section 7.34 of Chapter 126 Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission after reviewing recommendations on the site plan and design from the Planning Board for the proposed Special Land Use; and,

WHEREAS, The City Commission granted a Special Land Use Permit, Final Site Plan and Design Review approval for Mare Mediterranean at 115 Willits on July 12, 2021;

WHEREAS, The Special Land Use Permit Amendment request for the transfer of ownership does not include any changes to premises or the operations of Mare Mediterranean;

WHEREAS, the City of Birmingham Commission is granting a contract to Licensee for the approval of the use of an on-premises liquor license, Special Land Use Permit.

NOW, THEREFORE, the parties agree as follows:

1. Licensee has a state issued liquor license for use solely at the Property. Any transfer of the aforementioned license from the Property to any other location in the City of Birmingham shall require the approval of the Birmingham City Commission in accordance with Section 10-83 of the City of Birmingham Code of Ordinances. In addition, any expansion of the Property shall also require the approval of the Birmingham City Commission.

2. Licensee further acknowledges that it must maintain a Special Land Use Permit for the sale of alcoholic liquors for on premise consumption as required by the Birmingham City Code

of Ordinances. It is agreed that Licensee shall comply with all provisions of the Special Land Use Permit, or any amendments thereto, as a condition of this contract. Licensee further acknowledges and agrees that a violation of any provision of the Special Land Use Permit or the Michigan Liquor Control Code is a violation of the terms of this contract entitling the City to exercise any or all of the remedies provided herein.

3. Licensee acknowledges that no modifications to the site plan, floor plan, elevations or operation of the establishment may be made unless approved by the City Commission through a Special Land Use Permit Amendment as required in the Zoning Ordinance. Modifications include, but are not limited to, name changes, ownership changes, remodeling, changes in the number of interior or exterior seats, etc.

4. Licensee acknowledges that outdoor dining is permitted with a valid Outdoor Dining License which is applied for and granted annually.

5. Licensee agrees that it shall not apply or seek from the Michigan Liquor Control Commission any permit endorsements to its liquor license whether available in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without the prior approval of the Birmingham City Commission.

6. Licensee further agrees that it shall not seek any change in its license status/class whether such changes are available now in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without prior approval of the Birmingham City Commission.

7. Licensee agrees that it shall adhere to all Federal, State and Local ordinances currently in effect or as subsequently amended or enacted.

8. Licensee agrees that its failure to follow any of the provisions herein may be grounds for the Michigan Liquor Control Commission to suspend, revoke or not renew its liquor license and/or for the Birmingham City Commission to revoke the Special Land Use Permit, either of which would prohibit Licensee from operating the establishment. Licensee agrees that in addition to the City of Birmingham's right to seek suspension, revocation or non-renewal of its liquor license and/or revocation of the Special Land Use Permit, the City retains any and all rights to enforce this Contract that may be available to it in law or in equity. Licensee further agrees that it shall reimburse the City all of its costs and actual attorney fees incurred by the City in seeking the suspension, revocation or non-renewal of its liquor license and revocation of the Special Land Use Permit, as well as enforcing such other rights as may be available at law and/or in equity.

9. To the fullest extent permitted by law, Licensee and any entity or person for whom Licensee is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including all costs connected therewith, including all costs and actual attorney fees, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, by reason of personal injury, including bodily injury, death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with Licensee's operation of

an establishment at the Property. The Licensee is not liable if the act or omission is the City's.

10. In the event Licensee fails to reimburse the City the costs and/or attorney fees as required herein, or any part thereof, then said amount could be transferred to the tax roll in accordance with Section 1-14 of the Birmingham City Code as acknowledged by the Property Owner.

11. Any disputes arising under this Contract, not within the jurisdiction of the Michigan Liquor Control Commission, shall be settled either by commencement of a suit in Oakland County Circuit Court or by compulsory arbitration, at the election of the City. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

12. This contract shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan.

13. If any provision of this contract is declared invalid, illegal or unenforceable, such provision shall be severed from this contract and all other provisions shall remain in full force and effect.

14. The City determines that to ensure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted subject to the following conditions:

- a. Licensee shall abide by all provisions of the Birmingham City Code;
- b. Licensee shall comply shall comply with the approved site and design plans and any amendments thereto, and all conditions of approval assigned by the Planning Board and City Commission in 2021; and
- c. The Special Land Use Permit may be canceled by the City Commission upon finding after proper notice and a hearing that the continued use is not in the public interest.

15. Failure to comply with any of the above conditions may result in termination of the Special Land Use Permit after the licensee has been given notice and a hearing.

16. Except as herein specifically provided, Licensee and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Licensee to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit,

after notice and a hearing.

17. Licensee is recommended for the operation of an establishment serving alcoholic beverages for on premise consumption, above all others, subject to final inspection.

18. This Contract shall be binding upon and apply and inure to the benefit of the parties hereto and their respective successors or assigns. The covenants, conditions, and the agreements herein contained are hereby declared binding on the City and Licensee. It is further agreed that there shall be no change, modification, or alteration hereof, except in writing, signed by all of the parties hereto. Neither party shall assign any of the rights under this contract without prior approval, in writing, of the other. Any attempt at assignment without prior written consent shall be void and of no effect.

(This space intentionally left blank)

CITY OF BIRMINGHAM

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Nicholas J. Dupuis, Planning Director
(Approved as to substance)

Mary M. Kucharek, City Attorney
(Approved as to form)



Product Details
This chair is covered by 3550-10000-001-001 available from Central Restaurant Products.

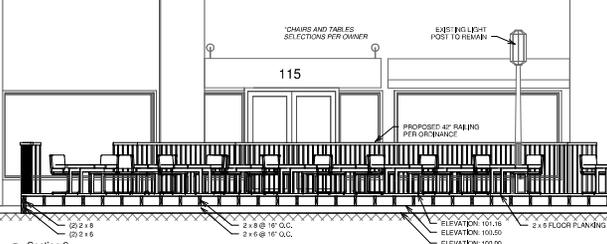
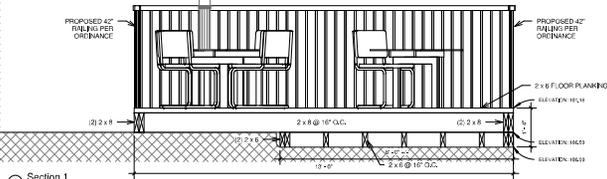
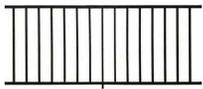
Brighten up your patio space with this beautiful patio table set. This complete set will enhance your dining, cafe, restaurant, hotel or home patio space. The top includes an optional table umbrella not included. The patio chairs stack for storage. The furniture is designed for all weather use and is constructed for indoor and outdoor settings. For requests, please refer to the product literature for complete details. The possibilities are endless with the multitude of environments in which you can use this table, for both commercial and residential spaces.

For additional questions, please speak with one of our helpful Product Consultants at 800.215.5293 - or click the Talk Chat button.

Specifications
 General Model: 478-24F
 Width: 35.0"
 Depth: 35.0"
 Height: 28.75"
 Size: 35.0"W

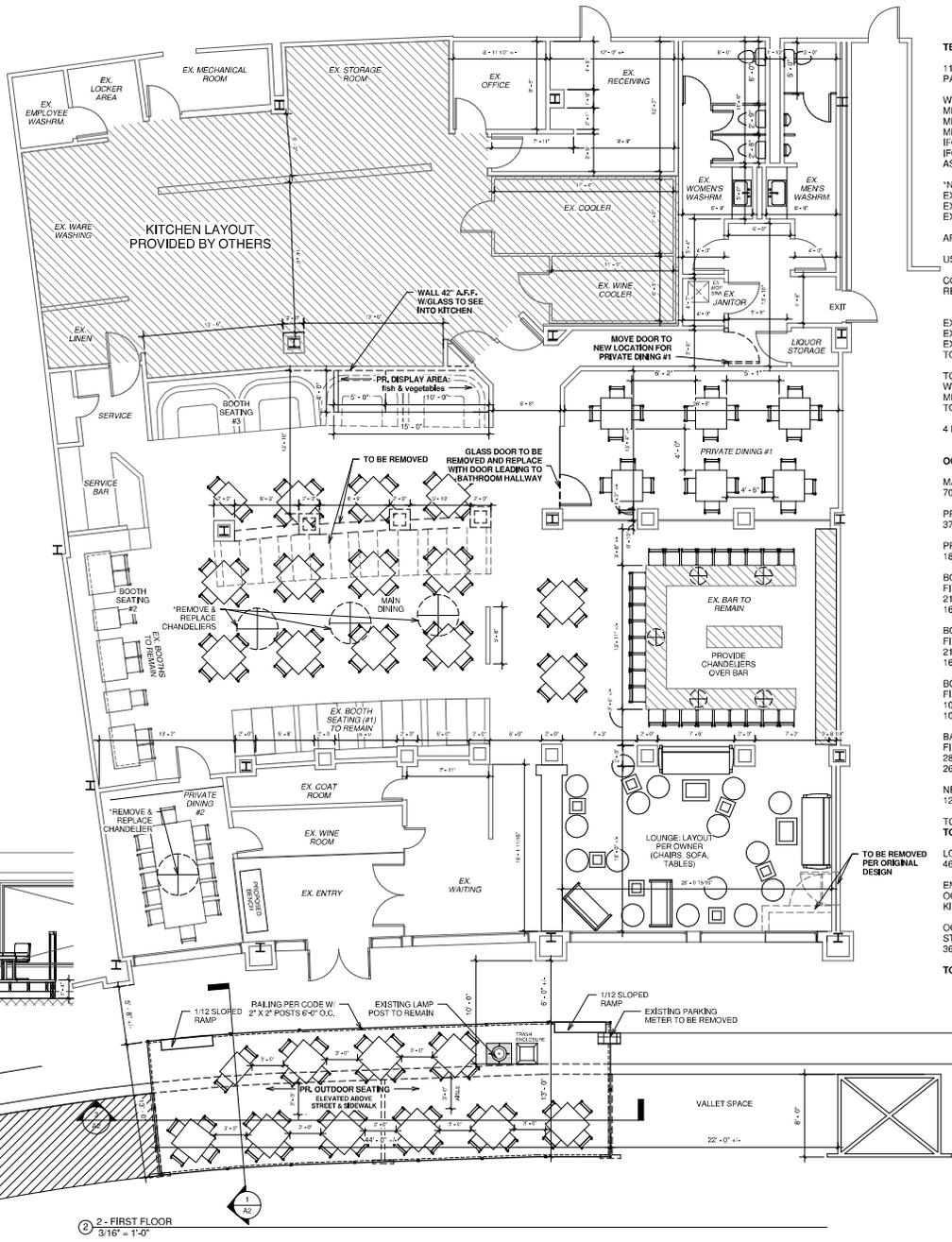
Specifications

Dimensions	Material	Finish	Color
Table Dimensions: 35.0" x 35.0" x 28.75"	Aluminum	Black	Black
Chair Dimensions: 24.0" x 21.0" x 32.25"	Aluminum	Black	Black
Weight: 15 lbs	Aluminum	Black	Black
Material: Aluminum	Aluminum	Black	Black
Finish: Powder Coat	Aluminum	Black	Black
Color: Black	Aluminum	Black	Black
Size: 35.0"W	Aluminum	Black	Black



*EXISTING RESTAURANT DUMPSTER LOCATION LOCATED IN THE REAR ALLEY, LOWER LEVEL, FOR NEIGHBORING TENANT COMBINE USE. (SEE COVER SHEET FOR LOCATION)

*MARE MEDITERRANEAN WILL HAVE A HOLDING AREA INSIDE FOR TENANT TRASH WHICH WILL BE CARRIED OUT TO EXTERIOR DUMPSTER.



2 - FIRST FLOOR
3/16\"/>

TENANT SPACE SUMMARY
 115 WILLLITS STREET, BIRMINGHAM, MICHIGAN
 PARCEL I.D., 08-19-25-378-029

WORK TO BE COMPLETED IN ACCORDANCE TO:
 MFC- MICHIGAN BUILDING CODE 2015
 MIBC- MICHIGAN EXISTING BUILDING CODE 2015
 MMC- MICHIGAN MECHANICAL CODE
 IFC- INTERNATIONAL FIRE CODE 2015
 IFGC- INTERNATIONAL FUEL GAS CODE 2015
 ASHRAE 150 2013 COMPLIANCE

*NOTE
 EXISTING ELECTRICAL TO REMAIN
 EXISTING PLUMBING TO REMAIN
 EXISTING MECHANICAL TO REMAIN

AREA OF RESTAURANT: APPROX. 6,600 S.F.
 USE CATEGORY: A-2 RESTAURANT
 CONSTRUCTION: 2B (BUILDING FULL SPRINKLED-TO REMAIN)

EXIT CAPACITY:
 EXIT #1 = 727, 2 = 380
 EXIT #2 = 367, 2 = 180
 TOTAL EXIT CAPACITY = 540

TOILET CALCULATIONS:
 MEN = 3 (1 PER 75)
 WOMEN = 4 (1 PER 75)
 TOTAL = 4 TOILETS

4 FIXTURES X 75 = 300 OCCUPANTS ALLOWED.

OCCUPANT SEATING SUMMARY:

MAIN DINING:
 709 S.F. / 15 NET = 47 ALLOWED 46 PROVIDED

PRIVATE DINING # 1:
 379 S.F. / 15 NET = 25 ALLOWED 24 PROVIDED

PRIVATE DINING # 2:
 189 S.F. / 15 NET = 12.6 ALLOWED 12 PROVIDED

BOOTH SEATING #1:
 FIXED SEAT 1 PERSON PER 18\"/>

UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM MAURO ENGINEERING IS STRICTLY PROHIBITED, AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION

CLIENT: HOSPITALITY BIRMINGHAM LLC
 ATTENTION: NINO CUTRARO
 248-343-3130

PROJECT LOCATION: 115 WILLLITS STREET, BIRMINGHAM, MI 48009

DATE: MARCH 2021

SCALE: As indicated

FLOOR PLAN

Mauro Engineering
 Development • Building • Construction • Mechanical • Electrical • Plumbing

115 WILLLITS STREET, BIRMINGHAM, MI 48009

PROFESSIONAL ENGINEER
 STATE OF MICHIGAN
 MAURO ENGINEERING LLC
 NINO CUTRARO
 248-343-3130

Drawn By: M.M.
 Checked By: S.M.
 Approved By: S.M.

Revisions: _____ Date: _____ By: _____

PER PLAN DETAILS: 2021-05-24 MAX.
 PER CITY: 2021-07-06 MAX.

ARCHITECT/ENGINEER SEAL

Job No. 21-023

Sheet No. A2



P: 810.225.7446
2150 Pless Dr. Ste 3A Brighton, MI 48114
Brighton@image360.com

APPROVAL PROCESS:

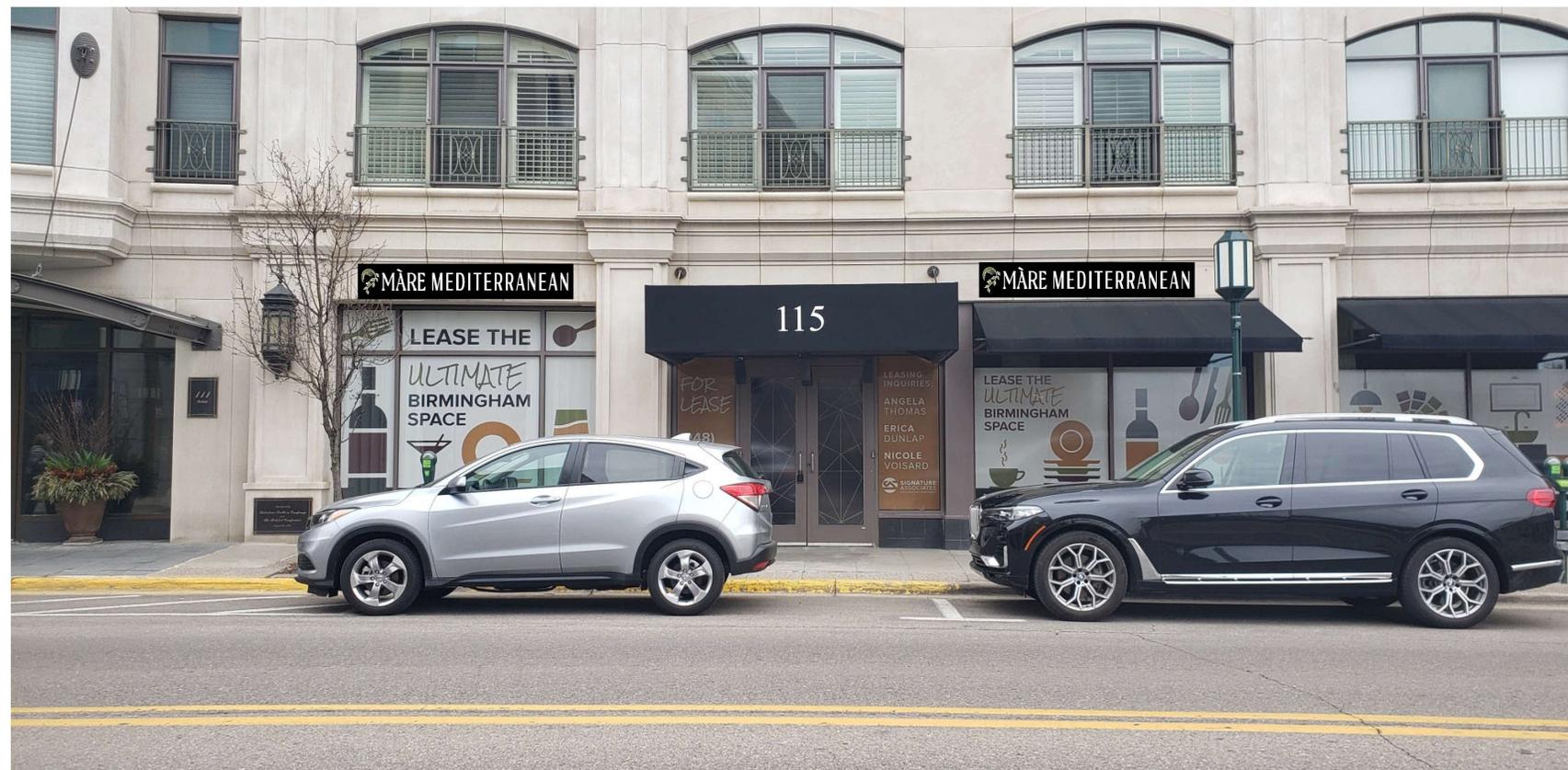
Please Respond with Approval or Not Approved to Continue
Give us a Call with 50% Deposit
Once both are received, your order will be released to PRODUCTION

• APPROVED

_____ if everything looks good and you have reviewed all details carefully

• NOT APPROVED

_____ if you have any revisions/edits OR if you have any questions



112" x 18" x 2" Deep Black Aluminum Composite Panel with 1/2" Thick Routed & Painted PVC Letters
Qty 2

Mare Mediterranean.fs

5E

T: JOBS BY CUSTOMER\Mare Mediterranean

It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVAL or answer any questions. The final product will be produced as shown on this proof with the exception of some logos/art may appear blurry because the proof is low resolution. We can email a screen shot of any areas you are concerned about at 100% size to show how it will print. If a proof containing errors is approved by the client, it is the client's responsibility for payment of all original costs of printing, including corrections and reprints.



MEMORANDUM

Clerk's Office

DATE: February 1, 2024
TO: Jana L. Ecker, City Manager
FROM: Alexandria Bingham, City Clerk
SUBJECT: Multi-Modal Transportation Board Member Resignation

INTRODUCTION/BACKGROUND:

The Multi-Modal Transportation Board Regular Member Victoria Policicchio submitted her resignation from the board effective February 1, 2024.

LEGAL REVIEW:

None.

FISCAL IMPACT:

None.

SUSTAINABILITY IMPACT:

None.

PUBLIC COMMUNICATIONS:

The City Clerk's office will publish a notice of intention to appoint to this position, post the vacancy on the "board and commission opportunities" portion of the City's website and include it in the City's digital news vehicles as publication schedules permit.

SUMMARY:

The City Commission is being asked to accept the resignation of Victoria Policicchio from the Multi-Modal Transportation Board, thank her for her service, and to direct the City Clerk to begin the process of filling the vacancy.

ATTACHMENTS:

1. Resignation letter dated February 1, 2024.

SUGGESTED COMMISSION ACTION:

To make a motion to accept the resignation of Victoria Policicchio from the Multi-Modal Transportation Board, to thank her for her service and to direct the City Clerk to begin the process of filling the vacancy.

Stepping down from MMTB

Thu, Feb 1, 2024 at 11:20 AM

From: Vicki Policicchio <vickipolicicchio@gmail.com>
Date: Thu, Feb 1, 2024 at 10:08 AM
Subject: Stepping down from MMTB
To: Brooks Cowan <bcowan@bhamgov.org>

Hi Brooks. Hope you're well. I wanted to let you know that I've decided to step down from MMTB. My new job and other personal and professional responsibilities are making it difficult for me to continue with it. It's been an honor serving. I've enjoyed working on the various projects and working with you and the other amazing members. Once all my other engagements settle down, I will look for a new way to volunteer for our city.

Thanks,
Vicki Policicchio

Sent from my iPhone



MEMORANDUM

City Manager's Office

DATE: February 12, 2024

TO: Jana L. Ecker, City Manager

FROM: Melissa Fairbairn, Assistant City Manager

SUBJECT: 2023 Student Representative Certificates of Appreciation

INTRODUCTION:

In appreciation of their service and good attendance as a student representative on City boards and committees throughout 2023, the following Birmingham students will be sent a certificate for their civic involvement over the past year:

Student	Board
Ian Weinberg	Historic District Committee/ Design Review Board
Alex Motea	Museum Board
Kate Glasier	Parks and Recreation Board
Asher Kaftan	Planning Board
Matthew Weigand	Planning Board
Luke DeSanto	Public Arts Board
Andrew McLean	Public Arts Board

BACKGROUND:

In 1996, the City Commission approved a Birmingham Public Schools (BPS) program placing student representatives on City boards and committees. This program was designed to establish an educational partnership that has been very successful since its inception. Students wanting to serve as representatives to City boards and committees complete an application and go through a selection process by a school district pre-screening committee. The committee membership reviews student applications based on specific criteria and then forwards approved applications to the City for appointment consideration.

The 2023 cohort of student representatives were appointed to their respective boards and committees at the February 27, 2023 regular meeting of the City Commission. The students listed

above are being recognized for their participation, engagement, and attendance throughout their terms as student board representatives.

LEGAL REVIEW:

N/A

FISCAL IMPACT:

N/A

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

The seven students listed above have participated in monthly meetings of their respective advisory boards and engaged in public discussions that afforded them direct input into areas that affect their community. This program partnership with the Birmingham Public Schools has been successful for the City, the schools, and the students. The City congratulates the seven student representatives and looks forward to the students' continued interest in civic involvement. Each student will be sent a certificate of appreciation for their involvement in the program.

ATTACHMENTS:

N/A

SUGGESTED COMMISSION ACTION:

To recognize the following seven student representatives for their service in 2023 on Birmingham boards and committees and award each student a certificate in appreciation for their civic involvement:

- Ian Weinberg Historic District Committee/ Design Review Board
- Alex Motea Museum Board
- Kate Glasier Parks and Recreation Board
- Asher Kaftan Planning Board
- Matthew Weigand Planning Board
- Luke DeSanto Public Arts Board
- Andrew McLean Public Arts Board



MEMORANDUM

Planning Division

DATE: February 6, 2024

TO: Jana Ecker, City Manager

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: Sculpture Donation – “Connection” by James Kaye

INTRODUCTION:

Local artist James Kaye has applied to donate a sculpture to the City of Birmingham. Kaye is the artist who recently installed a piece on the exterior of the Daxton Hotel facing the Daxton alley.

BACKGROUND:

The sculpture consists of stainless steel tubing that bends and curves into form. The sculpture will be approximately 20’ in height and approximately 7’ x 7’ in length and width. The artist has indicated that a concrete base pad approximately 8’ x 8’ and 6” deep will be necessary for anchoring the sculpture.

In coordinating with staff, the artists has identified a priority location on W. Maple in a clearing with a bench and bus stop that overlooks the Rouge River. The location is just west of the historic museum, across from Martha Baldwin Park.

On November 15, 2023 ([Agenda](#)), the Public Arts Board (PAB) reviewed the application and recommended approval. The PAB concurred that the proposed location was ideal. In regards to narrowing down the exact spot, staff commented that DPS would select a spot that allows the space to accommodate recommendations of the Parks and Recreation Trail Improvement Plan for an enhanced bus stop.

On January 9, 2024 ([Agenda](#)), the Parks & Recreation Board reviewed the proposed sculpture location and recommended approval to the City Commission.

LEGAL REVIEW:

The City Attorney has reviewed the application and has no concerns related to the form and content of the application.

FISCAL IMPACT:

As a donation, the City will be responsible for costs to maintain the sculpture. The artist will be responsible for coordinating with staff on sculpture installation. No funding has been recommended for the artist at this time.

SUSTAINABILITY:

There are no known impacts on sustainability with the sculpture donation.

PUBLIC NOTIFICATION:

Information regarding the sculpture donation was on the Public Arts Board's agenda and Parks & Recreation Board's agenda which were posted online and open to the public. No additional public notification is required for this item.

SUMMARY:

The Planning Division requests that the City Commission consider the sculpture donation of "Connection" by James Kaye at the location off of W. Maple as indicated in Exhibit A.

ATTACHMENTS:

Please find attached the following documents for your review:

- Exhibit A
- Artist portfolio
- Application
- Donation Agreement

SUGGESTED RESOLUTION:

Make a motion adopting a resolution to approve the sculpture donation of "Connection" by James Kaye at the location off of W. Maple just west of the museum.

JAMES KAYE

Born and raised in Detroit Michigan, James Kaye has spent a lifetime honing his skills in a variety of disciplines and mediums of artistic expression. Ever curious, he is constantly adding and perfecting new techniques in order to add depth to, and break barriers of his work. Using intuition as a guiding light and careful planning as a guiding principle, James Kaye's purpose for creation is the relentless pursuit of the balance between divine inspired creativity and the analytical human mind, the epicenter of this practice is the human connection and expression of mind and soul.

James Kaye (b. 1975, USA)
ALPHAJAMESALPHA@GMAIL.COM
248-821-1199
@jameskayearist

EDUCATION

Center for Creative Studies, bachelor of Fine Arts, 2002
Cranbrook Academy of Art, Master of Fine Art, 2014
College of Creative Studies, Master of Fine Art 2016

MENTORSHIPS

Hoss Haley 2002
Ron Finch 2001
John Kwiatkowski 1998
James Viste 1998-2002

EXIBITIONS

2023 Collected Detroit Moddities
2023 Collected Detroit UofM Artificial Horizons
2022 *93rd Michigan Contemporary Art Exhibition*, Muskegon Museum of Art, MI
2013 *Against the Grain 1*, The Gasoline Gallery, CA
2012 *Against the Grain 2*, The Gasoline Gallery, CA

BIBLIOGRAPHY

Kustom Culture magaZINE, Cover, vol 2. January 2021
Art of the bobber
Easyrider
Cycle Source

COLLECTIONS

Electro-Dax 2000

PRIVATE COLLECTIONS

Mark and Colby Mitchell

John Kwiatkowski

Grandma Bobs Pizza

Devin and Katy Muldoon

TEACHING

Oxnard Community College Faculty 2011-2014

CCS Faculty 2015

AWARDS GRANTS

Penland

Peters Valley



Cultural Council of Birmingham Bloomfield
P.O. Box 465 Birmingham, MI. 48012

APPLICATION FOR ART IN PUBLIC SPACES

JAMES (KAYE) Kwiatkowski
APPLICANT NAME

248-821-1199 ALPHA JAMES ALPHA @
DAYTIME PHONE EMAIL GMAIL
.COM

DONOR, OWNER, OR AGENT (DEALER)

ARTIST (first and last) or PROJECT NAME

ARTIST

TITLE

TBD WEIDED, BENT, STAINLESS
DATE OF ARTWORK MEDIUM/TECHNIQUE

PROPOSED DONATION LOAN

DESCRIPTION OF ARTWORK

WEIDED STAINLESS TUBING, ORNATE
TANGLED, BENT

APPROX 20' 7' 7' #300
HEIGHT x WIDTH x LENGTH/DEPTH WEIGHT

STAINLESS STEEL TUBING
OBJECT TYPE(S)/MATERIAL (i.e., metal, glass, stone, etc.)

WIND
DESIGN LOADS (i.e., wind, and dead loads)

1 OF 1 SPECIAL EDITION
INSCRIPTION/FOUNDRY MARKS (if multiple, please include edition number)

WILL BE BUILT AT MY DETROIT LOCATION
PRESENT LOCATION OF ARTWORK (where is the work of art?)

NEW
CONDITION

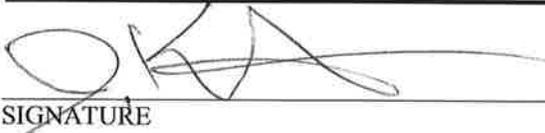
NONE
MAINTENANCE REQUIRED (long term care/annual)

VALUE APPRAISED OWNER'S STATED VALUE

8'x8' APPROX. 4" to 6" thick
FOOTING/FOUNDATION REQUIREMENTS
CONCRETE PAD

NARRATIVE/RATIONALE FOR GIFT/LOAN/TEMPORARY INSTALLATION

PLEASE SEE ATTACHED.


SIGNATURE

10/19/23
DATE

***Submit application together with prints or digital images of artwork, foundation plans, completed Outdoor Sculpture Agreement (if temporary sculpture), and a vitae or resume of the artist to:

City of Birmingham
Attn: City Clerk – c/o Public Arts Board
151 Martin St.
P.O. Box 3001
Birmingham, MI 48012

PAB Action (Office use only)

Date Received: _____

Presented for Public Arts Board discussion: _____

Board Action: Recommended for approval Not recommended for approval

Insurance: Provided by CCBB Provided by City Other _____

Recommendation(s)/Action Taken _____

Routing and dates approved (Office use only):

Y N

Planning _____

Engineering _____

Public Safety (Police/Fire) _____

Parks and Recreation _____

Approved by CCBB _____

Approved by City Commission _____

Y N

Building _____

Other _____

Other _____

Site Location _____

(If artwork is to be permanently donated, the City of Birmingham has the right to relocate and /or remove the artwork from public display. If permanently donated, the City of Birmingham may provide the required insurance. If artwork is to be on temporary loan, the CCBB may provide required insurance.)

Birmingham Public Sculpture

○ “Connection”

“Connection” will be built at my shop in Detroit. It will be a Michigan made sculpture by using supplies and apprentices born and raised here. This sculpture is about generational connectivity. Being from this area, I have experienced the growth of Birmingham, its citizens, businesses, and cultural influences. Commenting on this growing experience is necessary for our community. By taking a visual snapshot of the current state of the area, this sculpture will inform our generations, but generations to come. “Connection” will be designed to be a permanent installation. While I will be using some materials that are impervious to weather, I will also be using materials that change with the seasons and years. The piece will highlight the concepts of old/new, stability/change, durability/flexibility, and personal/community.



COLLECTED DETROIT. 905 Henry St., Detroit. MI. 48201
collecteddetroit@gmail.com 248-606-5829

EVALUATION FOR PROPOSED SCULPTURE: "CONNECTION"

Date: October 19, 2023

To: James Kaye
15336 Dale St.
Detroit, MI. 48223

Upon reviewing photos along with all measurements and materials for the sculpture titled, "CONNECTION", we have arrived at the value of

\$120,000

Measurements: Approximately 20' x 7' x 7'

Material: Stainless Steel Tubing with Steel Base

Charles Duquet
COLLECTED DETROIT, LLC



5H



5H



MITCHELL FAMILY
OFFICE

October 17, 2023

Mitchell Family Office
55 West Maple Road
Birmingham, MI 48304
248-877-7926

To Whom It May Concern,

James Kaye was recently commissioned to create and install an art piece at our Daxton Hotel property in downtown Birmingham, MI. Our goal for the installation was to beautify the alleyway for local traffic, but also invite the public to experience art not only inside the hotel but outside as well.

The "Via" piece was a massive undertaking, reaching over 100' long and 7' tall. Given the urgency for the piece, we had agreed on a 2 month timeline and James delivered the completed piece in 6 weeks.

Due to the size and scope of this project, we needed someone with the ability and experience to see the piece all the way through. Based on our past experiences James, personally and professionally for over 30 years, he has proven to be a reliable, skilled, and talented artist, and this was no exception.

From concept design to final installation, James held his word and delivered. He went above and beyond our expectations, so I can confidently say that on behalf of Mitchell Family we absolutely recommend James Kaye.

Ryan Zemmin
Head of Brand & Strategy
rzemmin@mitchellfo.com

October 16th, 2023

Franklin Jonas
2171 Klingensmith Road
Bloomfield Township, MI
48302

RE: Letter of Recommendation

for James Kaye

To whom it may concern:

My name is Franklin Jonas and i am a fine artist and owner of Five Point Folio, an apparel company. I am also a long time colleague and friend of James Kaye.

James is the human incarnation of the word driven. Many artists only talk about what they're going to do. Some of them actually follow through over long periods of time. James dives head first into the creative abyss with his vision and emerges with a masterpiece. He is able to do this because he is more than an artist. He is a machinist, a metal worker, an industrial painter, a wood worker, a ceramicist and a Craftsman. His skill sets enable him to execute projects that for most artists would require an entire team of people to accomplish. Having said that, he doesn't stop with what he knows and chooses to explore new materials, concepts and techniques. He does not believe in playing it safe. James' passion and dedication is an inspiration to me as a fellow artist. He has a work ethic that is reminiscent of artists like Calder and Stella. We should all want to see what he is going to do next. It is for these reasons that I know a public sculpture created by James would be an important addition to the ever-growing artscape of beautiful downtown Birmingham.

Best Regards,



Franklin Jonas
248•895•1806
franklin_jonas@yahoo.com
@franklinjonasartist



Dear Birmingham Art Council Members,

I am writing this letter to highly recommend James Kaye as an exceptionally talented, passionate and reliable artist. I have had the pleasure of working closely with James for several months, during which time I have had the opportunity to witness his unwavering dedication to his craft and his outstanding professionalism.

I had the privilege of collaborating with James on a project for our public Via at the Daxton Hotel. From the moment we began working together, it was evident that James possesses a rare combination of artistic talent and an unyielding commitment to delivering superior quality work. His artistry is nothing short of extraordinary, and his passion for his craft shines through the 100-foot *Electro-Dax 2000* Installation that adorns the north face of our hotel.

James is not only punctual and dependable but also a great communicator. He is responsive to feedback, open to collaboration, and consistently strives to exceed expectations. His approach to art is not just about creating beautiful pieces but also about creating a positive and collaborative work environment.

In conclusion, I wholeheartedly endorse James Kaye as a professional artist of exceptional talent, reliability, and professionalism. I have no doubt that he will continue to excel in his field and bring beauty and creativity to every project he undertakes. If you have any further questions or require additional information, please do not hesitate to contact me.

Sincerely,

Autumn Griffith

Daxton Hotel General Manager



To Whom It May Concern,

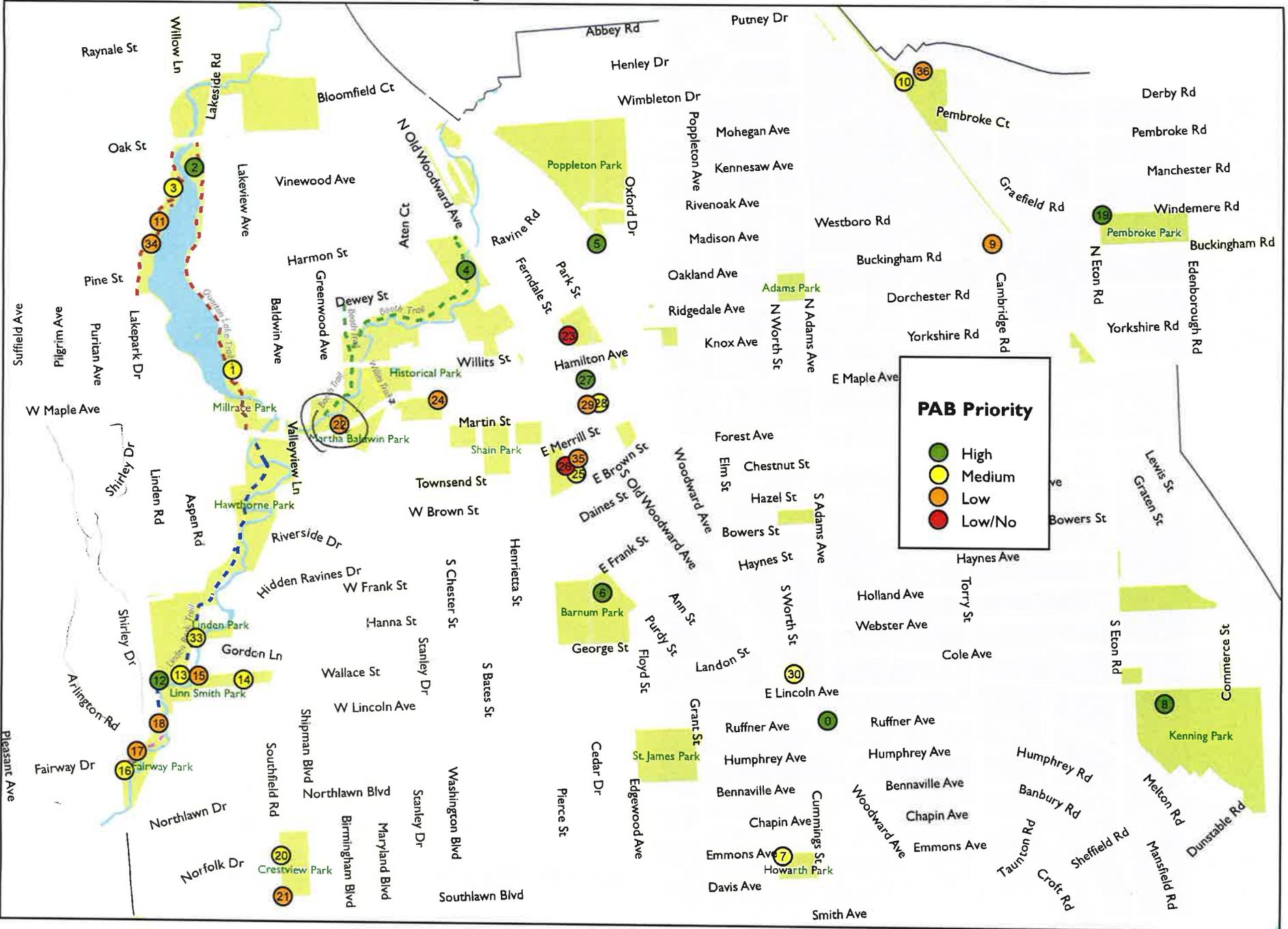
James Kaye is a visionary artist, hand-selected by our group to give a visual representation of how we embody our craft. James' mural painted on the facade of our business has attracted countless customers simply peeking inside to see what could be behind such a piece of art. Timely, professional, and with a keen eye for detail, James was able to execute his vision on our property with an ease that still befuddles us to this day. From planning, design, set-up to execution, James was able to bring the face of our building to life for hundreds of thousands of Detroiters to see every year. Through hundreds of layers of paint, countless cans of spray, scissor lifts, rain delays, permitting, James demonstrated his perseverance, patience, consistency, and professionalism. To say we are pleased with his work is an understatement, we cannot even begin to fathom the benefit his work has had on our business and our community.

Thank you for your time,

Grandma Bob's Pizza

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, followed by a long horizontal stroke that tapers to the right.

City of Birmingham - Pre-qualified Public Art Site Locations



DONATION AGREEMENT

THIS DONATION AGREEMENT made on this 5th day of Feb, 2024, by and between **THE CITY OF BIRMINGHAM**, 151 Martin Street, Birmingham, MI, 48009 (hereinafter "Birmingham") and **JAMES KWIATKOWSKI**, also known as **JAMES KAYE**, 180 Pierce Street, Birmingham, MI, 48009 (hereinafter "Donor").

WHEREAS, the City of Birmingham has the authority, pursuant to Birmingham City Charter, Chapter II, Section 2(1) to receive donations; and,

WHEREAS, Donor wishes to donate to Birmingham for its Art in Public Spaces program as set forth herein a sculpture titled "Connection" by JAMES KAYE;

WHEREAS, The City of Birmingham wishes to accept this donation for its Art in Public Spaces program as set forth herein; and

WHEREAS, The City of Birmingham has agreed to install the sculpture at the northern end of the green space between Woodward Avenue, S. Old Woodward, and Haynes as indicated in Exhibit B.

NOW, THEREFORE, Birmingham and Donor hereby agree as follows:

1. Donor will donate to Birmingham a sculpture titled "Connection" by JAMES KAYE with the following terms and conditions:
2. The parties agree that Exhibit A contains the description of the donation, and specific terms and conditions attendant thereto.
3. City's Responsibility. The City shall be responsible for any claims arising out of or in connection with the City's access to and use of the Property and from any act or negligence of the City or the City's authorized personnel.
4. Governing Law. This Agreement shall be governed by the laws of the State of Michigan. The parties acknowledge that this Agreement pertains to property located in the State of Michigan, and the parties submit to the jurisdiction of the courts of Oakland County, Michigan.
5. Entire Agreement. This Agreement constitutes the entire agreement between the parties. No change, addition or modification to this Agreement shall be effective unless signed in writing by both parties.
6. Waiver. Any waiver by either party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same provision or condition, unless such waiver is expressed in a writing signed by the party to be bound.
7. Severability. If any provision of this Agreement shall be finally adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of the remaining provisions of this Agreement.
8. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, their successors and the assigns.

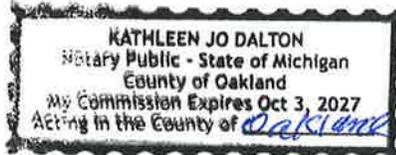
CITY OF BIRMINGHAM:

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana Ecker, City Manager
(Approved as to substance)



Mary M. Kucharek, City Attorney
(Approved as to form)

EXHIBIT A

Description of Sculpture:

Sculpture Title:	Connection
Artist	JAMES KAYE
Year Built:	2024
Year Donated:	2024



5H



MEMORANDUM

Planning Division

DATE: February 6, 2024
TO: Jana Ecker, City Manager
FROM: Brooks Cowan, Senior Planner
APPROVED: Nick Dupuis, Planning Director
SUBJECT: Sculpture Donation – “Mulligan” by Martin Van Almen

INTRODUCTION:

Local artist and golfer Martin Van Almen has applied to donate a sculpture to the City to honor the staff who kept the golf courses open and operating during the pandemic. He appreciates how staff provided the opportunity for golfers to get outside, socialize and engage in a fun activity. The sculpture is a silhouette of a golfer completing a swing and is dedicated to the workers of the City.

BACKGROUND:

The sculpture will be made of 0.5” x 1.5” metal bar with a patina finish. It will be approximately 6 feet in height with a minimalistic design. The artist has applied for the sculpture to be placed at Lincoln Hills near the new first tee box and have a plaque dedicating the sculpture to the City’s staff. The sculpture rendering is included in Exhibit A.

On July 19, 2023 ([Agenda – Minutes](#)), the Public Arts Board reviewed the design of the sculpture and made a recommendation of approval for “an area near the first tee box of Lincoln Hills”. It was recommended that City staff work with the artist and DPS on finalizing a location at Lincoln Hills once the construction work is done for the Parks and Recreation Board and City Commission to review.

Upon construction, the Department of Public Services had a concrete base pad placed behind the first tee box of Lincoln Hills as the preferred location. An image is included in Exhibit B.

On January 9, 2024 ([Agenda](#)), the Parks & Recreation Board reviewed the proposed sculpture location and recommended approval to the City Commission.

LEGAL REVIEW:

The City Attorney has reviewed the application and has no concerns related to the form and content of the application.

FISCAL IMPACT:

As a donation, the City will be responsible for costs to maintain the sculpture. The artist will be responsible for coordinating with staff on sculpture installation. No funding has been recommended for the artist at this time.

SUSTAINABILITY:

There are no known impacts on sustainability with the sculpture donation.

PUBLIC NOTIFICATION:

Information regarding the sculpture was on the Public Arts Board's agenda and Parks & Recreation Board's agenda which were posted online and open to the public. No additional public notification is required for this item.

SUMMARY:

The Planning Division requests that the City Commission consider the sculpture donation of "Mulligan" by Martin Van Almen to be installed at Lincoln Hills Golf Course behind the first tee box as indicated in Exhibit B.

ATTACHMENTS:

Please find attached the following documents for your review:

- Exhibits A & B
- Application
- Donation Agreement

SUGGESTED RESOLUTION:

Make a motion adopting a resolution to approve the sculpture donation of "Mulligan" by Martin Van Almen to be installed at Lincoln Hills Golf Course behind the first tee box on the existing concrete pad.

Exhibit A: Draft of silhouette golfer sculpture "Mulligan"

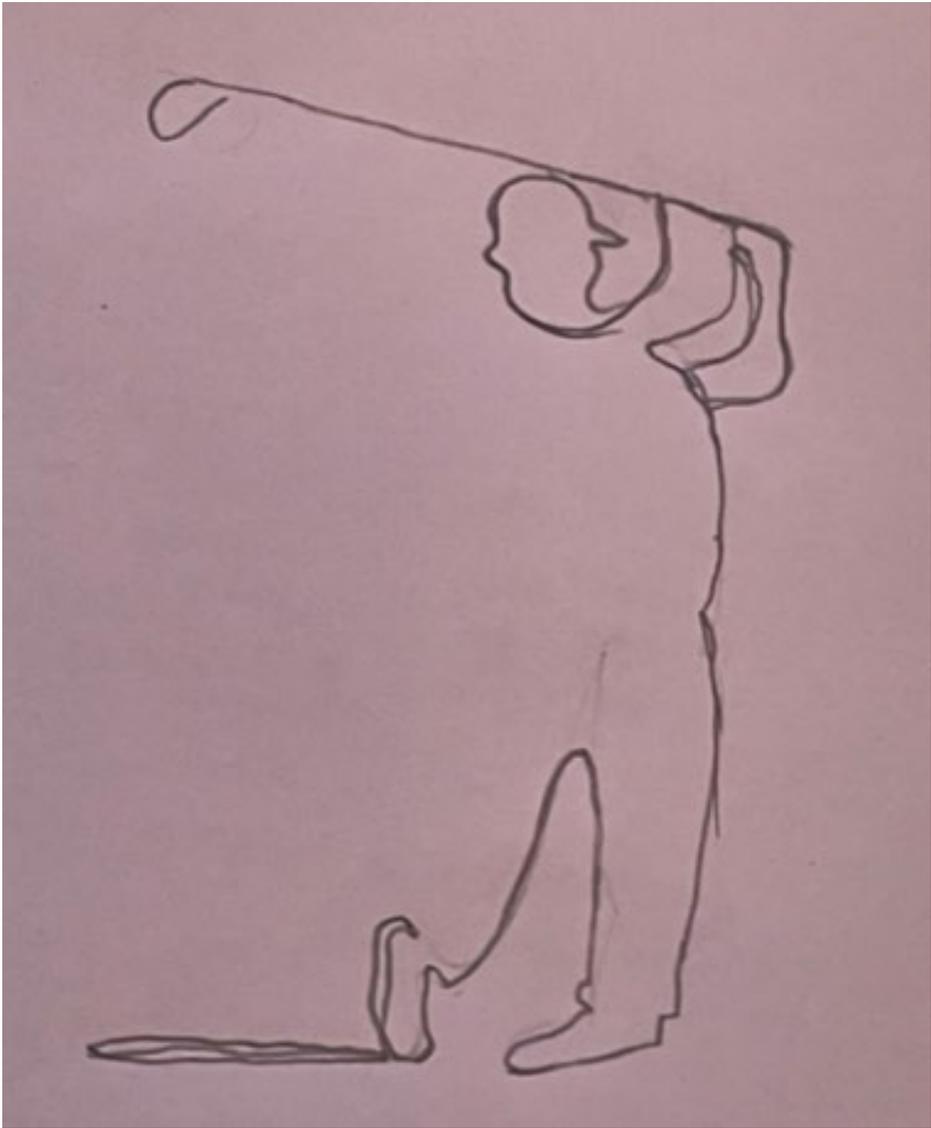


Exhibit B: Proposed sculpture location at Lincoln Hills Golf Course





Cultural Council of Birmingham Bloomfield
P.O. Box 465 Birmingham, MI. 48012

APPLICATION FOR ART IN PUBLIC SPACES

APPLICANT NAME

DAYTIME PHONE

EMAIL

DONOR, OWNER, OR AGENT (DEALER)

ARTIST (first and last) or PROJECT NAME

TITLE

DATE OF ARTWORK

MEDIUM/TECHNIQUE

PROPOSED

DONATION

LOAN

DESCRIPTION OF ARTWORK

HEIGHT

x

WIDTH

x

LENGTH/DEPTH

WEIGHT

OBJECT TYPE(S)/MATERIAL

(i.e., metal, glass, stone, etc.)

DESIGN LOADS

(i.e., wind, and dead loads)

INSCRIPTION/FOUNDRY MARKS

(if multiple, please include edition number)

PRESENT LOCATION OF ARTWORK (where is the work of art?)

CONDITION

MAINTENANCE REQUIRED

(long term care/annual)

VALUE

APPRAISED

OWNER'S STATED VALUE

FOOTING/FOUNDATION REQUIREMENTS

NARRATIVE/RATIONALE FOR GIFT/LOAN/TEMPORARY INSTALLATION

SIGNATURE

DATE

*****Submit application together with prints or digital images of artwork, foundation plans, completed Outdoor Sculpture Agreement (if temporary sculpture), and a vitae or resume of the artist to:**

City of Birmingham
Attn: City Clerk – c/o Public Arts Board
151 Martin St.
P.O. Box 3001
Birmingham, MI 48012

PAB Action (Office use only)

Date Received: _____

Presented for Public Arts Board discussion: _____

Board Action: Recommended for approval Not recommended for approval

Insurance: Provided by CCBB Provided by City Other _____

Recommendation(s)/Action Taken _____

Routing and dates approved (Office use only):

Y N

Planning _____

Engineering _____

Public Safety (Police/Fire) _____

Parks and Recreation _____

Approved by CCBB _____

Approved by City Commission _____

Y N

Building _____

Other _____

Other _____

Site Location _____

(If artwork is to be permanently donated, the City of Birmingham may provide required insurance.
If artwork is to be on temporary loan, the CCBB may provide required insurance.)

DONATION AGREEMENT

THIS DONATION AGREEMENT made on this _____ day of _____, 2024, by and between **THE CITY OF BIRMINGHAM**, 151 Martin Street, Birmingham, MI, 48009 (hereinafter "Birmingham") and Martin Van Almen, (Address) 3248 MYDDLETON DR. (hereinafter "Donor").
TROY, MI 48084

WHEREAS, the City of Birmingham has the authority, pursuant to Birmingham City Charter, Chapter II, Section 2(1) to receive donations; and,

WHEREAS, Donor wishes to donate to Birmingham for its Art in Public Spaces program as set forth herein a sculpture titled "Mulligan" by Martin Van Almen;

WHEREAS, The City of Birmingham wishes to accept this donation for its Art in Public Spaces program as set forth herein; and

WHEREAS, The City of Birmingham has agreed to install the sculpture at the northern end of the green space between Woodward Avenue, S. Old Woodward, and Haynes as indicated in Exhibit B.

NOW, THEREFORE, Birmingham and Donor hereby agree as follows:

1. Donor will donate to Birmingham a sculpture titled "Mulligan" by Martin Van Almen with the following terms and conditions:
2. The parties agree that Exhibit A contains the description of the donation, and specific terms and conditions attendant thereto.
3. City's Responsibility. The City shall be responsible for any claims arising out of or in connection with the City's access to and use of the Property and from any act or negligence of the City or the City's authorized personnel.
4. Governing Law. This Agreement shall be governed by the laws of the State of Michigan. The parties acknowledge that this Agreement pertains to property located in the State of Michigan, and the parties submit to the jurisdiction of the courts of Oakland County, Michigan.
5. Entire Agreement. This Agreement constitutes the entire agreement between the parties. No change, addition or modification to this Agreement shall be effective unless signed in writing by both parties.
6. Waiver. Any waiver by either party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same provision or condition, unless such waiver is expressed in a writing signed by the party to be bound.
7. Severability. If any provision of this Agreement shall be finally adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of the remaining provisions of this Agreement.
8. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, their successors and the assigns.

9. Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original.

10. Effective Date. The Effective Date of this Agreement shall be the date the last party executes this Agreement.

WHEREFORE, this donated sculpture titled "Mulligan" by Martin Van Almen has been given as an unrestricted gift and is now the property of the City of Birmingham. I give, transfer and assign to the City of Birmingham all right, title and interests, including all copyright, trademark and related interests, in, to and associated with the sculpture described above. I affirm that I am the legal owner of the sculpture donated, or am legally empowered to sign on behalf of the owner, and that said sculpture was collected or acquired in accordance with applicable laws. I agree that this sculpture and/or its image may be displayed or reproduced in any medium, loaned, retained, transferred to another museum or disposed of in any such manner, at the sole discretion of the City of Birmingham.

Dated: 1/29/2024

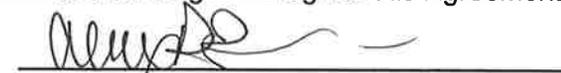

Martin Van Almen, Artist & Donor

Dated Received: _____

Received by/Title

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 29 day of January, 2024, before me personally appeared MARTIN VAN ALMEN who acknowledged he signed this Agreement.



Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My commission expires: 11/2/26

ALEXANDRIA D. BINGHAM
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 2, 2026
ACTING IN COUNTY OF

Oakland

CITY OF BIRMINGHAM:

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana Ecker, City Manager
(Approved as to substance)

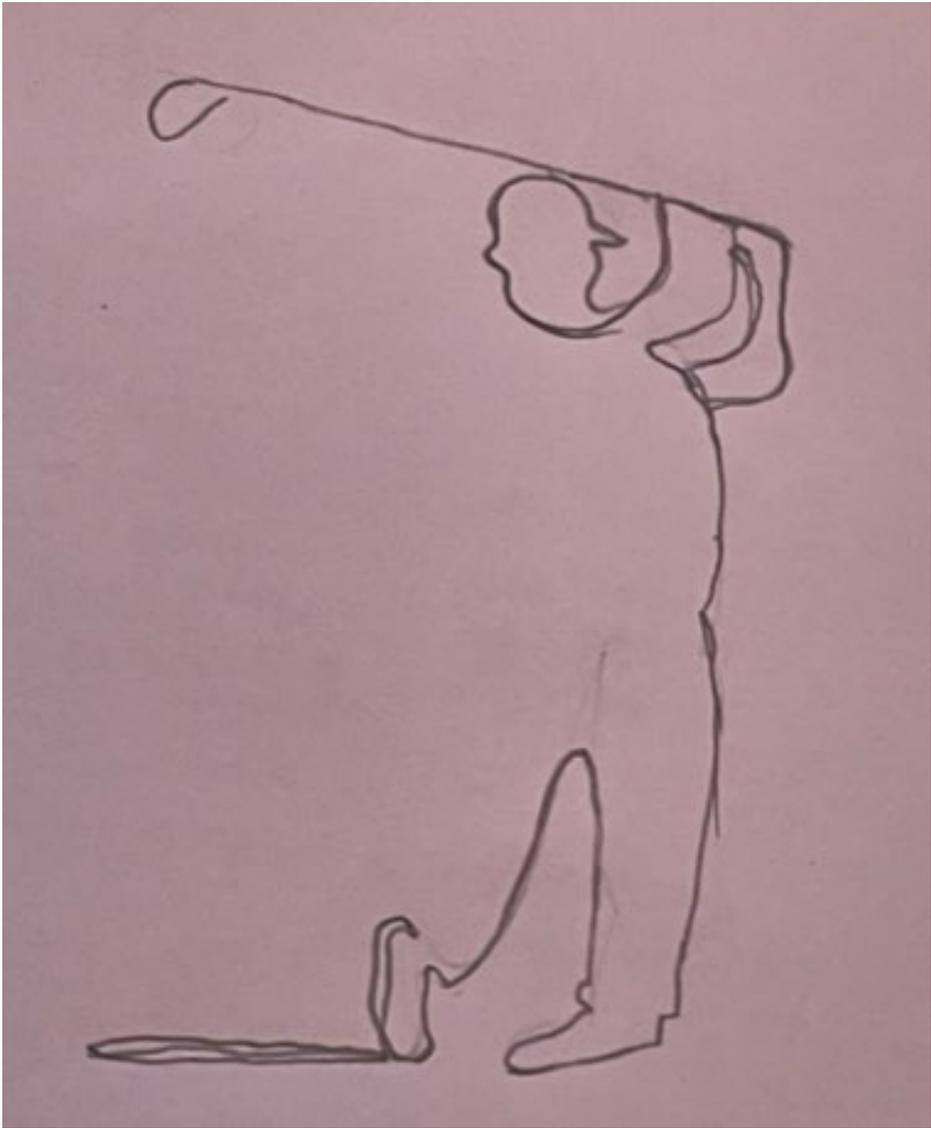
Mary M. Kucharek, City Attorney
(Approved as to form)

EXHIBIT A

Description of Sculpture:

Sculpture Title:	Mulligan
Artist	Martin Van Almen
Year Built:	2024
Year Donated:	2024

Exhibit A: Draft of silhouette golfer sculpture





CITY MANAGER'S REPORT

February 2024

Baldwin Public Library

Library Board

The Library Board will meet on Monday, February 26 at 7:30 p.m. for its regular meeting. Board meetings are held in the second floor Board Room. The Board will be approving several policy updates at their February meeting.

Snow Crash Nebula

David Bloom and Laura Host have collaborated with artist Michael Andrews on a new artwork display on the east side of the Youth Room along Bates Street. The show, entitled "Snow Crash Nebula" (pictured below), is visible from Shain Park.



Fourth Saturday Sale

The Friends of the Baldwin Public Library will host their monthly Fourth Saturday Sale on Saturday, February 24 from 10 a.m. to 2 p.m. Stop by the Friends Sorting Room on the lower level to shop exciting new inventory!

Phase 3 Construction Project

Interior work on the Phase 3 addition has begun and contractors are installing drywall on ceilings and walls. Once glass production is completed, the curtain walls on the exterior of the building will be installed. The project is scheduled to be completed by early April and we will be celebrating the new addition with an open house and ribbon cutting on May 18. More information about the project can be found online at www.baldwinlib.org/renovation.

Library Tour

If you would like to learn even more about the library, join Director Rebekah Craft for a Behind the Scenes Tour. You'll visit staff areas, learn how items are added to the collection, and hear about new programs and services. The next tour will meet in the Library's Claudia Ireland room on Tuesday, March 5 at 4 p.m.

Upcoming Events of Interest

The Second Middle Passage: America's Domestic Slave Trade

Tuesday, February 13 at 7 p.m.

In the thirty years after the Revolution, a new type of American slave trade rose to compete with, eclipse, and replace transatlantic slave trade. This new slave trade took place wholly within the United States as more than a million enslaved African Americans made this massive forced migration from the Upper South to work on cotton plantations in the Deep South. Join Dr. Richard Bell as he explores the development of this domestic slave trade called the Second Middle Passage.

NYT & WSJ from Home

Thursday, February 29 at 3 p.m.

Learn how to access popular newspapers, including the New York Times and the Wall Street Journal with your Baldwin Public Library card.

After Hours Teen Study Night with Therapy Dogs

Saturday, March 2 from 5:30 p.m. - 8:30 p.m.

Is school stressing you out? Maybe petting dogs will help! After the library closes to the public, it will remain open for students in grades 9-12. Pizza will be provided.

Suffragettes at the DIA: The Changing Role of Women in America

Tuesday, March 5 at 7 p.m.

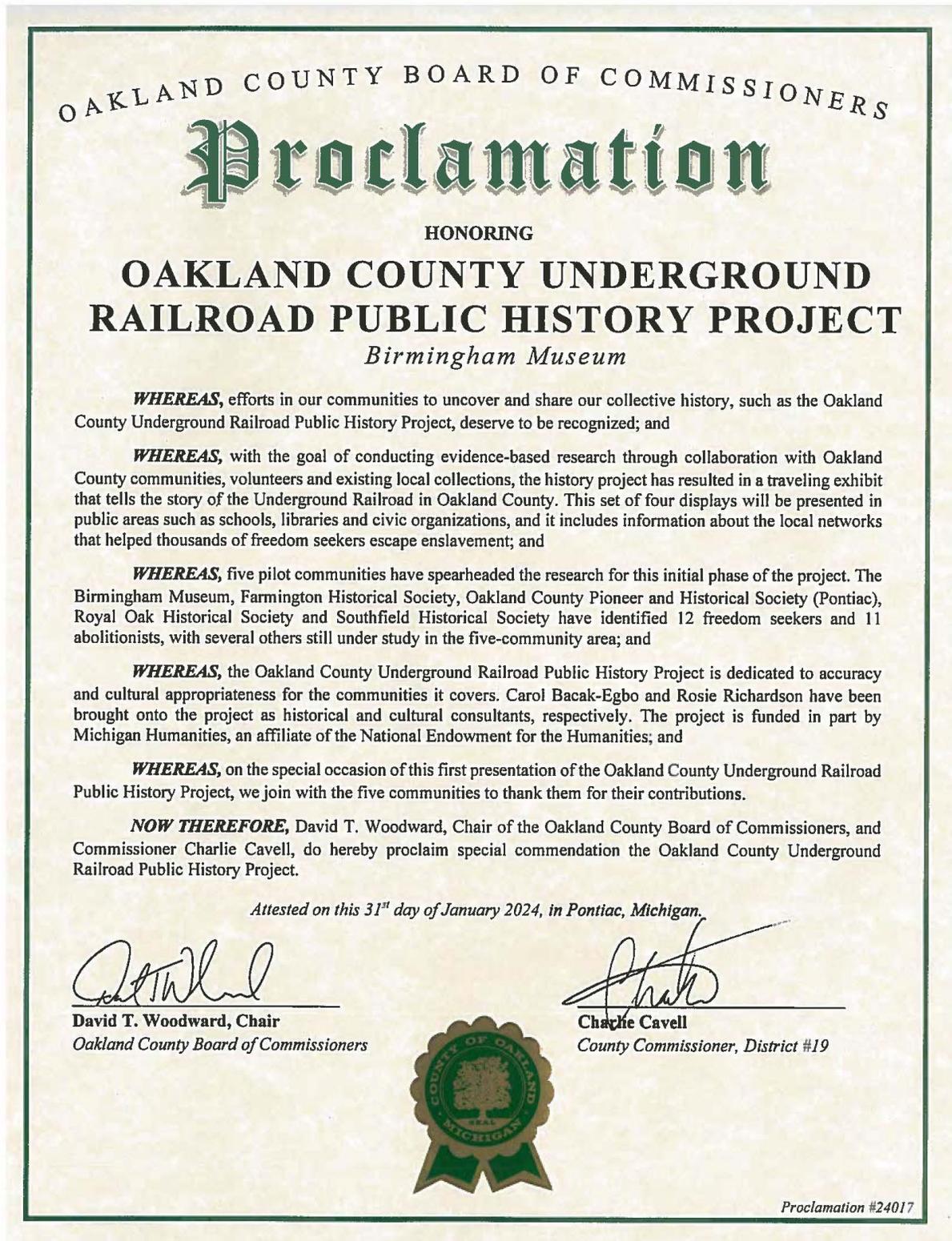
Join us as we continue to honor women's voting rights by exploring both works by suffragette artists and art which exemplifies the challenges women faced before the adoption of the 19th amendment. Detroit Institute of Arts docent, Kathleen McBroom, will discuss the roles of women throughout history through the perspective of art and artists.

Learn more about these events and other programs coming to Baldwin at www.baldwinlib.org/calendar/.

The Birmingham Museum

The Birmingham Museum recently received a Proclamation (pictured below) issued by the Oakland County Board of Commissioners for its contributions to the study of the Underground Railroad and its leadership in the five-community project, which has created a public history-based traveling exhibit and interactive web map. The four other participating organizations (Farmington Historical Society, Oakland County

Pioneer & Historical Society/Pontiac, Royal Oak Historical Society, and Southfield Historical Society) also received a separate proclamation.



The traveling exhibit is circulating to public locations throughout Oakland County for two months at a time. The four-panel display will be featured in the City of Birmingham's municipal building during May and June 2024 to celebrate Juneteenth.

Birmingham Shopping District

The annual assessment and *Year in Review* was mailed late-January. Over the past year, the district welcomed over 20 new businesses, with eight more scheduled to open in 2024. Fifteen commercial, residential and mixed-use development projects are currently underway (totaling over 825,000 sq. ft.) throughout the district. While there has been some turnover of space recently, steady retailer interest and a waiting list for space remains. Retail and office occupancy are at 99% (of 1.5 million sq. ft.) and 89% (of 2 million sq. ft.), respectively, and the local/national business mix is 75%/25%.

BSD Interim Director

Melissa Fairbairn, City of Birmingham Assistant City Manager, was appointed to Interim Director of the Birmingham Shopping District following Cristina Sheppard-Decius' separation of employment on February 1. All BSD operations will continue as planned.

Special Events

The inaugural BRRmingham Blast event in January was a success, drawing hundreds to downtown Birmingham for free entertainment and activities. The BSD distributed more than 2,500 marshmallows for roasting and hundreds of zip line ride bands, completed over 1,000 crafts at Kids' Zone, and food trucks reported high-volume sales. Some retailers reported an uptick in sales and foot traffic during the event.

The BSD is preparing for the Spring Stroll event on April 13, and its 22nd Farmers Market season, which will begin on May 5. The Farmers Market vendor application opened this week and we already have over 50 applications.

Business Development

Warby Parker celebrated its grand opening on Feb 3. Recruitment/retention projects in progress include new business welcome materials, recruitment videos, business anniversary recognitions and more.

Maintenance & Capital Improvements

Concepts and budgets for the VIAs, specifically Pierce Street, are being developed, as part of the BSD's initiative to create a more pedestrian friendly environment for the alleys.

Marketing & Advertising

Advertising and branding initiatives for spring/summer are in progress. Planning and contract development for FY24/25 is underway.

Building Department

Board of Zoning Appeals

There were five cases on the agenda for the January 7, 2024 Board of Zoning Appeals regular meeting:

1. 631 Ruffner: The owners of the property requested variances regarding the side yard setbacks, minimum distance between houses and the distance an attached garage must be set back from the front façade to construct an addition on an existing nonconforming home. The variances were approved by a 6/0 vote.
2. 1215 Cedar: The property owner requested variances regarding the minimum side yard setbacks and minimum distance between houses to construct an addition to their existing nonconforming home. The variances were approved by a 6/0 vote.
3. 172 George: The owner requested a variance to construct a detached garage closer to a house on a neighboring lot than the ordinance allows. The variance was denied by a 6/0 vote.

4. 220 Lake Park: The owner requested a variance to construct an attached garage to the existing house that would not be set back the required five feet from the front façade. The variance was approved by a 5/1 vote.
5. 460 Wimbledon: The property owner requested variances from the minimum front yard setback and minimum combined side yard setbacks to construct an addition to the existing nonconforming home. The variances were approved by a 6/0 vote.

Online Permit Applications

We processed 404 permits online in the month of January, up from 245 last year in January.

Monthly Report

The [Building Department's monthly report](#) provides an update on the following construction activity: building permits issued, building inspections conducted, trades permits issued and trades inspections conducted.

City Clerk's Office

Calling All Election Inspectors!

The City Clerk's Office is taking applications for Election Inspectors. The February 27, 2024 Presidential Primary Election will be a great learning opportunity for election inspectors of all levels of experience as we head into the 2024 election cycle. Becoming an election inspector is a valuable opportunity to actively support our democratic process. As an election inspector, you play an essential role in ensuring fair and transparent elections, while safeguarding the rights of your fellow citizens. With training and experience, election inspectors build a deeper understanding of the election process and all of the safety and security measures in place to ensure that elections continue to be conducted with accuracy and efficiency in a safe manner.

Follow [this link](#) to sign up as an election inspector for the February 27, 2024 election. All training classes are included along with placement requests and additional information the Clerk's Office will need. There have been some updates to the form, so please take your time to fill everything out completely.

Important note for all voters

When completing an absentee ballot application, permanent voter ballot selection form, or in-person voter applications at early voting and on Election Day, please note the "Ballot Without Presidential Primary" is not an option as the City of Birmingham will not have any non-partisan proposals or non-partisan candidates on the February 27, 2024 ballot.

Voters with an absentee ballot can...

1. Return your ballot by mail or drop box
*Keep in mind the spoiling ballot deadlines listed below
2. Vote your absentee ballot at one of the early voting sites (NEW with Prop 22-2)
3. Vote your absentee ballot at your precinct on Election Day (NEW with Prop 22-2)

Early Voting Dates for the February 27, 2024 Presidential Primary:

Saturday	2/17	8:30 a.m. to 4:30 p.m.
Sunday	2/18	8:30 a.m. to 4:30 p.m.
Monday	2/19	8:30 a.m. to 4:30 p.m.

Tuesday	2/20	8:30 a.m. to 4:30 p.m.
Wednesday	2/21	8:30 a.m. to 4:30 p.m.
Thursday	2/22	12:00 p.m. to 8:00 p.m.
Friday	2/23	8:30 a.m. to 4:30 p.m.
Saturday	2/24	8:30 a.m. to 4:30 p.m.
Sunday	2/25	8:30 a.m. to 4:30 p.m.

Early Voting Locations:

- Waterford Oaks Activities Center, 2800 Watkins Lake Road, Waterford, MI 48328
- Bloomfield Township Public Library, 1099 Lone Pine Rd. Bloomfield Twp, MI 48302

Early Voting is a component of proposal 2022-2 and includes a constitutional right to no less than 9 days of early voting in each Statewide and federal election (even year election) for no less than 8 hours per day. The February 27, 2024 Presidential Primary election is a Statewide federal election. Early voting will look and feel just like voting on Election Day.

For more information on Early Voting, visit bhamgov.org/vote.

February 27, 2024 - Presidential Primary Important Deadlines

February 13, 2024 - Election Day	Same-day voter registration with your local clerk, proof of residency required
Friday, February 16, 2024	Deadline for spoiling an absentee ballot
Saturday, February 17, 2024 through Sunday, February 25, 2024	Early Voting
Friday, February 23, 2024	5:00 p.m. deadline for sending absentee ballots by first class mail
Monday, February 26, 2024	4:00 p.m. deadline for voters to spoil their absentee ballot in person at the Clerk’s Office (ballots that were lost or destroyed)
Tuesday, February 27, 2024	8:00 p.m. deadline for absentee ballots to be delivered to the clerk for tabulation
Friday, March 1, 2024	5:00 p.m. deadline for a voter to cure a signature on an AV ballot to be received and counted
Monday, March 4, 2024	Deadline to receive and count a ballot submitted by an Overseas Voter postmarked on or before Election Day.

Permanent Ballot Voters - Ballot Style Request Card

Over 4,500 Birmingham voters have migrated to the "Permanent Ballot" list by sending a request in writing or through an absentee ballot application from the November 7, 2023 election. These voters should have received a postcard to select their ballot style for the February 27, 2024 Presidential Primary Election. **Permanent ballot voters must return the ballot selection postcard for the Presidential Primary Election. Clerk's office staff will be following up by email, phone call, and first class mail for permanent ballot voters who have not returned their ballot selection cards.** Going forward there will only be one ballot style for the August and November elections in 2024, in November of 2025, and in August and November of 2026.

Absentee ballots will be issued as requests are received up until the Absentee Ballot Issuing deadline on Monday, February 26, 2024 at 4 p.m.

Absentee Ballot Applications

Absentee Ballot Applications have been delivered to Birmingham Voters on the "Permanent Absentee Ballot Application" list. This list will be phased out soon as voters migrate to the "Permanent Ballot" list. Pictured below is the absentee ballot application. There is a lot of information on the absentee ballot application, so read carefully!

OFFICE OF THE CITY CLERK
CITY OF BIRMINGHAM
151 MARTIN STREET
P.O. BOX 3001
BIRMINGHAM, MI 48012-3001
(248) 530-1880
elections@bhamgov.org

NON-PROFIT ORGANIZATION
U.S. POSTAGE
PAID
TAYLOR, MI
PERMIT NO. 107



FORWARDING SERVICE REQUESTED

**OFFICIAL ELECTION MATERIAL
ABSENT VOTER APPLICATION**

DO NOT DETACH - RETURN ENTIRE FORM

MI ABSENT VOTER BALLOT APPLICATION 2024 Presidential Primary Feb. 27/Primary Aug. 6/General Nov. 5 See Reverse Side for Instructions

I certify that I am a United States citizen and a qualified and registered elector in the CITY OF BIRMINGHAM, County of OAKLAND, State of Michigan, and I apply for an official ballot, to be voted by me in the election(s) checked below, and the statements in this application are true.

Other Elections: Complete to join the permanent absent voter ballot list (optional)

Automatically send me an absent voter ballot for each future election for which I'm eligible.

1 Check one Select election(s) to receive ballot (required):
 ALL FEBRUARY 27, 2024 PRESIDENTIAL PRIMARY AUGUST 6, 2024 PRIMARY NOVEMBER 5, 2024 GENERAL

2 Check one Select only one ballot type for the Presidential Primary (required):
 Democratic Party Presidential Primary Ballot
 Republican Party Presidential Primary Ballot
 Ballot Without Presidential Primary (If available, this choice is for voters not voting in the Presidential Primary who wish to vote on other proposals or candidates only.)

FOR CLERK'S USE ONLY

	PRESIDENTIAL PRIMARY	PRIMARY	GENERAL
Filed			
Mailed			
Ballot #			
Returned			
Wd./Pct. #			
Clerk			

3 Complete YEAR OF BIRTH
4 Complete VOTER CONTACT INFORMATION
 () Phone Email

WARNING: A PERSON WHO MAKES A FALSE STATEMENT IN THIS DECLARATION IS GUILTY OF A MISDEMEANOR.

I certify that I am a United States citizen and that the statements in this Absent Voter Ballot application are true.

5 Sign date **VOTER SIGN HERE** X
 Power of attorney is not acceptable Signature of Absent Voter Date / /

NOTE: Michigan law requires that A.V. Ballots be sent to your registered address unless you request that your absent voter ballot be sent to a different address as provided on this form. A ballot may be mailed to a P.O. Box if you do not have mail delivery to your residence.

Complete Only If You Want Your Ballot Sent To A Temporary Address. USPS will not forward your ballot. If additional addresses are needed or plans change, contact your city/township clerk.

6 Complete if needed

SEND PRESIDENTIAL PRIMARY BALLOT TO:	SEND PRIMARY BALLOT TO:	SEND GENERAL BALLOT TO:
TEMPORARY ADDRESS:	TEMPORARY ADDRESS:	TEMPORARY ADDRESS:
DATE LEAVING	DATE LEAVING	DATE LEAVING
DATE OF RETURN	DATE OF RETURN	DATE OF RETURN
Temporary Address	Temporary Address	Temporary Address
City State Zip	City State Zip	City State Zip

Voters who wish to receive an absentee ballot automatically for each election moving forward should check the box in the **yellow** highlighted area.

Becoming a Permanent Ballot Voter

Since the passage of Proposal 2022-2, clerks now maintain a Permanent Ballot List. Birmingham voters began opting into the Permanent Ballot List by checking the box pictured below on their November 7, 2023 absentee ballot application. This box is also available on the 2024 absentee ballot applications, both are pictured below.

APPLICATION FOR ABSENT VOTER'S BALLOT SEE REVERSE SIDE FOR INSTRUCTIONS

NOVEMBER 7, 2023 ELECTION

I certify that I am a United States citizen and a qualified and registered elector in the CITY OF BIRMINGHAM, County of OAKLAND, State of Michigan, I apply for an official ballot, to be voted by me in the election above, and the statements in this application are true.

COMPLETE TO JOIN PERMANENT LIST
I want to vote absentee in all elections. Automatically send me an absent voter ballot for all elections.

MI ABSENT VOTER BALLOT APPLICATION 2024 Presidential Primary Feb. 27/Primary Aug. 6/General Nov. 5 See Reverse Side for Instructions

I certify that I am a United States citizen and a qualified and registered elector in the CITY OF BIRMINGHAM, County of OAKLAND, State of Michigan, and I apply for an official ballot, to be voted by me in the election(s) checked below, and the statements in this application are true.

Other Elections: Complete to join the permanent absent voter ballot list (optional)
Automatically send me an absent voter ballot for each future election for which I'm eligible.

1 Check One Select election(s) to receive ballot (required):
 ALL FEBRUARY 27, 2024 PRESIDENTIAL PRIMARY AUGUST 6, 2024 PRIMARY NOVEMBER 5, 2024 GENERAL

Voters can opt in or out of the Permanent Ballot list at any time by sending a written request to the City Clerk's Office.

Voters on the Permanent Ballot List should make sure they keep current contact information on file with the City Clerk's Office including mailing address (especially for those that travel outside of Birmingham during times that ballots are being mailed) as well as phone and email contacts. Ballots are not allowed to be forwarded so the Clerk's Office will be contacting all voters whose absentee ballots bounced back to the Clerk's Office in the mail.

Presidential Candidate List

Under [State law](#), the Secretary of State is required to issue [a list of individuals](#) "generally advocated by the national news media to be potential presidential candidates" for the Republican and Democratic parties for the presidential primary election.

Overseas Voters

Voters who are in the military or will be overseas during the any of the 2024 elections must apply for a MOVE ballot at <https://www.fvap.gov/michigan>.

In 2023, the Governor signed legislation that took immediate effect to allow additional time to receive absentee voter ballots from military and overseas voters. This change comes after Michiganders approved Ballot Proposal 22-2 to amend the State's Constitution last year. The new law states that absentee ballots from military and overseas voters will be counted if the ballot return envelope was postmarked on or before Election Day and received within six days following the election.

2024 Election Dates

- Presidential Primary - February 27, 2024
- State Primary - August 6, 2024
- General Election - November 5, 2024

No Postage Necessary!

Absentee ballot applications and absentee ballot return envelopes for the entire State of Michigan are equipped with a business reply mail permit that will cover the cost of postage for any ballot or application mailed within the United States.

Return Envelopes

Outgoing absentee ballots (to the voter) are blue. All absentee ballot return envelopes (coming back to the Clerk) are purple. The United States Post Office and Michigan Bureau of Elections worked to redesign these envelopes and changed the color from green to purple to increase the efficiency of processing election mail.

Greenwood Cemetery Advisory Board (GCAB)

The next meeting for the GCAB is scheduled for April 5, 2024. To view Greenwood Cemetery Advisory Board agendas and minutes visit www.bhamgov.org/GCAB.

Board of Ethics

The next Board of Ethics meeting has yet to be determined. To view the Ethics Board agendas and minutes visit www.bhamgov.org/ethics.

Board Appointments

The City of Birmingham is looking for dedicated individuals who want to give back to their community by serving on one of our many boards or commissions. Birmingham’s different boards and commissions make recommendations that shape the City’s future. Serving on a board or commission is a great way to get involved in your community, meet new people and make a positive impact. Visit www.bhamgov.org/boardopportunities to view all the available openings and apply to make a difference.

Board	Openings	Application Due by Noon	Interview/ Appointment at City Commission meeting 7:30 p.m.
Advisory Parking Committee	1 regular member (retail) term ending 9/1/2026 1 alternate member term ending 9/1/2026	Until Filled	
Architectural Review Committee	1 regular member term ending 4/11/2025 1 regular member term ending 4/11/2027	3/13/24	3/18/24
Birmingham Shopping District	1 member shall be a business operator or person with interest in property located within the district, 4-year	Until Filled	

	term ending 11/16/2026		
Birmingham Area Cable Board	1 regular Birmingham resident, term ending 3/30/24 1 regular Birmingham resident, term ending 3/30/26 1 alternate Birmingham resident, term ending 3/30/25	Until Filled	
Board of Review	1 regular member to serve a 3-year term expiring 12/31/2026 1 regular member to serve a 3-year term expiring 12/31/2025 1 alternate member to serve 3-year term expiring 12/31/2026 1 alternate member to serve the remainder of a 3-year term expiring 12/31/2025	Until filled	
Board of Zoning Appeals	1 alternate member term ending 2/18/2026	Until Filled	
Brownfield Redevelopment Authority	1 Regular Member term ending 5/23/2026 1 regular member Term ending 5/23/2024	Until Filled	
Ethics Board	1 Alternate member term ending 6/30/2026	Until Filled	
Housing Board of Appeals	3 Regular Members, term ending 5/4/2026	Until Filled	
Martha Baldwin Park Board	1 Regular member term ending 5/1/2024	Until Filled	

Planning Board	2 alternate members to serve a 3-year term expiring 3/28/27 3 regular members to serve a 3-year term expiring 3/28/27	3/13/24	3/18/24
Stormwater Utility Appeals Board	3 regular members, term ending 1/31/2026 2 alternate members 1/31/2025	Until Filled	
Triangle District Corridor Improvement Authority	1 resident of the developed area or area within 1/2 mile of the development area, term ending 12/15/2027	Until Filled	

City Manager’s Office

Ad Hoc Aging in Place Committee (AIPC)

On January 24, 2024, the AIPC held its regular meeting. The guest speaker was Mr. Jim Mangi. Mr. Mangi is the Founder and Director of Dementia Friendly Saline. Mr. Mangi discussed the topic of dementia and what it takes to become a "Dementia Friendly City." The AIPC also addressed all questions received from the public during the December 13, 2023 public engagement meeting.

On Wednesday, February 28, 2024, the AIPC will hold their regular meeting at Next (2121 Midvale, Birmingham MI 48009) for another public engagement meeting. A summary of the AIPC's work to date will be delivered to attendees, and the AIPC will welcome public comments on any aspect of aging in place.

YMCA Building

City staff received eight (8) responses related to the RFP for building assessment and conceptual designs for the renovation/expansion of the YMCA building (400 E. Lincoln) by the January 5, 2024 deadline. The proposals received ranged in cost from \$54,100 to \$187,820. The proposal evaluation committee, consisting of the City Manager, both Assistant City Managers, the Building Official, the DPS Parks and Recreation Manager and Next Director Cris Braun, were provided with copies of each respective bidder's proposal and asked to complete an evaluation sheet. The evaluation committee met on February 2, 2024 and discussed each proposal at length. NORR, LLC and Krieger Klatt Architects, were selected as the top two finalists for consideration by the City Commission. At the February 12, 2024 City Commission meeting, each vendor will provide the City Commission with a ten-minute presentation on their bid that includes discussing key staff, past projects that relate to senior/recreation building projects and what their public engagement strategy will be. The final decision will rest with the City Commission.

Communications

Around Town e-Newsletter

The communications team is working on the March edition of the Around Town e-Newsletter, which will include information about upcoming spring events, golf incentives, new businesses and more. Follow [this link to view the February edition](#) of the Around Town e-Newsletter.



Receive Updates from Birmingham

Receive the latest news from Birmingham by signing up to receive our newsletter and alerts at www.bhamgov.org/enews, and follow us on [Facebook](#) and [Instagram](#) @BhamGov. Newsletter and alert subscribers receive important information specific to their neighborhood, emergency alerts and our newsletter featuring upcoming events, meetings, City projects, developments and more.

BIRMINGHAM CITY COMMISSION - UPCOMING AGENDA ITEMS

Meeting	Topic	Dates Addressed	Status
2/5/24	Add cameras to front and back of vehicles.	2/5/24	In progress
1/8/24	Letter to Bloomfield Twp regarding variance for Birmingham Country Club	1/8/24	In progress
1/8/24	Direct Police/Multi-Modal Transportation Board for report back on Torry/Haynes consistency	1/8/24	In progress
12/4/23	Parking system financials	12/4/23	In progress
11/27/23	Process for civic projects	11/27/23 12/4/23	In progress
11/13/23	Vehicular Speed Issues	11/13/23 1/8/24	In progress
10/2/23	Implementation of crosswalk standards	10/2/23 10/16/23 11/13/23	In progress
5/8/23	Woodward noise	5/8/23 6/5/23	In progress
2/27/23	Bench and Little Library for Pat Andrews	3/13/23 5/8/23	In progress

Engineering Department

Illicit Discharge to Rouge River

The City has determined the source of the sanitary sewer discharge. A meeting between the property owner and the City will occur in the month of February. We have been keeping the Michigan Department of Environment, Great Lakes, and Energy (EGLE) aware of the City's progress in finding the source.

Lead Service Replacement Program

The City will be starting a door-knocking effort to replace water lead services at no cost to property owners. If the property owner is not available, a flier will be left. Please follow the steps in the flier to schedule your water service replacement.

Water Service Verification Program

The City has a deadline of October 2024 to submit material information from 364 water service lines to the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

The City randomly selected 364 water services to verify the material for this EGLE requirement. The City will be knocking on doors to talk to property owners about verifying the "In-Home/Business" water service line material. If a property owner is not home, a flier will be left with the next steps. Property owners can schedule an inspection by an authorized City Representative at (248) 303-2292 or determine the in-home/business material themselves with the steps provided in the property owner letter.

Redding Road Project

The Engineering Department will host a property owner meeting to provide construction information on the Redding Road project on Thursday, February 15, 2024, from 5:30-7p.m. Property owners received a letter with additional information about this meeting.

Edgewood Road Project

The City received bids on the Edgewood Road project and will be brought forward to the City Commission for approval in March. The Engineering Department will host a property owner meeting to provide construction information on the project on Wednesday, February 28, 2024, from 5:30-7p.m. Property owners received a letter with additional information about this meeting.

For more information about these projects or programs, please contact the Engineering Department at 248-530-1840.

Fire Department

HazMat Technical Class

The Birmingham Fire Department and its OAKWAY mutual aid partners have coordinated putting together a HazMat Technician class. The Birmingham Fire Department has three members attending this training. The HazMat Technician certification allows personnel to operate at a higher level on any hazardous material incident. Firefighters trained at the technician level can perform OFFENSIVE actions, meaning they may shut down and contain a leak of poisonous, toxic, or flammable chemicals and perform rescues during any such incident. HazMat Technicians can enter hazardous environments with the higher level personal protective equipment (PPE) that they get trained on to gather information during unknown chemical spills/releases as well as take any defensive actions if appropriate. The HazMat Technician course is a two-week, 80-hour course taught by several subject matter experts. These additional certified HazMat Technicians will be assets to the Birmingham Fire Department if we are ever needed for a response to any incidents involving hazardous materials.

Human Resources

New Hires

The City of Birmingham extends warm congratulations to our newly hired employees from January 13, 2023 to February 12, 2024. Their skills, expertise, and enthusiasm are a valuable addition to our team.

Department	Name	Position	Type
Parking	Steffanie Rhymes	Parking Facility Maintenance	Full Time
Parking	Kel Howarth	Parking Facility Maintenance	Full Time
Parking	John Squire	Parking Lead Attendant	Full Time
DPS	Tiffany Reid	SSW Operator	Full Time (Teamsters)
Police	Maksym Mishchanchuk	Police Officer	Full Time (BPOA)

February Hiring Anniversaries

The City of Birmingham celebrated the hiring anniversaries of several employees. We extend our heartfelt appreciation for their exceptional service and unwavering dedication. Their contributions are deeply valued and recognized.

Years Of Service	Employee	Department	Position
1	Hasenfratz, Bradley	DPS	DPS Temporary Laborer
1	Hathon, Suzanne	Library	Librarian
1	Degrieck, Jessica	Library	Librarian Substitute
2	Dabrowski, Sofia	Library	Librarian Substitute
2	Koch, Justin	Museum	Museum Assistant
3	Nock, Ian	DPS	Fleet Mechanic
3	Klobucar, Teresa	Finance	Finance Assistant
4	Elam, Carlton	Library	Library Assistant
5	Bearden, Jr, Randy	Fire	Fire / AEMT

7	Johnson, Wesleyann	Library	Librarian Substitute
7	Linke, Alex	Police	Police Lieutenant
8	Shinozaki, Angela	Library	Librarian Substitute
8	Green, Syntha	Library	Librarian
9	Foley, Gregory	DPS	P&F Specialist
11	Judkins, Christopher	Fire	Fire Lt/AEMT
11	Kabel, Dennis	Library	Library Assistant
11	Dix, Ronald	DPS	Park & Prop Maintenance
11	Lane, Sr., Dominic	DPS	SSW Specialist
19	Faes, Raymond	Police	Police Lieutenant
26	Williams, Christine	Police	Parking Enforcement
28	Hart, Theresa	Library	Library Assistant

Employment Opportunities

The City is currently accepting applications for the following positions. To submit an application or for more information go to www.bhamgov.org/jobs.

Department	Position	Type	Application Closing
Administration	Finance Director/ Designee	Full Time	February 13, 2024
DPS	Office Coordinator	Full Time (AFSCME)	February 18, 2024
Police	Crossing Guard	Part Time	February 25, 2024
DPS	Parks & Forestry Operator	Full Time (Teamsters)	March 1, 2024
Building	Plumbing Inspector	Full Time	Until Filled
DPS	Fleet Mechanic	Full Time (Teamsters)	Until Filled

Police Department

Woodward Noise

Since January 2022, the Police Chief has been very active in contacting our State elected officials to speak about the vehicle noise issues along Woodward Ave. The Chief was able to schedule numerous meetings with both Rep. Natalie Price and Sen. Mallory McMorrow to discuss the noise issues and the effect it is having on our community. During these discussions, options were reviewed to address enforcement issues and the current State statute (257.707c) that is contradictory and extremely difficult to enforce. The Police Department has been requesting our representative's support on two main issues.

First, the current statute contradicts itself. Sec. 257.707c3 states modifications to the exhaust system are illegal and in Sec 257.707c5 it states those same modifications are only illegal if they violate the limits outlined in the act, referring to DBA levels. We have been requesting the elimination of the last section thereby making the modifications illegal with no DBA levels attached.

Second, the current statute has no provisions in place to require an owner to fix their vehicle once a ticket is issued. The current fine for a violation is only \$100. Drivers are paying this minimal fine and continuing to drive their nuisance vehicles down our roadways. We have requested that the statute be updated to a higher fine and that the violation becomes waivable if the vehicle is corrected. By doing this, our goal is to encourage owners to return their vehicles to the stock exhaust system to eliminate the problem from reoccurring in the same vehicle. Also, that new language includes increased fines and possible towing of vehicles for repeat violators.

I am pleased to report that Rep. Natalie Price has agreed with the recommended changes and her legal team has modified the existing State law to include these changes. On January 26, 2024, the Chief was advised that Rep. Price's team met with the Prosecuting Attorneys Association of Michigan and had a productive meeting. The Association will be taking this legislative draft before their board for endorsement on February 9, 2024. Additionally, Rep. Price has a meeting scheduled with the State Court Administrative Office on February 15, 2024, to discuss this topic. Assuming they receive the support they are anticipating, Rep. Price plans to introduce the legislation shortly thereafter.

If and when this proposed legislation is introduced, the Chief will begin taking this topic to multiple chief's meetings and the Michigan Association of Chiefs of Police to encourage others to contact their representatives to support this legislative change.

Parking Systems Update

Operations

The City is still in the process of bringing parking operations in-house. The Parking Department has hired an Operations Manager, a Lead Attendant, and two maintenance staff members. There are still five open positions we are working to fill.

Occupancy

JANUARY AVG CAPACITY	
Chester Garage (880)	26.60%
Old Woodward (745)	23.11%
Park Garage (811)	20.64%
Peabody Garage (437)	31.34%
Pierce Garage (706)	31.53%

Free Parking Report

Follow this [link to view the free parking report](#). This report shows a two-month snapshot of the total number of parked cars, broken down by how many paid to park versus how many parked for two hours or less, which is free in all decks.

Monthly Occupancy

Follow this [link to view an occupancy report](#) for the month of January. This report shows a breakdown of both transient (daily) and monthly parkers at each garage, and how full each garage is on average by hour for the month.

Future Agenda Items

Download a summary of [future agenda items](#).

Future Workshop Items

Download a summary of [future workshop items](#).



MEMORANDUM

Police Department

DATE: December 28, 2023

TO: Jana L. Ecker, City Manager

FROM: Scott A. Grewe, Chief of Police

SUBJECT: Speed Mitigation Report

The Police Department routinely conducts traffic studies to monitor the speed and volume of vehicles on streets throughout the City of Birmingham. These studies are used for a variety of projects in the City and are also used to assign targeted police patrols if a problem area is identified. These studies are often used by the Multi-Modal Transportation Board (MMTB) and the City's consultants when designing roadways. When a complaint is received or a transportation project begins they are first reviewed by the City's transportation team. That team includes representatives from the City's Planning, Engineering, and Police Departments along with the City's consulting traffic engineer and transportation planner. This group reviews data such as traffic counts, speed data, crash histories and other information. If a problem is identified, traffic calming measures are often recommended as part of the project to address speed and volume concerns. Traffic calming is a method of reducing vehicle speeds through physical treatment of a roadway to alter motorist's behaviors. Traffic calming can also be utilized to improve streetscapes and the conditions for people living, walking, and biking in the community. These improvements can be implemented into the roadway (gateway treatments, medians, refuge islands, etc.) or can alter the pedestrian realm (bumpouts, sidewalks, curbs, etc.).

Speed Boards

The Police Department also utilizes six permanent speed boards (N. Eton, N and S Adams, W. Maple, Southfield, Saxon) that have been placed on streets with higher vehicular volumes and speeds. These speed boards display vehicle speeds in real time to drivers. In addition to these permanent boards, the Police Department has temporary speed boards that are placed to bring awareness to drivers of their speeds to encourage their compliance. These temporary boards are placed at different locations based on our speed study results and complaints received from residents. In 2023, these temporary speed boards were placed at 22 different locations, with each location operating from two weeks to two months.

Speed Humps

Recently there has been discussion over the potential installation of speed humps. The MMTB further studied this issue in November of 2022. City staff, consultants, and the MMTB discussed nearby cities, such as Farmington Hills, Rochester Hills, and Ann Arbor, with traffic calming and speed hump policies. Consensus indicated that it is more common to implement speed humps along streets where the 85th percentile of speeds is 10+ mph above the speed limit.

The Police Department is pleased to report that no residential streets in Birmingham met this criteria as we are not experiencing similar speeding issues to these other communities. This information was included in the Manager's Report at the February 27, 2023, regular meeting of the City Commission and an additional report regarding this study was included in the August 14, 2023, City Commission agenda packet.

Other Speed Mitigation Design Options

Traffic calming measures are a key element of any City evaluation or changes to a street. Fortunately, the traffic speeds are consistently near the posted speed on most residential streets. When the City investigates a perceived problem, a number of mitigation techniques can be considered, as noted in the City of Birmingham Traffic Calming Program attached to this report.

When warranted, the installation of one or more of these options provides a long-lasting, often permanent, solution to address these issues. While enforcement action is an effective tool, it is often temporary as officers address numerous issues and respond to calls for service throughout the community. Therefore, reviewing and implementing design options that can address both the volume and speed of vehicles is the best long-term solution.

As stated earlier, not all roadways can be reconstructed to address these concerns so we can look at other examples of ways the City has installed mitigation design options. For example, on S. Eton, the roadway was narrowed by adding bump-outs and a bike lane using painted lines and bollards to mark those areas. This initiative has helped to calm traffic, increase safety for pedestrians and reduce traffic accidents. Also, along Lincoln, bump-outs and gateway treatments were added to narrow the roadway assisting in calming traffic. And on Brown, gateway treatments were added at pedestrian crossings to help bring awareness to crosswalk locations, narrowing the roadway to further calm traffic.

Enforcement Activity

While these traffic calming measures can be the best way to address vehicle volume and speeding concerns, not every street can be redesigned, therefore the Police Department is active in several ways to address speeding concerns. One of the primary responsibilities of a police officer is to monitor and enforce traffic violations to ensure the safety of all motorists, pedestrians, and all mode users. In 2022, the Police Department issued 5,887 traffic citations which was an increase of 67% from the prior year, and in 2023, citations increased to 6,225 as traffic enforcement continues to be a priority for our department. While these increases are partially due to the increased enforcement along Woodward Ave., they also represent an increase in activity throughout the City. The Birmingham Police Department wrote over 2,300 more citations than any other agency out of the 48th District Court despite being the third largest agency.

Grant Funding – Equipment Purchase

The Police Department recently applied for and received a grant from the Office of Highway Safety Planning. This grant included the purchase of two laser speed measuring devices to be used for enforcement and a speed monitoring/messaging trailer. This trailer can be used to monitor and display speeds as well as provide messaging to drivers, a function our current devices do not have. We are in the process of purchasing this new equipment and it will be available soon to increase our effectiveness with enforcement and prevention.

Summary

The Police Department will continue to monitor traffic trends to deploy resources appropriately. The department will also continue to communicate with complainants to determine the cause of the issues so a proper response can be implemented. Whether it is the installation of a temporary speed board, targeted enforcement activity or a deeper review by our consultants and the MMTB, each complaint is taken seriously and a plan is implemented to address the issue. Long-term solutions are accomplished during road improvements and the installation of traffic calming measures. However, the Police Department will continue to be active in all the ways mentioned in this report to address traffic issues and keep our roadways safe. Additionally, the Police Department will continue to review and monitor new technology as it is developed and alternative methods for addressing these concerns.



BIRMINGHAM
A WALKABLE CITY

CITY OF BIRMINGHAM
TRAFFIC CALMING PROGRAM

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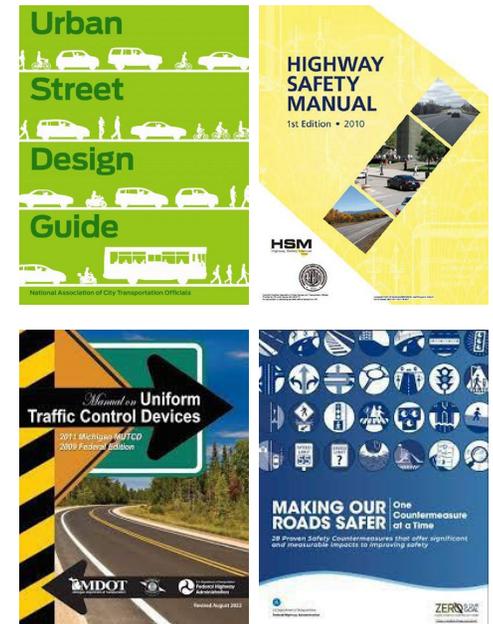


WHAT IS TRAFFIC CALMING?

Traffic calming is a method of reducing vehicle speeds through physical treatment of a roadway to alter motorist's behaviors. Traffic calming can also be utilized to improve streetscapes and the conditions for people living, walking, and biking in the community. These improvements can be implemented into the roadway (gateway treatments, medians, refuge islands, etc.) or can alter the pedestrian realm (bumpouts, sidewalks, curbs, etc.)

There are plenty of national resources available for those who want to learn more about traffic calming and methods that are available. These resources include, but are not limited to...

- Michigan Manual on Uniform Traffic Control Devices
- National Association of Transportation Officials (NACTO)
- Federal Highway Administration (FHWA) Proven Safety Countermeasures



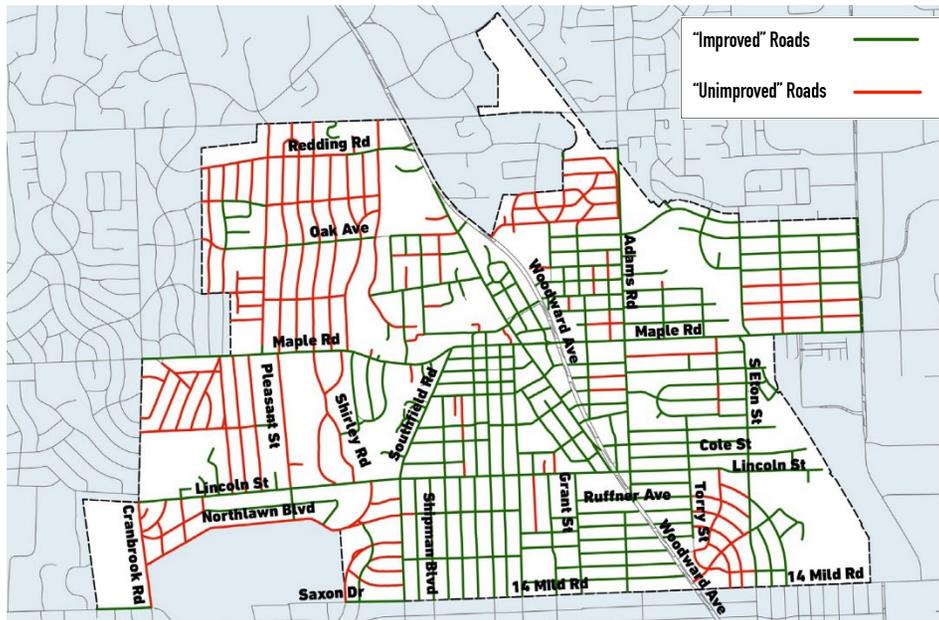
EXISTING CONDITIONS IN BIRMINGHAM

The City of Birmingham has approximately 85.05 miles of roads. Most are residential, and are either improved or unimproved.

Improved Road – a road with curb and gutters which has a surface of concrete or asphalt.

Unimproved Road – gravel road with or without curbs that has been treated with cape seal to provide a relatively smooth and dust free driving surface. The map below shows which roads within the City are identified as “improved” and “unimproved”.

Improved vs Unimproved Roads in Birmingham, MI.



Common complaints about residential streets by residents and businesses are:

- Speeds are too high.
- Traffic volumes are too high.
- Traffic volumes have changed.
- Non-residents are parking in front of homes.
- It feels dangerous to cross the street.
- On-street parking, including landscaping or construction is making the street unsafe.

Additional background regarding streets in Birmingham...

- Woodward (M-1) is under control of the Michigan Dept of Transportation (MDOT). While the City works closely with MDOT, the final decisions on the design, traffic signals, and overall operations are made by MDOT.
- Speed limits - are set by the State Police, not by the City. The State Police use a “85th percentile” system where the speeds are often set so that 85% of people drive at or below that speed. Typically, the State Police will not allow the City to post speeds that are well below the speed that most people drive.
- The maximum speed limit on residential roads in Michigan is 25 miles per hour. The City conducts regular speed studies. These speed studies have shown that the average speed on most streets are at or below 25 mph or just above it.
- The City current residential street design is for a 26 foot wide street with curbs, and a sidewalk along both sides of the street with a lawn between the street and the sidewalk. But Birmingham has a wide variety of street types with some streets being 33 feet or wider, some are very narrow, and there are many residential streets without sidewalks.
- The City has a guide for street design, pedestrian crossings types, parking dimensions and other standards. When there may be a need for pedestrian islands, bumpouts, signs, flashing beacons or other measures, the City relies on manuals such as NACTO, Michigan’s Manual of Uniform Traffic Control Devices, guidance documents from FHWA and other sources.
- About half the City’s Streets are considered unimproved. This means that the pavement is not intended for heavier trucks or high traffic volumes. An improved road has a deeper base and thicker pavement and curbs (though some unimproved roads may also have curbs). Some traffic calming techniques used by other cities, like speed humps, cannot be used on the City’s unimproved roads because the structure cannot physically support them.

THE CITY'S CURRENT PROCESS

Birmingham has a Multi-Modal Transportation Board that meets monthly at City Hall, typically the first Thursday of each month at 6 pm. Meetings are open to the public and comments are appreciated (Enter through the Police Department on the Pierce Street entrance). The Board reviews changes to street design, non-motorized improvements, updates transportation plans, other transportation matters and gives direction to city staff or makes recommendations to the City Commission.

One of the most common agenda items deal with questions or requests raised by residents and business about safety, traffic speeds, traffic volumes, the need for improved pedestrian crossings or parking issues. And when a street is scheduled for repaving or improvement, the Multi-Modal Board first reviews its plan's and policies to see if there are any recommendations that need to be considered.

Both complaints and transportation projects are first reviewed by the City's transportation team, which includes representatives from the City's Planning, Engineering, and Police Departments along with the City's consulting traffic engineer and transportation planner. This group reviews data such as traffic counts, speed data, crash histories and other information. Information is presented to the Board for direction or action.

What is the typical process?

1. Information is recorded. The topic is reviewed by the City's transportation team that meets every other week.
2. The City's transportation team reviews existing speeds, traffic counts, and assesses any recent crashes. If additional data is needed, speeds studies are taken.
3. In some cases, the City's transportation planners and engineers conduct a Safety Audit to review operations, geometrics, signs, sidewalks and crossing, on-street parking use, bicycle use etc.
4. If some improvements need to be considered, recommendations are provided at a Multi-Modal Transportation Board meeting (typically 1st Thursday, 6 pm at City Hall).
5. In some cases, there could be a notice to the affected property owners inviting them to a Board meeting or there could be a special meeting for major changes.
6. If there are costs to move the curbs, change intersection design or other significant capital investments, the project would need to be added to the Capital Improvement Plan by the City Commission.



TRAFFIC CALMING MEASURES USED BY THE CITY

Traffic calming measures are a key element of any City evaluation or changes to a street. Fortunately, the traffic speeds are consistently near the posted speed on most residential streets.

When the City investigates a perceived problem, a number of mitigation techniques can be considered, as noted below:

Bump Outs

Bump outs allow pedestrians to cross the street quicker by crossing a shorter distance. It also makes the neck of the street narrower to encourage drivers to slow down and pay closer attention.



Example location in Birmingham:
S Old Woodward Ave



Stop Signs and Yield Signs

Adding stop signs can help create gaps for pedestrians and allows traffic to move more efficiently through an intersection. However, stop signs are often not an effective speed management solution as they may not decrease overall speeds and can create a false sense of security. There are state criteria or warrants that must be met for stop sign installation.

Crosswalks

Visible crosswalks allow pedestrians to cross safely while increasing visibility to drivers.



Gateway Treatments

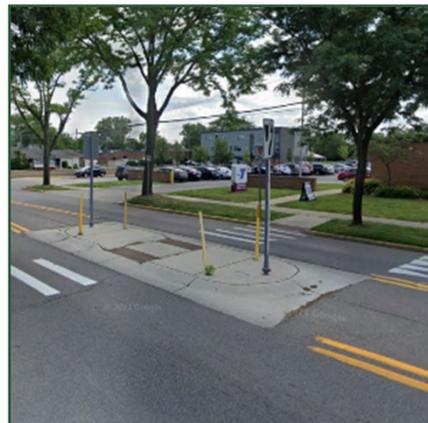
Enhancements at the entrance of residential districts/neighborhoods that are intended to mark the transition to a slower speed street.

Example location in Birmingham:
E Lincoln St

Pedestrian Refuge Island

Refuge islands shorten the distance pedestrians cross by providing an island between lanes.

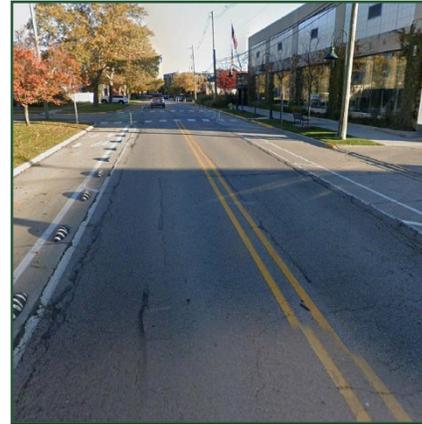
Example location in Birmingham:
N Old Woodward Ave





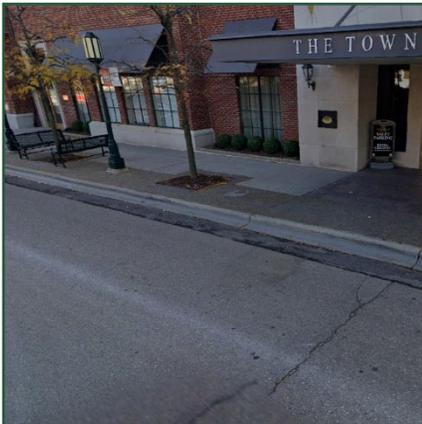
Adding/Improving Sidewalks

Sidewalks provide safety and allow enhanced mobility. Sidewalks separated from the roadway are preferred, however the addition of a sidewalk in any capacity increases pedestrian safety.



Narrowing the Roadway

The City's standard for residential streets is 28 feet, curb to curb. Many streets are wider which could increase speeding incidents.



Adding Curbs

Curbs contribute to increased pedestrian safety by offering separation between the road and the sidewalk.

ADDITIONAL TRAFFIC CALMING MEASURES BEING LOOKED AT BY THE CITY...



Installing Speed Monitoring Signs

Speed monitoring signs make road users more aware of the speed they are driving and decrease the number of speeding cars.



Speed Humps

Other cities with speeds more than 10 mph over the speed limit use techniques like speed humps. However, few streets in Birmingham have that level of speeding. About 1/2 of the City's streets are "unimproved" without curbs, meaning that the pavement cannot support speed humps. Speed humps must also have space away from storm sewers and driveways. Therefore, many City streets do not allow enough room for speed humps to be spaced properly. In addition, the City's Fire Dept and Department of Public Services are not supportive of speed humps.



MEMORANDUM

City Clerk's Office

DATE: Monday, February 5, 2024

TO: Jana L. Ecker, City Manager

FROM: Alexandria Bingham, City Clerk

SUBJECT: 2023 Liquor License Establishment Review and Consideration for 2024 License Renewal

INTRODUCTION:

Annually the City Commission is required by Chapter 10, Alcoholic Liquors, of the Birmingham Code of Ordinances to review and consider the renewal of liquor licenses for establishments which sell intoxicating liquor for consumption on the premises. As part of the review process investigations of each licensed establishment are conducted by the Building, Planning, Police, Fire and Treasury departments to determine whether the licensee is in compliance with all applicable City and State codes.

If violations of the City or State codes are found, a public hearing must be held to consider whether to recommend renewal of the license. Public hearings should be scheduled for March 18, 2024 7:30 p.m. to allow adequate time to forward objections to the Michigan Liquor Control Commission by the March 31, 2023 deadline.

BACKGROUND:

Pursuant to Chapter 10, Alcoholic Liquors, each January the City performs investigations as part of the renewal process for liquor licenses. As stated in City Ordinance:

Chapter 10, Section 10-40

The City Commission may object to renewal of a license for consumption of intoxicating liquor on the premises for one or more of the following reasons:

1. Licensee's failure to comply with all applicable city and state laws concerning health, safety, moral conduct or public welfare.
2. Licensee's repeated violations of state liquor laws.
3. Licensee's maintenance of a nuisance upon or in connection with the licensed premises, including but not limited to any of the following:
 - a. Existing violations of building, electrical, mechanical, plumbing, zoning, health, fire or other applicable regulatory codes;

- b. A pattern of patron conduct in the neighborhood of the licensed premises which is in violation of the law and/or disturbs the peace, order, and tranquility of the neighborhood;
 - c. Failure to maintain the grounds and exterior of the licensed premises, including litter, debris, or refuse blowing or being deposited upon adjoining premises;
 - d. Entertainment on the licensed premises without a permit and/or entertainment which disturbs the peace, order and tranquility in the neighborhood of the licensed premises;
 - e. Any advertising, promotion or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinances or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises;
 - f. Numerous police contacts with the licensed premises or the patrons of the premises;
 - g. Failure to adequately staff and control the premises; and
 - h. The conditions or practices of the business present immediate health and safety issues.
4. Licensee's failure to permit the inspection of the licensed premises by the city's agents or employees in connection with the enforcement of the City Code.
 5. Licensee's failure to comply with the terms of its liquor license or any conditions imposed by the city commission or the liquor control commission at the time of issuance or transfer of the license.
 6. Licensee's failure to comply with all standards and plans established and approved by the city commission at the time of original approval or transfer of the license.
 7. Licensee's failure to timely pay its taxes or other monies due the city.
- (Code 1963, § 7.403(b); Ord. No. 1551, § 7.403(B), 3-15-93; Ord. No. 2067, 8-22-11)

Accordingly, all licensed establishments have been inspected to determine compliance with Chapter 10 of the City Code regarding Alcoholic Liquors. All licensed establishments were notified that the City Commission will be considering renewal of their licenses at the February 12, 2024 meeting. As City staff conducted their reviews and investigations, establishments were contacted multiple times by mail, email and phone on the status of any violations and how to quickly resolve them. The owners of the establishments with outstanding financial obligations to the City have been contacted personally, as well.

In addition, the latest 2023 inspection records were obtained from the Oakland County Health Division and the Department of Agriculture. A detailed review of these records did not reveal any outstanding critical violations at any of the establishments. Any minor violations were in the process of being resolved.

LEGAL REVIEW:

The City Attorney has reviewed the suggested process and finds it in order.

FISCAL IMPACT:

A total of \$7,183.41 in past due billings remain unpaid as of February 7, 2024.

PUBLIC COMMUNICATIONS:

On December 8, 2023, liquor license holders were contacted by certified mail with return receipt and informed of the review and renewal process, including physical establishment inspections

and review of records by City staff. License holders were also notified of the date which the City Commission will review and recommend renewal of all licenses based on the review reports. All 2024 Liquor License applications were returned to the Clerk's Office.

In the weeks prior to the February 12, 2024 City Commission meeting, all license holders with outstanding financial obligations were contacted by phone and email in an effort to resolve all outstanding amounts prior to the Commission meeting on February 12, 2024.

SUMMARY:

Each year the City Commission reviews all licensed establishments for compliance with Chapter 10, Alcoholic Liquors of the City Code to consider the renewal of each license.

The City Commission may wish to recommend renewal for all Class B, Class C and Microbrewery Liquor Licenses for establishments which are in compliance with Chapter 10, Alcoholic Liquors of the Birmingham Code of Ordinances.

The City Commission may wish to object to the renewal of Class B, Class C and Microbrewery Liquor Licenses held by establishments that are not in compliance with Chapter 10, Alcoholic Liquors of the City Code. To do so, a public hearing must first be held for each establishment not in compliance. Objections must be received by the Michigan Liquor Control Commission by March 31, 2023. Therefore, if public hearings are to be held the City Commission should schedule them for the March 18, 2024 meeting.

ATTACHMENTS:

1. Listing of current and pending liquor licenses for on premise consumption in Birmingham
2. 2023 Liquor License investigative review summary of outstanding violations
3. Departmental reports from:
 - a. Police
 - b. Planning
 - c. Building
 - d. Fire violations
 - e. Treasury

SUGGESTED COMMISSION ACTION:

To make a motion adopting a resolution to approve the renewal of liquor licenses for the 2024 licensing period for the following establishments holding a Class B, Class C, or Microbrewery Liquor License that are in compliance with Chapter 10, Alcoholic Liquors of the City Code:

- All Seasons Senior Living
- Bella Piatti
- Birmingham Pub
- Birmingham Theater
- Brooklyn Pizza
- Churchills Bistro
- Community House
- Dick O'Dows
- Emagine Palladium
- Fleming's Prime Steakhouse
- Forest Grill 2
- Griffin Claw Brewing Company
- Hazel Ravines & Downtown
- Hyde Park Steak House
- La Strada Italian Kitchen and Bar
- Lincoln Hills Golf Course Luxe Bar and Grille
- Mare Mediterranean
- Pernoi
- Phoenicia Restaurant
- Salvatore Scallopini
- Springdale Golf Course
- Streetside Seafood
- Sushi Japan
- The Daxton Hotel
- The Morrie Birmingham
- Townsend Hotel
- Townhouse Kitchen & Bar
- Whistlestop

And

To make a motion adopting a resolution to set public hearings on Monday, March 18, 2024 to consider whether the City Commission shall file objections with the Michigan Liquor Control Commission for the renewal of licenses held by the following establishments that are in violation of Chapter 10, Alcoholic Liquors of the City Code:

- 220 Restaurant
- Adachi Restaurant
- Elie’s Mediterranean
- Employee Meal
- Market North End
- Papa Joe’s/Bistro Joe’s
- Sidecar/Slice/Shift
- Social Kitchen and Bar
- Tallulah Wine Bar and Bistro
- Toast
- Zana

And

Further, to direct the City Manager to notify the owners and operators of licensed establishments for which a public hearing is set via first class certified mail, to inform them of the public hearing date set for the March 18, 2024 7:30 p.m. City Commission meeting, and inform them that they may submit any written material for consideration by the City Commission prior to or at the public hearing, that the licensee or counsel of licensee may appear at the hearing in person or via zoom, and that the licensee or counsel of licensee may present witnesses or written evidence for City Commission consideration at the public hearing.

Current Establishments with Liquor License

Establishment	Address	MLCC Status
220 Restaurant Hospitality, LLC	220 E Merrill	Class C
Adachi Restaurant Group, LLC	325 S Old Woodward Ave	Class C
All Seasons Senior Living (Hospitality Of Birmingham)	111 Elm Rd	Class C
Bella Piatti, LLC	167 Townsend	Class C
Birmingham Pub	555 S Old Woodward Ave	Class C
Birmingham Theater	211 S Old Woodward	Class C
Brooklyn Pizza	111 Henrietta	Class C
Churchills Bistro	116 S Old Woodward	Class C
Community House	380 S Bates	Class C
Dick O'Dows	160 W Maple	Class C
Elies Mediterranean	263 Pierce St	Class C
Employee Meal	470 N. Old Woodward Suite 100	Class C
Emagine Palladium	209 Hamilton Row	Class C
Fleming's Prime Steakhouse	323 N Old Woodward Ave	Class C
Forest Grill 2, LLC	735 Forest Ave	Class C
Griffin Claw Brewing Company	575 S Eton St	Class C - Microbrew
Hazel Ravines & Downtown	34977 Woodward Ave	Class C
Hyde Park Steak House	201 S Woodward	Class C - Quota
La Strada Italian Kitchen and Bar	243 E Merrill St	Class C
Lincoln Hills Golf Course	2666 W Fourteen Mile	Class C
Luxe Bar and Grille	525 N Old Woodward Ave	Class C

Mare Mediterranean	115 Willits St	Class C
Market North End	474 N Old Woodward	Class C
Papa Joe's/Bistro Joe's	34244 Woodward	Class C
Perno	310 E Maple Rd	Class C
Phoenicia Restaurant	588 S Old Woodward	Class C
Salvatore Scallopini	505 N Old Woodward	Class C
Sidecar/Slice/Shift	117 Willits St	Class C - Quota
Social Kitchen And Bar LLC	225 Maple	Class C
Springdale Golf Course	316 S Strathmore	Class C
Streetside Seafood	273 Pierce St	Class C - Quota
Sushi Japan	176 S Old Woodward	Class C
Tallulah Wine Bar & Bistro	151 -155 S Bates St	Class C - Quota
The Daxton Hotel	298 S Old Woodward Ave	Class B - Hotel
The Morrie Birmingham, LLC	260 N Old Woodward Ave	Class C
Toast Birmingham LLC	203 Pierce	Class C
Townhouse Kitchen & Bar LLC	180 Pierce 5/6	Class C
Townsend Hotel	100 Townsend St	Class B - Hotel
Whistlestop	501 S Eton	Class C
Zana	210 S. Old Woodward	Class C - Conditional

Pending or Otherwise Inactive		
Establishment	Address	MLCC Status
Bloom/Green Kitchen LLC	239 N. Old Woodward	Class C - Conditional
Madhatter Bistro/Belle	185 N Old Woodward	Class C
Restoration Hardware	300-394 S. Old Woodward	Tavern - Escrow
Wilders	460 N. Old Woodward	Class C
Whole Foods Market Group, Inc.	2100 E Maple	Class C

2023 Liquor License Investigative Review Summary

Establishments Currently in Compliance	
All Seasons Senior Living	111 Elm Rd
Bella Piatti, LLC	167 Townsend
Birmingham Pub	555 S Old Woodward Ave
Birmingham Theater	211 S Old Woodward
Brooklyn Pizza	111 Henrietta
Churchills Bistro	116 S Old Woodward
Community House	380 S Bates
Dick O'Dows	160 W Maple
Emagine Palladium	209 Hamilton Row
Fleming's Prime Steakhouse	323 N Old Woodward Ave

Forest Grill 2, LLC	735 Forest Ave
Griffin Claw Brewing Company	575 S Eton St
Hazel Ravines & Downtown	34977 Woodward Ave
Hyde Park Steak House	201 S Woodward
La Strada Italian Kitchen and Bar	243 E Merrill St
Lincoln Hills Golf Course	2666 W Fourteen Mile
Luxe Bar and Grille	525 N Old Woodward Ave
Mare Mediterranean	115 Willits St
Perno	310 E Maple Rd
Phoenicia Restaurant	588 S Old Woodward
Salvatore Scallopini	505 N Old Woodward
Springdale Golf Course	316 S Strathmore
Streetside Seafood	273 Pierce St
Sushi Japan	176 S Old Woodward
The Daxton Hotel	298 S Old Woodward Ave
The Morrie Birmingham, LLC	260 N Old Woodward Ave
Townsend Hotel	100 Townsend St
Townhouse Kitchen & Bar LLC	180 Pierce 5/6
Whistlestop	501 S Eton

Establishments with outstanding violations as outlined in Chapter 10, Section 10-40

220 Restaurant Hospitality, LLC	220 E Merrill <u>Building violation:</u> Repair leak on hot water storage tank.
Adachi Restaurant Group, LLC	325 S Old Woodward Ave <u>Fire violation:</u> LP tank unsecured after warning- removal from site. <u>Planning violation:</u> Indoor Seating – Planning Division staff counted 58 seats on the floor and 9 seats at the bar for a total of 67 indoor seats. Adachi is approved to have 55 seats on the floor and 10 seats at the bar for a total of 65 indoor seats. <u>Planning violation:</u> The a-frame portable sign observed out front does not appear to have a permit.
Elies Mediterranean	263 Pierce St <u>Planning violation:</u> The outdoor dining platform is not permitted to be placed from the months of January through March.
Employee Meal	470 N. Old Woodward Suite 100 <u>Planning violation:</u> The dumpsters in the rear of the building remain unscreened and some receptacles were found to be placed outside of the enclosure. <u>Planning violation:</u> The pavement in the parking facility in the rear is in extremely poor condition.

	<p><u>Planning violation</u>: At EM, there are a few signs that have popped up over the years that appear to be unapproved.</p>
Market North End	<p>474 N Old Woodward <u>Planning violation</u>: The dumpsters in the rear of the building remain unscreened and some receptacles were found to be placed outside of the enclosure.</p> <p><u>Planning violation</u>: The pavement in the parking facility in the rear is in extremely poor condition.</p>
Papa Joe's/Bistro Joe's	<p>34244 Woodward <u>Planning violation</u>: Indoor Seating – At Bistro Joes, Planning Division Staff counted 60 chairs on the floor and 10 chairs at the bar for a total of 70 indoor seats. Bistro Joes is approved with 54 chairs on the floor and 10 chairs at the bar for a total of 64 indoor seats. The excess seats must be removed from the restaurant.</p> <p><u>Planning violation</u>: Additional Seating – At Bistro Joes, it is clear that the restaurant has been using the additional mezzanine space on the east side of the space by the wine tasting area to seat its patrons. The Planning Division observed matching table settings, Bistro Joes menus, salt and pepper shakers, and other clues that all point towards a consistent use of the space by the restaurant. This would provide the restaurant with an additional 38 (+/-) indoor seats, which would mean that Bistro Joes is using nearly 50 seats more than it is permitted to use. This is a major issue, and the Planning Division will be seeking more permanent solutions that ensure this space is no longer used for restaurant functions.</p> <p><u>Planning violation</u>: Site Issues – The parking lot for Papa Joes and Bistro Joes is in dire need of restriping. Many of the lines are completely faded. In addition, at the rear of the building, there was a significant amount of material stacked up and/or stored in parking spaces and the area around the dumpster, which is not permitted. Finally, the dumpster area is in very poor condition and requires attention.</p>
Sidecar/Slice/Shift	<p>117 Willits St <u>Fire violation</u>: Cigarette butts around grease traps. Tickets issued for "Reliability of Emergency Egress" and "Throwing/Placing Sources of Ignition." <u>Planning violation</u>: The dumpster screening project has not yet been completed, and has been a lingering issue.</p>
Social Kitchen And Bar LLC	<p>225 Maple <u>Fire violation</u>: Appearance of equipment, fire alarm and extinguisher maintenance, unsafe conditions.</p> <p><u>Planning violation</u>: Indoor Seating – Planning Division staff counted 60 seats on the floor and 10 seats at the bar for a total of 70 indoor seats. Social Kitchen & Bar is approved to have 54 seats on the floor</p>

	<p>and 10 seats at the bar for a total of 64 indoor seats.</p> <p><u>Planning violation</u>: There is a CO2 tank that has been installed on the east side of the building along the via that was not approved and is not screened.</p>
Tallulah Wine Bar & Bistro	<p>151 -155 S Bates St</p> <p><u>Planning violation</u>: The outdoor dining platform is not permitted to be placed from the months of January through March.</p>
Toast Birmingham LLC	<p>203 Pierce</p> <p><u>Fire violation</u>: Clear space around FDC connections and fire alarm and extinguisher maintenance.</p>
Zana	<p>210 S. Old Woodward</p> <p><u>Building violation</u>: Needs fire alarm, hood cleaning, and hood suppression records.</p> <p><u>Fire violation</u>: Hood suppression, cleaning, and fire alarm reports.</p>



MEMORANDUM

Police Department

DATE: January 16, 2024

TO: Jana L. Ecker, City Manager

FROM: Chris Koch, Investigative Captain

APPROVED BY: Scott A. Grewe, Chief of Police

SUBJECT: 2023 Annual Class B/C Liquor License Report

Throughout the year, the Police Department randomly conducts liquor inspections to ensure establishments are complying with all applicable laws. The Birmingham police department was able to conduct Liquor decoy operations at a total of 52 Class B/C and SDM licensed establishments. It should be noted, in addition to the above-listed incidents, the police department also conducted 113 documented self-initiated bar and restaurant checks in 2023.

The following liquor license inspections were conducted at the following Class B/C liquor license establishments/brew pubs in 2023:

1. 220 Merrill
2. Adachi Restaurant
3. All Seasons Senior Living
4. Bella Piatti
5. Birmingham Pub
6. Birmingham Theater
7. Bistro Joe's
8. Brooklyn Pizza
9. Churchill's Bistro
10. Community House
11. Daxton Hotel
12. Dick O'Dow's
13. Ellie's Mediterranean Grill & Bar
14. Emagine
15. Employee Meal
16. Fleming's Prime Steakhouse & Wine Bar
17. Forest Grill

18. Griffin Claw Brewery
19. Hazel Ravines
20. Hyde Park Steakhouse
21. La Strada Cafe
22. Luxe Bar & Grill
23. Maple Road Tap Room (Whole Foods)
24. Mare Mediterranean
25. Market North End
26. Pernoi
27. Phoenicia
28. Salvatore Scallopini
29. Sidecar/Slice/Shift
30. Social Kitchen and Bar
31. Streetside Seafood
32. Sushi Japan
33. Tallulah Wine Bar & Bistro
34. The Morrie
35. Toast
36. Townhouse
37. Townsend Hotel
38. Whistle Stop Diner
39. Lincoln Hills Golf Course-City of Birmingham
40. Springdale Golf Course-City of Birmingham
41. Zana

All of the above-listed establishments were license-compliant according to the standards set by the Michigan Liquor Control Commission (MLCC). However, there were four violations as noted below.

2023 Liquor Law Violations Class B/C

During the liquor decoy operations in 2023 on Class B/C licensed establishments, three establishments sold to a minor and were issued violations.

1. Dick O'Dow's
2. Papa Joe's
3. Griffin Claw Brewery

2023 Liquor Law Violations Specially Designated Merchant (SDM)

During the liquor decoy operations in 2023 on SDM-licensed establishments, one establishment sold to a minor and was issued a violation.

1. Kroger

2023 Police Contacts

All Class B/C establishments were checked for assaultive behavior and disorderly conduct-related police contacts. The following list details these contacts:

- 1) 220 Merrill (220 Merrill)
 - a) February 5, 2023: Officers were dispatched to a fight at the Rose Room. The victim stated he was attacked by three other males inside the establishment. Officers spoke to the victim and witnesses and referred the case for follow-up. Ultimately the victim refused to pursue charges.
 - b) October 15, 2023: Officers were dispatched to a fight in progress. When officers arrived they spoke to the victim, who said another female grabbed her by the hair and pulled out her weave. The victim later refused to pursue charges.

- 2) Daxton Hotel (298 S. Old Woodward)
 - a) November 23, 2023: Officers were dispatched to the Daxton Hotel for a fight in progress. Officers were able to identify the suspect who was arrested and charged with disturbing the peace.
 - b) December 30, 2023: Officers were dispatched to the Daxton Hotel for a 911 hang-up. They spoke to a couple that was staying at the hotel. It was determined that an Assault and Battery had occurred and a subject was arrested for Domestic Violence.

- 3) Zana (210 S. Old Woodward)
 - a) August 27, 2023: Officers were dispatched to Zana for a large group of people out front. Security had said there was a fight inside the establishment. Two subjects exited the bar and one of the subjects walked up to another and shoved him, at that time they got into a physical altercation. The subject was arrested and charged with disturbing the peace.
 - b) October 22, 2023: Officers responded to Zana, It was reported that there was a fight inside and a female was hit in the face. It was unknown who hit the female due to the large group of people that was fighting. Officers observed one subject who continued to attempt to fight others outside the establishment. That subject was arrested and charged with disturbing the peace.

- 4) Sidecar/Slice/Shift (117 Willits)

- a) May 21, 2023: Officers were called to this location for a fight in progress. The victim was inside Shift and was approached by another unknown male. The victim was then head-butted in the face. The suspect left before police arrival and has not been identified.



MEMORANDUM

Planning Division

DATE: February 1, 2024

TO: Alexandria Bingham, City Clerk

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 2024 Annual Liquor License Renewal Inspections – Planning Division

Please be advised that the Planning Division has completed the inspections for the annual renewal of liquor licenses across the City. These inspections serve as a means to ensure that all license holders in the City are in compliance with their Special Land Use Permits and have kept a well maintained building and general site in accordance with the approved plans on file with the Planning Division. The following observations were made:

- **117 Willits – Shift, Sidecar & Slice**
 - The dumpster screening project has not yet been completed, and has been a lingering issue.
- **155 S. Bates – Tallulah**
 - The outdoor dining platform is not permitted to be placed from the months of January through March.
- **203 Pierce – Toast**
 - **NO FORMAL ISSUES.** However, the Planning Division did observe some tables and chairs in the basement that appear to match the style that is present on the restaurant floor and at the bar, and would like to recommend that those additional tables and chairs be removed from the site to ensure that the bistro remains in compliance with its approved site plan and Birmingham Zoning Ordinance.
- **225 E. Maple – Social Kitchen & Bar**
 - Indoor Seating – Planning Division staff counted 60 seats on the floor and 10 seats at the bar for a total of 70 indoor seats. Social Kitchen & Bar is approved to have 54 seats on the floor and 10 seats at the bar for a total of 64 indoor seats.
 - There is a CO2 tank that has been installed on the east side of the building along the via that was not approved and is not screened.

- **263 Pierce – Elies Mediterranean**
 - The outdoor dining platform is not permitted to be placed from the months of January through March.
- **310 E. Maple – Casa Perno (RESOLVED)**
 - Indoor Seating – Planning Division staff counted 65 seats on the floor and 8 seats at the bar for a total of 73 indoor seats. Casa Perno is approved to have 58 seats on the floor and 7 seats at the bar for a total of 65 indoor seats.
- **325 S. Old Woodward – Adachi**
 - Indoor Seating – Planning Division staff counted 58 seats on the floor and 9 seats at the bar for a total of 67 indoor seats. Adachi is approved to have 55 seats on the floor and 10 seats at the bar for a total of 65 indoor seats.
 - The a-frame portable sign observed out front does not appear to have a permit.
- **470 & 474 N. Old Woodward – EM & Market North End**
 - The dumpsters in the rear of the building remain unscreened and some receptacles were found to be placed outside of the enclosure.
 - The pavement in the parking facility in the rear is in extremely poor condition.
 - At EM, there are a few signs that have popped up over the years that appear to be unapproved.
- **501 S. Eton – Whistle Stop (RESOLVED)**
 - The railings from the outdoor dining facility have been left in the City right-of way, which is not permitted. These railings are required to be removed.
- **34244 Woodward – Bistro Joes & Papa Joes**
 - Indoor Seating – At Bistro Joes, Planning Division Staff counted 60 chairs on the floor and 10 chairs at the bar for a total of 70 indoor seats. Bistro Joes is approved with 54 chairs on the floor and 10 chairs at the bar for a total of 64 indoor seats. The excess seats must be removed from the restaurant.
 - Additional Seating – At Bistro Joes, it is clear that the restaurant has been using the addition mezzanine space on the east side of the space by the wine tasting area to seat its patrons. The Planning Division observed matching table settings, Bistro Joes menus, salt and pepper shakers, and other clues that all point towards a consistent use of the space by the restaurant. This would provide the restaurant with an additional 38 (+/-) indoor seats, which would mean that Bistro Joes is using nearly 50 seats more than it is permitted to use. This is a major issue, and the Planning Division will be seeking more permanent solutions that ensure this space is no longer used for restaurant functions.
 - Site Issues – The parking lot for Papa Joes and Bistro Joes is in dire need of restriping. Many of the lines are completely faded. In addition, at the rear of the building, there was a significant amount of material stacked up and/or stored in parking spaces and the area around the dumpster, which is not permitted. Finally, the dumpster area is in very poor condition and requires attention.

ATTACHMENTS:

Please see the following attachments for your review:

- Notice Letters & Photographs

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to set a public hearing date to review the liquor license and Special Land Use Permit for the following establishments:

- 117 Willits – Shift, Sidecar & Slice
- 155 S. Bates – Tallulah
- 225 E. Maple – Social Kitchen & Bar
- 263 Pierce – Elies Mediterranean
- 325 S. Old Woodward – Adachi
- 470 N. Old Woodward – EM
- 474 N. Old Woodward – Market North End
- 34244 Woodward – Bistro Joes & Papa Joes



Mr. Stephen Simon
S-Three Restaurant Group
117 Willits
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. Simon,

Please be advised that the Planning Division performed an inspection of the Shift, Sidecar and Slice restaurants for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. The dumpster screening project has not yet been completed, and has been a lingering issue.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



8A



Mr. Mario Camaj
Tallulah
155 S. Bates
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. Camaj,

Please be advised that the Planning Division performed an inspection of the Tallulah restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. The outdoor dining platform is not permitted to be placed from the months of January through March. Any fees paid toward the Outdoor Dining Permit/License after the platform is removed will be returned.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



8A

Sec. 98-38. - Outdoor dining on public streets.

Outdoor dining facilities may be permitted on a public street or a public right-of-way only with a valid annual outdoor dining license, subject to review by the planning board, or by the planning division at the discretion of the planning board, the provisions of chapter 126, Zoning, and provided that the following conditions are met:

- (1) Approval of an outdoor dining license shall be contingent upon compliance with all current city codes and ordinances, including any conditions required by the city or the planning board in conjunction with site plan approval.
- (2) No such establishment shall erect or install permanent fixtures in the public right-of-way.
- (3) Operators of outdoor dining facilities shall be responsible for snow and ice removal, and shall remove snow and ice in a manner consistent with the regulations of the department of public services.
- (4) Outdoor dining patios located in an alley or passage that has vehicular traffic are only permitted April 1 through December 31.
- (5) An ADA compliant platform may be erected in the on-street parking space(s) immediately in front of a food or drink establishment to create an outdoor dining facility from April 1 through December 31, subject to additional review by city administration.
- (6) All dining facilities, equipment and/or any objects associated with dining facilities, maybe ordered for removal at the sole discretion of the city commission if determined necessary for the public interest, health, safety or welfare.

(Ord. No. 2383, 5-22-23)



Ms. Regan Bloom
Toast
203 Pierce
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Ms. Bloom,

Please be advised that the Planning Division performed an inspection of Toast restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37.](#) of the Birmingham Code of Ordinances. Please be advised that we found **NO FORMAL ISSUES** with the restaurant or site at this time. However, the Planning Division did observe some tables and chairs in the basement that appear to match the style that is present on the restaurant floor and at the bar, and would like to recommend that those additional tables and chairs be removed from the site to ensure that the bistro remains in compliance with its approved site plan and Birmingham Zoning Ordinance.

If you should have any additional questions or would like to set up a meeting to discuss anything, please let me know at your earliest convenience.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



8A



8A



Social Kitchen & Bar
225 E. Maple
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

To Whom it May Concern,

Please be advised that the Planning Division performed an inspection of the Social Kitchen & Bar restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. Indoor Seating – Planning Division staff counted 60 seats on the floor and 10 seats at the bar for a total of 70 indoor seats. Social Kitchen & Bar is approved to have 54 seats on the floor and 10 seats at the bar for a total of 64 indoor seats.
2. There is a CO2 tank that has been installed on the east side of the building along the via that was not approved and is not screened.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



To Maple Rd.





Mr. Elie Mondalek
Elies Mediterranean
263 Pierce
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. Mondalek,

Please be advised that the Planning Division performed an inspection of the Elies Mediterranean restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. The outdoor dining platform is not permitted to be placed from the months of January through March. Any fees paid toward the Outdoor Dining Permit/License after the platform is removed will be returned.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



8A

Sec. 98-38. - Outdoor dining on public streets.

Outdoor dining facilities may be permitted on a public street or a public right-of-way only with a valid annual outdoor dining license, subject to review by the planning board, or by the planning division at the discretion of the planning board, the provisions of chapter 126, Zoning, and provided that the following conditions are met:

- (1) Approval of an outdoor dining license shall be contingent upon compliance with all current city codes and ordinances, including any conditions required by the city or the planning board in conjunction with site plan approval.
- (2) No such establishment shall erect or install permanent fixtures in the public right-of-way.
- (3) Operators of outdoor dining facilities shall be responsible for snow and ice removal, and shall remove snow and ice in a manner consistent with the regulations of the department of public services.
- (4) Outdoor dining patios located in an alley or passage that has vehicular traffic are only permitted April 1 through December 31.
- (5) An ADA compliant platform may be erected in the on-street parking space(s) immediately in front of a food or drink establishment to create an outdoor dining facility from April 1 through December 31, subject to additional review by city administration.
- (6) All dining facilities, equipment and/or any objects associated with dining facilities, maybe ordered for removal at the sole discretion of the city commission if determined necessary for the public interest, health, safety or welfare.

(Ord. No. 2383, 5-22-23)



Mr. Luciano DelSignore
Casa Perno
310 E. Maple
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. DelSignore,

Please be advised that the Planning Division performed an inspection of the Casa Perno restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. Indoor Seating – Planning Division staff counted 65 seats on the floor and 8 seats at the bar for a total of 73 indoor seats. Casa Perno is approved to have 58 seats on the floor and 7 seats at the bar for a total of 65 indoor seats.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



Mr. Blake George
Adachi
325 S. Old Woodward
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. George,

Please be advised that the Planning Division performed an inspection of the Adachi restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. Indoor Seating – Planning Division staff counted 58 seats on the floor and 9 seats at the bar for a total of 67 indoor seats. Adachi is approved to have 55 seats on the floor and 10 seats at the bar for a total of 65 indoor seats.
2. The a-frame portable sign observed out front does not appear to have a permit.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



8A



8A



8A



Mr. Joe Bongiovanni
EM & Market North
470 & 474 N. Old Woodward
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. Bongiovanni,

Please be advised that the Planning Division performed an inspection of the EM and Market North restaurants for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. The dumpsters in the rear of the building remain unscreened and some receptacles were found to be placed outside of the enclosure.
2. The pavement in the parking facility in the rear is in extremely poor condition.
3. At EM, there are a few signs that have popped up over the years that appear to be unapproved.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org

EM

POR AMOR A LA GENTE
MUSICA Y COMIDA

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8A



Elda & Valter Xhomaqi
Whistle Stop
501 S. Eton
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Elda & Valter,

Please be advised that the Planning Division performed an inspection of the Whistle Stop restaurant for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. The railings from the outdoor dining facility have been left in the City right-of way, which is not permitted. These railings are required to be removed.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



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Mr. Tony Curtis
Papa Joes & Bistro Joes
34244 Woodward Ave.
Birmingham MI, 48012

RE: 2024 Liquor License Inspections – Planning Division

Mr. Curtis,

Please be advised that the Planning Division performed an inspection of Papa Joes and Bistro Joes for issues relating to the Annual Liquor License Inspections for 2024 pursuant to [Chapter 10, Sec. 10-37](#) of the Birmingham Code of Ordinances. Please be advised that the following issues were discovered and will require immediate attention:

1. Indoor Seating – At Bistro Joes, Planning Division Staff counted 60 chairs on the floor and 10 chairs at the bar for a total of 70 indoor seats. Bistro Joes is approved with 54 chairs on the floor and 10 chairs at the bar for a total of 64 indoor seats. The excess seats must be removed from the restaurant.
2. Additional Seating – At Bistro Joes, it is clear that the restaurant has been using the addition mezzanine space on the east side of the space by the wine tasting area to seat its patrons. The Planning Division observed matching table settings, Bistro Joes menus, salt and pepper shakers, and other clues that all point towards a consistent use of the space by the restaurant. This would provide the restaurant with an additional 38 (+/-) indoor seats, which would mean that Bistro Joes is using nearly 50 seats more than it is permitted to use. This is a major issue, and the Planning Division will be seeking more permanent solutions that ensure this space is no longer used for restaurant functions.
3. Site Issues – The parking lot for Papa Joes and Bistro Joes is in dire need of restriping. Many of the lines are completely faded. In addition, at the rear of the building, there was a significant amount of material stacked up and/or stored in parking spaces and the area around the dumpster, which is not permitted. Finally, the dumpster area is in very poor condition and requires attention.

If you should have any additional questions or would like to set up a meeting to discuss, please let me know at your earliest convenience. Otherwise, the Planning Division will be out to re-inspect the site during the week of 1/29-2/2.

Regards,

A handwritten signature in blue ink, appearing to read 'Nicholas Dupuis', enclosed within a large, loopy blue oval.

Nicholas Dupuis
Planning Director
Office: 248-530-1856
Email: ndupuis@bhamgov.org



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8A



MISTRO
JOES
NOW OPEN FOR
BRUNCH
SATURDAY &
SUNDAY

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White electrical control box mounted on the brick wall.

Stack of black metal grates or trays leaning against the wall.

Papa Joe's
GOURMET MARKET
& CATERING

8A

Papa Joe's
GOURMET MARKET
& CATERING



Papa Joe's
GOURMET MARKET
& CATERING

NEEDS

GFL GREEN FOR LIFE
ENVIRONMENTAL
844.GO.GFLUSA
gflusa.com

NO BULK FURNITURE.
NO CONSTRUCTION.
NO OVERLOADING
ABOVE THE RIM.
FEES WILL APPLY TO THE ABOVE.

DANGER
FLAMMABLE
MATERIALS

DANGER
FLAMMABLE
MATERIALS

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MEMORANDUM

Building Department

DATE: February 05, 2024
TO: Jana L. Ecker, City Manager
FROM: Bruce R. Johnson, Building Official
SUBJECT: 2024 Liquor License Renewal Report

The Building Department conducted inspections of the 40 establishments within the City this year that are licensed to serve liquor. The department inspectors along with the Fire Marshal inspected each facility for compliance with applicable building codes, reviewed the prior year's code enforcement records and obtained the Health Department inspection records for City Commission consideration per Section 10-37 of the City Code.

The initial inspections were conducted in January of this year to check that building, electrical, fire, mechanical, and plumbing codes were being adhered to. The manager on site was informed of any deficiencies or violations discovered and was informed that a follow-up inspection would be scheduled within a couple weeks to verify compliance. The inspection history reports included in this report will show that all but two facilities have corrected their violations. It is important to note that some facilities have Planning Department issues to correct that are described in more detail in that departments separate report.

The two properties with outstanding building and fire code violations are 220 Merrill and Zana restaurants. 220 needs to repair a leak on their hot water storage tank and Zana needs to submit all of their fire alarm and kitchen hood suppression records.

Building Department staff conducted a code enforcement audit of violations cited at each facility during calendar year 2023. Mare Mediterranean and Sidecar Slider Bar have open violations for having unscreened dumpsters behind their buildings that they are working with the Planning Department to resolve (see Planning Department report). In addition, Market has an open violation for not having gates on their dumpster enclosure. Finally, we obtained the 2023 inspection records from the Oakland County Health Division and/or the Department of Agriculture for each facility. The code enforcement history and health department reports are attached for consideration.

The table below lists each facility with hyperlinks that will take you to the reports and records for each location.

220 RESTAURANT HOSPITALITY LLC	220 E MERRILL ST
ADACHI RESTAURANT GROUP LLC	325 S OLD WOODWARD AVE STE 1
ALL SEASONS OF BIRMGHAM	111 ELM ST
BELLA PIATTI LLC	167 TOWNSEND ST
Birmingham Pub, LLC	555 S OLD WOODWARD AVE STE 100
BIRMINGHAM THEATER LLC	211 S OLD WOODWARD AVE
BISTRO JOE'S	34244 WOODWARD AVE
BROOKLYN PIZZA	111 HENRIETTA ST
Churchill's	116 S OLD WOODWARD AVE
COMMUNITY HOUSE	380 S BATES ST
DAXTON HOTEL	298 S OLD WOODWARD AVE
Dick O Dows	160 W MAPLE RD
ELIE'S MEDITERREAN GRILL	263 PIERCE ST
EMAGINE	209 HAMILTON ROW
EMPLOYEE MEAL	470 N OLD WOODWARD AVE STE 100
FLEMINGS PRIME STEAKHOUSE	323 N OLD WOODWARD AVE
FOREST GRILL	735 FOREST AVE STE 100
GRIFFIN CLAW BREWERY	575 S ETON ST
HAZEL RAVINES & DOWNTOWN	34977 WOODWARD AVE
Hyde Park Steakhouse	201 S OLD WOODWARD AVE
LASTRADA-CAFE	243 E MERRILL ST
Lincoln Hills Golf Course	2666 W 14 MILE RD
LUXE BAR & GRILL	525 N OLD WOODWARD AVE
Mare Mediterranean	115 WILLITS ST
MARKET	474 N OLD WOODWARD AVE
PERNOI	310 E MAPLE RD
Phoenicia Restaurant	588 S OLD WOODWARD AVE
SALVATORE SCALLOPINI RESTAURANT	505 N OLD WOODWARD AVE
SIDECAR SLIDER BAR	117 WILLITS ST
SOCIAL KITCHEN	225 E MAPLE RD
SPRINGDALE GOLF COURSE	316 STRATHMORE RD
STREETSIDE RESTAURANT	273 PIERCE ST
SUSHI JAPAN	176 S OLD WOODWARD AVE
TALLULAH WINE BAR & BISTRO	155 S BATES ST FL 1
THE MORRIE	260 N OLD WOODWARD AVE
TOAST ENTERPRISES, LLC	203 PIERCE ST
TOWNHOUSE KITCHEN & BAR	180 PIERCE ST
TOWNSEND HOTEL	100 TOWNSEND ST
WHISTLE STOP DINER INC	501 S ETON ST # 505
ZANA RESTARUANT	210 S OLD WOODWARD AVE STE 110



MEMORANDUM

Fire Department

DATE: February 2, 2024

TO: Jana L. Ecker, City Manager

FROM: Jeffrey G. Scaife, Fire Marshal 2023

SUBJECT: Annual Liquor License Report

Throughout the year, the Birmingham Fire Department in addition to annual fire inspections conducts liquor licensing occupancy inspections. These are typically performed the night before Thanksgiving, New Year's Eve, St. Patrick's Day, or whenever a complaint is filed through the Fire Marshal's Office. During these inspections staff from the Fire Prevention Bureau will make unannounced visits to ensure the business is complying with posted occupancy limits. Additionally, the Fire Marshal, along with representatives from the Building and Planning Departments conduct annual Liquor License Inspections. As for the fire department, we conduct these inspections and cite any violations in relationship to the International Fire Code (IFC) 2021 edition.

The following liquor license inspections were conducted at the following establishments for 2023:

1. 220 Merrill
2. Adachi Restaurant
3. All Seasons Senior Living
4. Bella Piatti
5. Birmingham Pub
6. Birmingham Theater
7. Bistro Joe's
8. Brooklyn Pizza
9. Churchill's Bistro
10. Community House
11. Daxton Hotel
12. Dick O' Dow's
13. Ellie's Mediterranean Grill and Bar
14. Emagine Theater
15. Employee Meal

16. Fleming's Prime Steakhouse and Wine Bar
17. Forest Grill
18. Griffin Claw Brewery
19. Hazel Ravines
20. Hyde Park Steakhouse
21. La Strada Café
22. Luxe Bar and Grill
23. Mare Mediterranean
24. Market North End
25. Pernoi
26. Phoenicia
27. Salvatore Scaloppini
28. Sidecar/ Slice/ Shift
29. Social Kitchen and Bar
30. Streetside Seafood
31. Sushi Japan
32. Tallulah Wine Bar and Bistro
33. The Morrie- Birmingham
34. Toast Birmingham
35. Townhouse Bar and Grille
36. Townsend Hotel
37. Whistle Stop Diner
38. Lincoln Hills Golf Course- City of Birmingham
39. Springdale Golf Course- City of Birmingham
40. Zana Hospitality

All of the above-listed establishments were license/code compliant according to the standards set by the IFC and the Michigan Liquor Commission (MLCC). However, the fire department issued various target hazard violations and tickets. The associated establishments involved are highlighted in red, with the infraction(s) listed below:

220 Restaurant Hospitality, LLC.

1. March 17, 2023 – Fire Inspectors conducted an occupancy check for the St. Patrick's Day celebration. The Fire Inspector asked to see the occupant posting and there was no sign posted at the time of the inspection. A business representative contacted the City Building Department and was able to get a replacement card. Upon reinsertion within the hour the Fire Inspector observed the replacement card in a conspicuous space. No further action was taken.

Adachi Restaurant Group, LLC.

1. September 21, 2023 – Misdemeanor ticket issued for unsecured liquid propane tanks. Fire Marshal observed three liquid propane tanks unsecured in the trash area of the business. He advised the manager to remove or secure the tanks immediately. Upon re-inspection, there was one tank that remained unsecured. IFC 2021 6110.2 Removal from Site (LP tank unsecured after warning).

Sidecar/ Slice/ Shift

1. May 10, 2023 – Misdemeanor tickets issued for hazardous conditions related to discarded smoking materials and emergency egress access. A complaint was placed to the Fire Marshal's Office over cigarette butts being thrown in and around grease traps behind the business. The site was inspected by the Fire Marshal and Building Official who found several cigarette butts laying carelessly around a grease trap, along with excessive grease build-up in the emergency egress pathway leading out of the business. The issue was resolved immediately. Spot inspections after showed compliance.

Social Kitchen and Bar

1. January 10, 2024 – Misdemeanor tickets for unsafe conditions in the kitchen. While on LLC inspections the Fire Marshal observed hood suppression nozzles tied in an upward direction that placed them out of the way of a newly installed salamander grille. Tying the nozzles off will have rendered them useless in the event of a cooking fire. Additionally, there was one hood vent missing and no fire suppression for the newly installed cooking equipment. The Fire Marshal ordered that there be no cooking in the area in violation. Three misdemeanor tickets were issued and all items were corrected promptly. The General Manager remained in communication with the Fire Marshal throughout the process. IFC 2021 9901.4.6 Appearance of Equipment, 901.6 Fire Alarm and Extinguishing Maintenance, and 114.1.1 Unsafe Conditions.

Toast Birmingham

1. August 23, 2023 - A misdemeanor ticket was issued for blocking the Fire Department Connection to the business with an oversized flower pot. IFC 2021 912.4.2 Clear Space around FDC Connections.
2. February 9, 2023 – A misdemeanor ticket was issued for not reporting inspection reports to the third-party reporting system for fire alarm, sprinkler system, hood suppression system, and hood system cleaning. IFC 2021 901.6 Fire Alarm and Extinguishing System Maintenance.

Zana Restaurant

1. February 2, 2024 – During the LLC inspections, it was noticed that the business had not reported its hood suppression, hood cleaning, and fire alarm reports to the third-party reporting system. Before this report, only two reports were submitted. The fire suppression system report is outstanding. Work was being done on February 2, 2024.

NOTE: The Fire Marshal's Office had received a couple of complaints of overcrowding and unsafe situations on Friday and Saturday nights after 11:00 pm. Paperwork was issued to the owner stating the Fire Prevention Bureau would be conducting random occupancy inspections until such a time that the complaints could be substantiated or not.

Citations – Fire Department
Property Information

08-19-25-456-019	225 East Maple Rd.
	Birmingham, MI. 48009

Name Information

Owner: Rabbit Holdings, LLC.

Occupant: Social Kitchen

Enforcement Information	Citation/ Violation Issuance from 1/1/2023 to 12/31/2023
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Date Filed	Jan 10, 2024	Date Closed:	Status: OPEN
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Citation issued	9901.4.6 Appearance of Equipment
	901.6 Fire Alarm and Extinguishing Maintenance
	114.1.1 Unsafe Conditions

Initial Inspection – Jeff Scaife, Fire Marshal

Status: Closed **Result:** Items corrected

Scheduled: 1/10/2024 **Completed:** 1/15/2024

Upon LLC inspection the Fire Marshal observed hood suppression nozzles tied in the upright position rendering them ineffective if there had been a fire on the cooking appliance. Additionally, there was one hood vent grille missing, and no fire suppression for a salamander grille. Tickets were issued, and all items were corrected in a timely manner. The General Manager remained in communications with the Fire Marshal throughout the process.

Citations – Fire Department**Property Information**

08-19-36-202-017 **220 East Merrill St.**
Birmingham, MI. 48009

Name Information

Owner: **220 Park Place, LLC.**
Occupant: **220 Restaurant Hospitality, LLC.**

Enforcement Information**Citation Issuance from 1/1/2023 to 12/31/2023**

Date Filed **3/17/2023** **Date Closed:** **3/17/2023** **Status:** **Closed**

Citation issued **NONE**

Initial Inspection – Jeff Scaife, Fire Marshal

Status: **Closed** **Result** **Corrected issue same day**
Scheduled: **3/17/2023** **Completed:** **3/17/2023**

Fire Inspector conducted occupancy checks on 3/17/2023, this included verifying posted signs for occupancy. At the time of initial inspection, no sign was posted. The manager went to the City Building Department and requested a replacement. A replacement card was issued and upon re-inspection the card was posted in a conspicuous place per code. No further action necessary.

Citations – Fire Department

Property Information

08-19-36-202-015 210 South Old Woodward Ave.
Birmingham, MI. 48009

Name Information

Owner: Essco of Birmingham, LLC.

Occupant: Zana Restaurant

Enforcement Information

Citation Issuance from 1/1/2023 to 12/31/2023

Date Filed	Date Closed:	Status:
Citation issued	NONE	

Initial Inspection – Jeff Scaife, Fire Marshal

Status: Open

Result:

Scheduled: 2/2/2024

Completed:

This business had not reported hood suppression, cleaning, and fire alarm reports at time of LLC inspection. Two reports have been submitted. Hood suppression report is still outstanding.

NOTE: Fire Marshal’s Office had received a couple of complaints of overcrowding and unsafe situations on Friday and Saturday nights after 11:00pm. Paperwork was issued to the owner and general manager stating the Fire Marshal’s Office would be conducting random occupancy inspections until such a time that we can verify the complaints or not.

Citations – Fire Department
Property Information

08-19-25-378-028	117 Willits
	Birmingham, MI. 48009

Name Information

Owner: Willits Retail LLC
Occupant: Sidecar/ Slice/ Shift

Enforcement Information	Citation Issuance from 1/1/2023 thru 12/31/2023
--------------------------------	--

Date Filed	5/10/2023	Date Closed:	Status: Closed
Citation issued	2 Total		

Initial Inspection – Jeff Scaife, Fire Marshal

Status:	Closed	Result	Violation
Scheduled:	5/10/2023	Completed	2023

Comments: Fire Marshal Scaife was contacted about a concern of cigarette butts being thrown in and around a grease trap behind the business. Site was inspected by the Fire Marshal and Asst. Building Director and found several cigarette butts laying carelessly around a grease trap. Ticket issued for "Reliability of Emergency Egress," and "Throwing/ Placing Sources of Ignition." Both violations found in the IFC 2021 code book. Business contact remedied the issue immediately that afternoon. No further issues or concerns.

2023 LIQUOR LICENSE REVIEW

APPLICANT	Parcel #	July 2023 Tax Past Due	December 2023 Tax Due 2/14	Invoices	Delinquent Special Assesments	Prior Year Delinquent Personal Property	Water Account Number	Late Water Due	Total Due
220 Merrill Restaurant	19-36-202-017		\$13,482.80				00023-59924		
	99-00-015-113						00237-22056		
Adachi Restaurant Group LLC	99-00-019-073		\$738.93						
All Seasons	19-36-227-029		\$94,292.50				09901-10370		
	99-00-014-135						09902-10371		
Bella Piatti	99-00-012-120								
Birmingham Pub	99-00-022-038						17536-24761		
Birmingham Theater	99-01-960-507						32027-34038		
							07731-10184		
							07737-23518		
Bistro Joe's	99-00-002-103						19469-24354		
	19-36-283-025						00000-11514		
Brooklyn Pizza	99-01-950-279						32517-22522		
Casa Pernoi	99-00-020-032								
Churchill's Bistro	99-01-009-140						35143-25682		
Community House	19-36-132-007						00190-78528		
							01909-22470		
Dick O'Dow's	99-01-960-288						06549-23140		
							06551-23142		
Elie's Mediterranean Café	99-01-930-115						00022-19864		
EM	99-00-022-097								
Emagine Palladium	99-00-016-081								
Flemings	99-00-008-040								
Forest Grill 2 LLC	99-00-009-074		\$412.69						
Griffin Claw Brewery	99-00-014-048						29898-19115		
	20-31-203-036		\$10,822.30				29899-19116		

2023 LIQUOR LICENSE REVIEW

							29901-19118		
Hazel Ravines Downtown	99-00-019-061						34487-34546		
Hyde Park Steakhouse	99-00-013-091						07725-23506 32231-25766		
La Strada Caffè LLC	99-00-016-108								
Lincoln Hills Golf Course									
Luxe Bar & Grill	99-00-011-030								
Mad Hatter (Belle Bistro)	99-00-015-066	\$7,183.41	\$1,362.50			\$1,491.86			\$8,675.27
Mare Mediterranean	99-00-022-037								
Market North End	99-00-014-056						07106-23265		
Morrie, The	99-00-020-060		\$609.36						
Papa Joe's Gourmet Market	19-36-282-005 99-00-002-103						00000-11459 19469-24354 19471-24356		
Phoenecia	99-01-010-170		\$603.90				00785-22218		
Sidecar	99-00-017-071								
Salvatore Scallopini	99-01-850-267						06433-23066		
Social Kitchen & Bar	99-00-013-079						02317-52726		
Springdale Golf Course									
Streetside Seafood	99-01-006-540						00223-22048		
Sushi Japan	99-00-022-051								
Tallulah Wine Bar & Bistro	99-00-011-051						02017-22504		
The Daxton Hotel	99-00-021-065 19-36-202-019						00000-11541		
Toast	99-00-009-013						21549-22036		
Townhouse	99-00-012-092 99-00-014-093						01128-08396		

2023 LIQUOR LICENSE REVIEW

Townsend Hotel	19-36-134-006					00169-25030		
	99-01-870-185		\$7,884.25			00171-22012		
Whistlestop	20-31-203-004					33725-19112		
	99-01-002-570							
Zana Hospitality	99-00-023-062							
Total:			\$130,209.23	\$0.00			\$0.00	\$8,675.27



MEMORANDUM

Manager's Office

DATE: February 6, 2024

TO: Birmingham City Commission

FROM: Jana L. Ecker, City Manager

SUBJECT: 400 E. Lincoln - Senior/Recreation Assessment and Conceptual Design Award

INTRODUCTION:

On November 17, 2023, the City issued a Request for Proposal (RFP) for sealed bids from qualified professional firms to furnish all labor, equipment, material and supervision necessary for the "Birmingham Senior/Recreation Building" facility assessment and conceptual designs for a renovation/expansion project (See attached RFP). The work must be performed in accordance with the specifications contained in the RFP. All bid proposals were required to be submitted by January 5, 2024 by 2:00 pm.

BACKGROUND:

The City of Birmingham purchased the building at 400 E. Lincoln, Birmingham MI 48009, known as the YMCA Building, in June 2023 at a cost of \$2 million dollars. The City contributed \$1.5 million dollars of the purchase price and Next, a licensed 501(c)(3) nonprofit organization which provides Birmingham and other local communities with older person services (adults age fifty and older) contributed the remaining \$500,000 dollars. The City closed on the property in July 2023.

In November 2023, the City proposed a .33 mill levy for a three-year term that would enable the City to make interim improvements to the YMCA building and to establish funding to contribute toward the cost of permanent improvements to the building for use as a senior center/recreation center in the future. The voters passed the senior millage with 69% in favor and 31% against it. It should be noted that Michigan law permits a local unit of government to submit a millage proposition to the electorate to levy up to one mill for services to older citizens. The City anticipates a general obligation bond issue will be considered after the three-year millage expires to fund a portion of permanent improvements to the building. The City will continue to work cooperatively with other member communities (Beverly Hills, Bingham Farms and Franklin) to work out a cooperative funding arrangement for the operation of Next.

The next step of the process was the issuance of an RFP for assessment and conceptual designs. The following timetable was established:

1. RFP published on the Michigan Intergovernmental Trade Network (MITN) on November 17, 2023.

2. A mandatory pre-bid meeting was held on December 13, 2023 at the YMCA Building. All bidders were required to attend this meeting. Fifteen prospective companies showed up and completed a guided walk through of the facility.
3. Final submissions were received by the City on January 5, 2024 by 2:00 pm. Eight companies submitted bid proposals:
 - a. Neumann Smith Architecture \$54,100.00
 - b. Edge Design Associates \$99,500.00
 - c. NORR, LLC \$133,694.00
 - d. In ToTo Studio \$140,000.00
 - e. Telluris Architecture \$154,875.00
 - f. Krieger Klatt Architects \$158,975.00
 - g. Ply+ \$162,800.00
 - h. Constantine George Pappas AIA \$187,820.00

Consistent with the RFP, the evaluation procedure and criteria used by the City utilized a qualifications-based selection process in choosing contractors for consideration by the City Commission for the completion of this work. An evaluation panel consisting of the City Manager, both Assistant City Managers, the Building Official, the DPS Parks and Recreation Manager and Executive Director of Next was established. The panel was provided with an evaluation sheet for each proposal and the evaluations were based on, but not limited to, the following criteria:

1. Ability to provide services as outlined.
2. Contractor background and personnel qualifications.
3. Related experience with similar projects.
4. Project team.
5. Cost of services.
6. Timeline and schedule for completion.
7. References.

On February 2, 2024, the evaluation panel met and discussed each proposal at length. Each panel member was allowed to offer his or her opinion on each bid. After consideration, two bids were selected to be recommended to the City Commission for consideration:

1. Krieger Klatt Architects
2. NORR, LLC

Representatives from both firms were contacted and advised that each would be permitted 10 minutes to present a PowerPoint on their respective bids to the City Commission, emphasizing the following:

1. Staff qualifications and experience.
2. Past experience with projects related to senior/recreation centers.
3. Detail their public engagement strategy

Each firm was told to expect questions from the City Commission (see attached proposals from both Krieger Klatt Architects and NORR, LLC).

LEGAL REVIEW:

The City Attorney reviewed the RFP before publication and had no objection to its form or content. The City Attorney confirms that all bids were responsive and met the requirements set out in the RFP.

FISCAL IMPACT:

As indicated earlier, it is the intention of both the City and Next that Next will occupy the majority of the building beginning in July 2026. As such, Next has offered to pay for all fees related to this phase of the project. The City will not have to fund any cost associated with this bid proposal award.

SUSTAINABILITY:

In the RFP, the City specifically points out that sustainability is important and that new and/or innovative sustainable construction methods or sustainable construction materials should be noted.

PUBLIC COMMUNICATIONS:

Information concerning this project was published in the City Manager's Report and the RFP itself was published on the Michigan Intergovernmental Trade Network (MITN) for all to see.

SUMMARY:

The City issued a Request for Proposal (RFP) for sealed bids from qualified professional firms to furnish all labor, equipment, material and supervision necessary for the "Birmingham Senior/Recreation Building" facility assessment and conceptual designs for a renovation/expansion project (November 2023). Fifteen companies attended a mandatory pre-bid meeting at the YMCA building (400 East Lincoln) for a guided walk through (December 2023). Eight companies submitted sealed bids to the City for consideration (January 2024). A City evaluation panel was created to analyze all eight bids received using criteria from the RFP (February 2024). Two proposals were selected by the evaluation committee for presentation to the City Commission for review and selection, Krieger Klatt Architects and NOOR, LLC. There is no cost to the City for this phase of the project as Next has agreed to pay the fees associated with the selected bid award.

ATTACHMENTS:

- Request for Proposal (RFP) issued by the City for facility assessment and conceptual designs for the renovation/expansion for the "Birmingham Senior/Recreation Building" (400 E. Lincoln, Birmingham, MI (48009).
- Krieger Klatt Architects bid proposal.
- NOOR, LLC bid proposal.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to approve the 2024-bid proposal with Krieger Klatt Architects to furnish all labor, equipment, material and supervision necessary for the "Birmingham Senior/Recreation Building" facility assessment and conceptual designs for a renovation/expansion project of the City-owned building at 400 East Lincoln St., Birmingham MI 48009, in the amount not to exceed \$158,975.00. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. No City funding is necessary for this project.

Or

Make a motion adopting a resolution to approve the 2024-bid proposal with NORR, LLC to furnish all labor, equipment, material and supervision necessary for the "Birmingham Senior/Recreation Building" facility assessment and conceptual designs for a renovation/expansion project of the City-owned building at 400 East Lincoln St., Birmingham MI 48009, in the amount not to exceed \$133,694.00. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. No City funding is necessary for this project.



**REQUEST FOR PROPOSAL
(BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL
DESIGNS FOR RENOVATIONS/EXPANSION)**

Sealed proposals endorsed “**BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**”, will be received at the Office of the City Clerk, 151 Martin Street, Birmingham, Michigan, 48009; until **January 5, 2024 at 2:00 p.m.** at which time bids will be publicly opened and read.

Contractors will be required to attend a mandatory pre-bid meeting on Wednesday, December 13, 2023 at 2:00 p.m. at 400 E. Lincoln Street, currently in use as the Birmingham YMCA. Contractors must register for the pre-bid meeting by Friday, December 8, 2023 at 2:00 p.m. by contacting Assistant City Manager Mark Clemence at (248) 530-1867 or by email at clemencem@bhamgov.org.

The City of Birmingham, Michigan is accepting sealed bid proposals from qualified professional firms to furnish all labor, equipment, material and supervision necessary for the Birmingham Senior/Recreation Building facility assessment and conceptual designs for a renovations/expansion project. This work must be performed as specified in accordance with the specifications contained in the Request for Proposal (RFP).

The RFP, including the Specifications, may be exclusively obtained online from the Michigan Inter-governmental Trade Network at <http://www.mitn.info>.

The acceptance of any proposal made pursuant to this invitation shall not be binding upon the City until a written agreement has been executed.

Submitted to MITN:	Friday, November 17, 2023
Pre-bid RSVP deadline:	Friday, December 8, 2023 at 2:00 p.m.
Mandatory Pre-Bid Meeting:	Wednesday, December 13, 2023 at 2:00 p.m., 400 E. Lincoln Street, Birmingham, MI 48009
Deadline for Submissions:	January 5, 2024 at 2:00 p.m.
Contact Person:	Assistant City Manager Mark Clemence 151 Martin Street Birmingham, MI 48009 Phone: (248) 530-1809 Email: clemencem@bhamgov.org



**BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL
DESIGNS FOR RENOVATIONS/EXPANSION**

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INTRODUCTION

For purposes of this RFP the City of Birmingham will hereby be referred to as “City” and the private firm will hereby be referred to as “Contractor.”

The City is accepting sealed bid proposals from qualified professional firms to submit a proposal for **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**. This work must be performed in accordance with the specifications outlined by the Scope of Work contained in this RFP.

During the evaluation process, the City reserves the right, where it may serve the City’s best interest, to request additional information or clarification from proposers, or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation.

It is anticipated the selection of a firm will be completed by February 5, 2024. An Agreement for services will be required with the selected Contractor. A copy of the Agreement is contained herein for reference. Contract services will commence upon execution of the Agreement by the City.

REQUEST FOR PROPOSAL (RFP)

The purpose of this RFP is to request sealed bid proposals from qualified parties presenting their qualifications, capabilities and costs to provide **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**.

MANDATORY PRE-BID MEETING

Prior to submitting a bid, interested firms are required to attend a pre-bid meeting to conduct an on-site visit of the building at 400 E. Lincoln Street, currently in use as the Birmingham YMCA to make inquiries about the RFP. This meeting will be held on Wednesday, December 13, 2023 at 2:00 p.m. 400 E. Lincoln Street, Birmingham, MI.

INVITATION TO SUBMIT A PROPOSAL

Proposals shall be submitted no later than January 5, 2024 at 2:00 p.m. to:

City of Birmingham
Attn: City Clerk
151 Martin Street
Birmingham, Michigan 48009

One (1) original and one (1) electronic copy of the bid proposal shall be submitted. The bid proposal should be firmly sealed in an envelope, which shall be clearly marked on the outside, **“BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION”**. Any bid proposal received after the due date cannot be accepted and will be rejected and returned, unopened, to the proposer. Proposer may submit more than one proposal provided each proposal meets the functional requirements of this Request For Proposal.

INSTRUCTIONS TO CONTRACTORS

1. Any and all attached forms contained herein requesting information from the Contractor must be completed (see Contractor's Responsibilities). If more than one bid is submitted, a separate bid proposal form must be used for each.
2. Any request for clarification of this RFP shall be made in writing and delivered to: Assistant City Manager Mark Clemence, (248)-530-1809, clemencem@bhamgov.org, 151 Martin Street, Birmingham, MI 48009. Such request for clarification shall be delivered, in writing, no later than 5 days prior to the deadline for submissions.
3. All bid proposals must be submitted following the RFP format as stated in this document and shall be subject to all requirements of this document including the instruction to Contractors and general information sections. All bid proposals must be regular in every respect and no interlineations, excisions, or special conditions shall be made or included in the RFP format by the Contractor.
4. The contract will be awarded by the City of Birmingham, at our sole discretion, to the most responsive and responsible Contractor with the lowest price and the contract will require the completion of the work pursuant to these documents.
5. **Each Contractor shall include in his or her proposal, in the format requested, the cost of performing the work per phase and total budget.** Municipalities are exempt from Michigan State Sales and Federal Excise taxes. Do not include such taxes in the proposal figure. The City will furnish the successful company with tax exemption information when requested.
6. Each Contractor shall include in their proposal the following information: Firm name, address, city, state, zip code, telephone number, and fax number. The company shall also provide the name, address, telephone number and e-mail address of an individual in their organization to whom notices and inquiries by the City should be directed as part of their proposal.

EVALUATION PROCEDURE AND CRITERIA

The City will utilize a qualifications-based selection process in choosing a contractor for the completion of this work. An evaluation panel will be established and will consist of City staff and any other person(s) designated by the City. The panel will evaluate the proposals based on, but not limited to, the following criteria:

1. Ability to provide services as outlined.
2. Contractor background and personnel qualifications.
3. Related experience with similar projects.
4. Project team.
5. Cost of services.
6. Timeline and schedule for completion.
7. References.

TERMS AND CONDITIONS

1. The City reserves the right to reject any or all proposals received, waive informalities, or accept any proposal, in whole or in part, it deems to be in the best interest of the City.
2. The City reserves the right to request clarification of information submitted and to request additional information of one or more Contractors.
3. The City reserves the right to terminate the contract at its discretion should it be determined that the services provided do not meet the specifications contained herein, or in the case the City elects not to proceed to the Next phase of the RFP. The City may terminate this Agreement at any point in the process upon notice to Contractor sufficient to indicate the City's desire to do so. In the case of such a stoppage, the City agrees to pay Contractor for services rendered to the time of notice, subject to the contract maximum amount.
4. Any proposal may be withdrawn up until the date and time set above for the opening of the proposals. Any proposals not so withdrawn shall constitute an irrevocable offer, for a period of ninety (90) days, to provide the services set forth in the proposal.
5. The cost of preparing and submitting a proposal is the responsibility of the Contractor and shall not be chargeable in any manner to the City.
6. Payment will be made within thirty (30) days after invoice. Acceptance by the City is defined as authorization by the designated City representative to this project that all the criteria requested under the Scope of Work contained herein have been provided. Invoices are to be rendered each month following the date of execution of an Agreement with the City.
7. The Contractor will not exceed the timelines established for the completion of this project.

CONTRACTOR'S RESPONSIBILITIES

Each Contractor shall provide the following as part of their proposal:

1. Completed and signed forms requested for completion within this RFP, including:
 - a. Agreement (Attachment A)
 - b. Bidder's Agreement (Attachment B)
 - c. Cost Proposal (Attachment C)
 - d. Iran Sanctions Act Vendor Certification Form (Attachment D)
2. A description of completed projects that demonstrate the Contractor's ability to complete projects of similar scope, size, and purpose, in a timely manner, and within budget.
3. The proposal shall include a project timeline addressing each section within the Scope of Work and a description of the overall project approach. In the proposal, suggest technical or procedural innovations that have been used successfully on

other projects and which may provide the City with better service delivery. Discuss any ideas, innovative approaches, or specific new concepts included in the proposal that would provide a benefit to the City and the environment. Include a statement that the Contractor will be available according to the proposed timeline, as time will be of the essence. It is expected that the entire renovation project will be completed by July 2026.

4. A description of the firm, including resumes and professional qualifications of the principals involved in administering the project.
5. A list of sub-contractors and their qualifications, if applicable.
6. Three (3) client references from past projects, including current phone numbers. At least two (2) of the client references should be for similar projects.
7. The Contractor shall be responsible for the disposal of all material and any damages which occur as a result of any actions by employees or sub-contractors of the Contractor during this project.
8. The Contractor shall be responsible for any changes necessary for the plans to be approved by the City of Birmingham.
9. The Contractor with the successful bid shall provide a Performance Bond in an amount not less than 100% of the contract price in favor of the City of Birmingham, conditioned upon the faithful performance of the contract, and completion on or before the date specified.

CITY RESPONSIBILITY

1. The City will provide a designated representative to work with the Contractor to coordinate both the City's and Contractor's efforts and to inspect and verify any work performed by the Contractor.
2. The City will provide access to the City of Birmingham during regular business hours or during nights and weekends as approved by the City's designated representative.

SETTLEMENT OF DISPUTES

The successful Contractor agrees to certain dispute resolution processes/limitations in accordance with paragraph 19 of the Agreement attached as Attachment A.

INSURANCE

The successful Contractor is required to procure and maintain certain types of insurances in accordance with paragraph 11 of the Agreement attached as Attachment A.

CONTINUATION OF COVERAGE

The Contractor shall provide all insurance coverages as specified. Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the agreement, the City may, at its option, purchase such coverage and subtract the cost of obtaining such

coverage from the contract amount. In obtaining such coverage, Birmingham shall have no obligation to procure the most cost effective coverage but may contract with any insurer for such coverage.

EXECUTION OF CONTRACT

All proposals submitted must include a signed Agreement as provided in Attachment A. The Contractor whose proposal is accepted shall be required to furnish all insurance coverages as specified within ten (10) days after receiving notice of such acceptance. Any contract awarded pursuant to any bid shall not be binding upon the City until a written contract has been executed by both parties.

INDEMNIFICATION

The successful Contractor shall indemnify the City and various associated persons in accordance with paragraph 10 of the Agreement attached as Attachment A.

CONFLICT OF INTEREST

The successful Contractor is subject to conflict of interest requirements/restrictions in accordance to paragraph 17 of the Agreement attached as Attachment A.

EXAMINATION OF PROPOSAL MATERIALS

The submission of a proposal shall be deemed a representation and warranty by the Contractor that it has investigated all aspects of the RFP, that it is aware of the applicable facts pertaining to the RFP process and its procedures and requirements, and that it has read and understands the RFP. Statistical information which may be contained in the RFP or any addendum thereto is for informational purposes only.

PROJECT TIMELINE

Submitted to MITN:	Friday, November 17, 2023
Pre-bid RSVP deadline:	Friday, December 8, 2023 at 2:00 p.m.
Mandatory Pre-Bid Meeting:	Wednesday, December 13, 2023 at 2:00 p.m. 400 E. Lincoln Street, Birmingham, MI 48009
Deadline for Submissions:	January 5, 2024 at 2:00 p.m. – Bids publicly opened 151 Martin Street, Birmingham, MI 48009 – City Commission Room 2 nd floor.
Award of Bid:	Estimated award by February 5, 2024.
Project Kickoff:	Work expected to begin upon approval by the City Commission (anticipated February 5, 2024)

Phase 1 Completion: April 8, 2024 – Phase 1 report submitted to the City.

Phase 2 Completion: June 28, 2024 – Phase 2 recommendations and conceptual designs submitted to the City.

The Contractor will not exceed the timelines established for the completion of this project.

BACKGROUND

The building located at 400 E. Lincoln, was originally built in the late 1960's and is currently home to the Birmingham YMCA. Throughout the years, there have been multiple renovations and additions to the building. In 1972, a swimming pool addition was added to the south side of the building, with the pool recessed below grade at the basement level, and the construction of racquetball courts on the first floor above the pool. The racquetball courts were later converted into an open auxiliary gym. In 1988, a single story addition with a basement was constructed for a wellness center on the west side of the building. A single story slab on grade addition was also added to the northwest corner of the building at an unknown date. The existing building now consists of multiple levels, including a split level basement, the first floor and a partial second floor. Each level is divided up into smaller spaces with a complex navigation path between areas, limited daylighting, and very limited accessibility. Elevator access is not provided to most levels of the building.

In July of 2023, the City of Birmingham purchased the property and building at 400 E. Lincoln Street from the YMCA. Currently, the YMCA is operating in the building under a 3 year lease agreement with the City. It is the City's intention to conduct a facility assessment of the existing building, and create one or more conceptual designs for the renovation and/or expansion of the building for the future use as a combined senior/recreation center to house Birmingham NEXT senior services, ongoing YMCA programming, to house the Parks and Recreation Division of the Department of Public Services and other community uses.

Birmingham Next is currently located in the former Midvale School, owned by the Birmingham Public School District. Next occupies approximately 10,000 square feet of the one level school building, and shares the gym facilities with a child care facility also operating in the building. As noted above, the Birmingham YMCA currently occupies the entire 40,000 square foot building at 400 E. Lincoln Street, but is currently in the process of developing a combined Birmingham/Royal Oak YMCA facility at a separate location. The Birmingham YMCA wishes however, to maintain a presence in Birmingham to continue to serve our residents with health, wellness and fitness programming and the popular YMCA day camp programs for children. The Birmingham Parks and Recreation division is currently primarily housed in the DPS building at 851 S. Eton, as well as at the Birmingham Ice Arena, Lincoln Hills Golf Course and Springdale Golf Course.

There are multiple needs and deficiencies with the existing building at 400 E. Lincoln Street that must be addressed to accommodate the future use of the building as a combined senior/recreation center to house Birmingham Next senior services, ongoing YMCA programming, the Parks and Recreation Division of the Department of Public Services and other community uses, such as:

1. Operational Needs of Birmingham Next, the YMCA and the Birmingham Parks and Recreation division: This shall include operations and space planning, storage, pedestrian and vehicular access, the integration/connection of the existing building with other City facilities, including St. James Park and surrounding public parking facilities;
2. ADA Access: This shall include Building Code and ADA accessibility on the property, into the building, and full accessibility within the building;
3. Building safety and security: This shall include an analysis of security needs for the building and the surrounding property, including consideration of controlled access, shared or separate entrances, space sharing needs etc.; and
4. Structural and Mechanical Systems: This shall include a detailed review of the Structural and MEP Assessment conducted by IMEG for the City in May of 2023, as well as a recommendation of projected structural and mechanical system upgrades needed for the conceptual design(s) designs for the renovation and/or expansion of the building for the future use as a combined senior/recreation center.

As noted previously, the YMCA is currently operating in the existing building under a 3 year lease agreement. The City wishes to develop and approve a conceptual plan for the future use of the building, complete construction plan development and ideally complete construction of the recommended renovations to the building during this 3 year transition period. All construction during this transition period would aim to work with the ongoing operation of the YMCA as much as possible. The City anticipates that Birmingham Next and the Birmingham Parks and Recreation division will begin occupying the building at the end of the 3 year lease term with the recommended renovations and improvements to the property and building completed.

SCOPE OF WORK

The City is currently soliciting bids for a Contractor to perform the following services in accordance with the requirements as defined and noted herein:

Phase 1 – Needs Analysis

Review existing documentation, collect additional data necessary to provide a baseline for a needs analysis for the use of the former YMCA building and as a combined senior/recreation center to house Birmingham Next senior services, ongoing YMCA programming, and to house the Parks and Recreation division of the Birmingham Department of Public Services. It is anticipated that the Contractor will work with the City and the YMCA to conduct site visits as necessary, and undertake the following:

1. Conduct interviews with Birmingham Next, YMCA and City administrative staff to gain an understanding of their current and future operational needs;
2. Conduct a public survey to solicit input on desired future community, senior and recreational uses of the building;
3. Evaluate equipment and material storage needs;
4. Review in detail the existing Birmingham Next and Birmingham Parks and Recreation employee workspaces, conference rooms, file storage and current practices performed by staff to meet the public's expectations of service delivery;

5. Review structural issues; plumbing, electrical, HVAC, etc.;
6. Review building accessibility based on Building Code and ADA standards;
7. Review general security needs with special attention to ingress/egress accessibility including visitor accessibility to staff areas and internal staff safety controls;
8. A total space needs program shall be developed and presented for both current and future space needs projections; and
9. Furnish a report documenting the information gathered and learned from Phase 1.

Phase 2 – Recommendations

Based on the information collected in Phase 1, the Contractor will generate recommendations for the City, including, but not limited to, the following:

1. Conduct a community open house to present findings from Phase 1 and solicit public input on potential actions/recommendations for the City;
2. Determine options for the renovation of the existing building and/or construction of a new building to best meet the operational and space requirements for Birmingham Next, the YMCA and the Birmingham Parks and Recreation division;
3. Develop state of the art solutions and conceptual design plans to address the identified needs and deficiencies indicated in Phase 1 in the following areas:
 - i. Operational needs
 - ii. Building accessibility
 - iii. Building safety and security
 - iv. Structural and mechanical systems – HVAC, plumbing and electrical systems;
4. Conceptual plans shall include conceptual renderings, a site plan, and basic conceptual floor plans;
5. Integrate the information gathered into a complete and compiled assessment report, which identifies and categorizes the recommendations for facility needs and goals, critical needs and property enhancements and how each option compares;
6. Prepare project cost estimates for each option, including comparative financial analysis of costs including but not limited to buildout, rehabilitation, operations and maintenance and ancillary costs;
7. Furnish a final report documenting the methodology used for a review of all options considered and a final recommended conceptual plan for the recommended improvements; and
8. Present the report and recommended options to the City Commission and any other boards as needed for approval.

Phase 3 – Plan Preparation and Oversight (Not Part of this RFP)

Upon approval of the selected option by the City Commission, the City shall issue another RFP for construction plan development and construction oversight.

Phase 4 – Construction (Not Part of this RFP)

Upon completion of Phase 3, an RFP will be created for construction services based on the selected option by the City Commission and the documents prepared by the Contractor in Phase 3.

Attachment A

AGREEMENT OF (BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION)

THIS AGREEMENT is entered into this ____ day of _____, 2023, by and between the **CITY OF BIRMINGHAM**, whose address is 151 Martin Street, Birmingham, MI 48009 (hereinafter referred to as the City) _____, whose address is _____, MI 48009, hereafter referred to as Contactor and the foregoing shall collectively be referred to as the parties.

WHEREAS, the City desires an assessment of the spatial needs of Next senior services, the YMCA and the Parks and Recreation Department of the City for conceptual designs for renovations and possible expansion and in connection therewith has requested proposals for a **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**; to the building at 400 E. Lincoln and

WHEREAS, Contractor has qualifications that meet the project requirements and has provided a response and cost proposal to perform **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**.

NOW, THEREFORE, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

1. MUTUALLY AGREE: It is mutually agreed by and between the parties that the City's Request for Proposal for **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION** posted November 17, 2023, shall be fully incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto (attached hereto as Attachment "A").

2. TERM: This Agreement shall have a term of one year from the date stated above. The City shall have the right to unilaterally terminate this Agreement on thirty (30) days written notice. In the event of termination, the Contractor shall receive compensation for services to the date the termination takes effect and the City shall be entitled to retain and use the results of all designs and renovations prepared by the Contractor through such date.

3. TERMS OF PAYMENT: The Contractor will invoice monthly for all labor supplied and work completed. In no event shall invoices be submitted more than 45 days after completion of services. Submitted invoices shall include the following detailed information: the type of work performed, the time spent on the work, the individual who performed the work and the per hour billing rate charged. The City may, at its sole discretion demand review and the right to request at any time further detailed accounting information for any or all bills. The right to inspection of any bill and invoice shall never be at any cost or billings to the City, nor shall preparation of said invoices be billed to the City or against the general retainer. Payment terms will be net 30 days unless otherwise specified by the City.

4. Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. INSURANCE SUBMISSION REQUIREMENTS: The Contractor has submitted proof to the City that it meets all City insurance requirements. Insurance, with coverage amounts at no less than the City's minimum requirements, must be held by the Contractor throughout the term of this Agreement. Certificates of insurance as stated below will be required no later than five (5) business days from the date of Contractors acceptance of the terms of this Agreement.

6. CONFIDENTIAL AND OR PROPRIETARY INFORMATION: The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. INDEPENDENT CONTRACTOR: The Contractor and the City agree that the Contractor is acting as an independent contractor with respect to the Contractors role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

8. COMPLIANCE WITH LAWS: Contractor agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the City, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which Contractor is subject, Contractor hereby agrees to be bound by all Federal, State, or City of Birmingham ordinances, rules, regulations and policies as are amended from time to time, and including without limitation the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

9. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS: Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the City, by and through its City Manager, to terminate this Agreement, or at the City's option, the City may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Contractor, either by offset to any amounts due and owing Contractor for services provided to the City, or, by separate bill and demand for payment. Nothing in this paragraph shall be deemed to create or be interpreted as establishing a "for cause" termination; Contractor agrees and understands that its engagement is at will and may be terminated by the City Manager for any cause or no cause.

10. INDEMNIFICATION: To the fullest extent permitted by law, the Architect shall

indemnify and hold the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City harmless from and against damages, losses and judgments, which may be asserted, claimed, or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, including reasonable attorney fees and expenses recoverable under applicable law, but only to the extent of the degree of fault of the Michigan licensed architect for negligent acts or omissions of the Architect, its employees and its consultants in the performance of their professional services, in the performance of this Agreement.

11. STANDARD INSURANCE REQUIREMENTS: The Contractor shall maintain during the life of this Agreement the applicable types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance:

For Non-Sole Proprietorships: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

For Sole Proprietorships: Contractor shall complete and furnish to the City prior to the commencement of work under this Agreement a signed and notarized Sole Proprietor Form, for sole proprietors with no employees or with employees, as the case may be.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractor Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following **Additional Insureds: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof.** This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

D. Professional Liability: If applicable, professional liability insurance with limits of not less than \$2,000,000 per claim if Contractor will provide services that are customarily subject to this type of coverage.

E. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City at least (10) days prior to the expiration date.

F. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

- 1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance, or a signed and notarized copy of the Sole Proprietor Form;
- 2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
- 3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
- 4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance, if applicable;
- 5) If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Maintaining Insurance: Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

12. WRITTEN NOTICES: Written notices regarding this Agreement shall be addressed to the following:

City: City of Birmingham
151 Martin Street
Birmingham, Michigan 48009
Attn: Assistant City Manager Mark Clemence

Contractor:

13. COVID: The Contractor shall follow all of the City's COVID-19 safety protocols while on City property. Additionally, Contractor staff which will be in physical contact with city staff must have current vaccinations against COVID-19. The City, at its discretion, may ask for proof of vaccination of Contractor's staff. Failure to provide proof of vaccination when requested will cause the City to request un-vaccinated personnel to leave, request alternate staff, and if the Contractor is unable to comply, this violation of safety protocols will constitute a breach of contract by the Contractor.

14. AMENDMENTS: No amendment, modification or supplement to this Agreement shall

be binding unless it is in writing and signed by authorized representatives of the parties.

15. WAIVER OF BREACH: No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

16. COMPLETE AGREEMENT: The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of Contractor agreement with the City of Birmingham. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the City and the Contractor shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

17. DIRECT OR INDIRECT INTEREST: If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

18. FAILURE TO PERFORM. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

19. LEGAL PROCEEDINGS: Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

20. RESPONSE TO REQUESTS FOR PROPOSALS: The Contractor shall be held to and bound by all terms, conditions, warranties and representations which it made in its written response dated _____, to the City's Request for Proposals dated November 17, 2023 (attached hereto as Attachment "B"). In the event of a conflict in any of the terms of this Agreement and the Contractor _____ response, the terms of this Agreement shall prevail.

21. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham

will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the parties hereto agree to be bound by the above terms and conditions, and Contractor, by its authorized signature below, expressly accepts this Agreement upon the above provided terms and conditions contained in this Agreement as of the date first above written.

Contractor

By: _____

Its: _____

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this _____ day of _____, 20____, before me personally appeared _____, who acknowledged that with authority on behalf of _____ to do so he/she signed this Agreement.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

CITY OF BIRMINGHAM:

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Mark A. Gerber, Finance Director
(Approved as to Financial Obligation)

Mary M. Kucharek, City Attorney
(Approved as to form)

Mark Clemence, Assistant City
Manager (Approved as to substance)

ATTACHMENT B - BIDDER'S AGREEMENT
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Request for Proposal and all other provisions of this document and understand the meaning, intent, and requirement of it.

2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

PREPARED BY (Print Name)	DATE
---	-------------

TITLE	DATE
--------------	-------------

AUTHORIZED SIGNATURE	E-MAIL ADDRESS
-----------------------------	-----------------------

COMPANY

ADDRESS	PHONE
----------------	--------------

NAME OF PARENT COMPANY	PHONE
-------------------------------	--------------

ADDRESS

ATTACHMENT C - COST PROPOSAL
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In order for the bid to be considered valid, Section 00 41 44 - Bid Form must be completed in its entirety.

COST PROPOSAL	
ITEM	BID AMOUNT
Phase 1	\$
Phase 2	\$
TOTAL BID AMOUNT	\$
ADDITIONAL BID ITEMS	
	\$
	\$
GRAND TOTAL AMOUNT	\$

Firm Name _____

Authorized signature _____

Printed Name _____

Date _____

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION FORM
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

Pursuant to Michigan Law and the Iran Economic Sanction Act, 2012 PA 517 ("Act"), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an "Iran Linked Business", as defined by the Act.

By completing this form, the Vendor certifies that it is not an "Iran Linked Business", as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

PREPARED BY (Print Name)	DATE
---	-------------

TITLE	DATE
--------------	-------------

AUTHORIZED SIGNATURE	E-MAIL ADDRESS
-----------------------------	-----------------------

COMPANY

ADDRESS	PHONE
----------------	--------------

NAME OF PARENT COMPANY	PHONE
-------------------------------	--------------

ADDRESS

TAXPAYER I.D.#

PROPOSAL FOR

City of Birmingham Recreation Center Phase 1 & 2

Department of Public Works

ATTN: MARK CLEMENCE

151 MARTIN STREET BIRMINGHAM, MI 48009



SPARK43
ARCHITECTS

**Krieger
Klatt**
Architects



TABLE OF CONTENTS

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8B

Krieger Klatt Architects, Inc.

2120 East Eleven Mile Road
Royal Oak, MI 48067
(248)414-9270

Jason Krieger, AIA

President
jason@kriegerklatt.com
(586)668-0124

Jeff Klatt, AIA

Vice President
jeff@kriegerklatt.com
(586)556-9910

Spark 43 Architects

924 Fulton Street West
Grand Rapids, MI, 49504
(616)288-4989

John Whitten, AIA, NCARB

Founding Principal
john@spark43arch.com
(719)661-2169

Krieger Klatt Architects (KKA) is excited to submit our proposal for architectural and engineering services to the City of Birmingham. Our team has reviewed the RFP and understand that it is for the "Needs Analysis" and "Recommendations" for your future Senior / Recreation Center. We have selected a small portion of our portfolio within the past several years that reflects the variety of work that we have done. Our selected project partners have the proven experience to provide diligence and excellence for the new Senior / Recreation Center.

KKA has assembled a team of experts to partner with to ensure success. These team members consist of Spark 43 Architects, Stonefield Engineering (Civil) and IMEG (MEP and Structural)

KKA prides itself on not only providing attractive projects but also being pragmatic. We are always conscientious of the constructability of a project and how that impacts cost and schedule.

The team who has been assembled are experts in their fields and have a large body of work of similar project types.

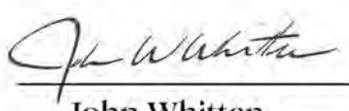
With over 32 years in the industry and thousands of designed and constructed projects, we firmly believe we are a great partner for the City of Birmingham. We look forward to combining our talents with yours to build spaces that the community will enjoy for years to come.



Jason Krieger
Principal



Jeff Klatt
Principal



John Whitten
Principal

Project Description

The City of Birmingham

Our understanding is that the City of Birmingham recently purchased the YMCA with the intent of re-positioning the building to become a senior and recreational center. In the meantime, the YMCA will remain as a tenant while the City confirms the proper path to move forward.

This response for proposals is for a team to provide upfront investigative, programming and conceptual work to figure out if the existing facility can be renovated and updated or if it is more beneficial to demolish it and construct a new facility. We have budgeted the appropriate time to investigate the existing facilities, meet with Ownership and stakeholders and determine an educated and proper recommendation.

Our team has reviewed the projected timeline for deliverables and are willing to commit to those dates.

The area of the project is indicated within the image on the following page. KKA has included cost for a survey of the YMCA property and the adjacent parking lot for St. James Park to understand how to best connect this new recreation center to the park and its amenities.



Grace Baptist Church
& Birmingham Bible

Birmingham
Family YMCA

St James Park

Project Approach Narrative

Proposed Path to Deliver the Project

Dear City of Birmingham Recreation Center Committee,

The City of Birmingham has taken a major step in realizing its vision for the new Recreation Center. We believe our expertise and approach align closely with your vision, and we are extremely excited at the opportunity to help guide this project to completion for the community.

As you will see in the following proposal, we will approach this project with an observational and pragmatic approach to ensure parameters for phases 3 & 4 are thoughtfully crafted. As proven leaders in the design and planning of community-based projects locally and throughout the nation, our team will leverage our experience to collaborate with your residents and community to lead an inclusive and representative planning and design effort.

Krieger Klatt Architects, Inc (KKA) will be teaming with Spark 43 Architects, IMEG and Ronnisch Construction Group. We have assembled a team with extensive experience collaborating with one another to deliver thoughtful, elegant, and budget conscious projects for our clients. It is understood that the project will be awarded next month, and we look forward to discussing a detailed project schedule outlining our design timeline with key milestones and coordination with your additional project partners.

Birmingham has a vibrant history and KKA has worked with a number of residents, businesses, and city staff on a variety of projects across the city. Our aim is to design a project that both fits in with the fabric of the community and creates a meaningful impact for your residents.

Our team has extensive experience collaborating with multiple partners on projects of similar size and scope to this project and we will leverage our expertise in working with you and your stakeholders to develop a thoughtfully designed community space for the residents to use and enjoy for generations to come. We believe in creating public architecture that is a true reflection of the pride, passions and enthusiasm of the residents that will call it their own.

To live up to this goal, we believe in a few guiding principles and tenets that will help us stay focused on success:

- Building a center founded on long-standing community values, based off extensive public engagement opportunities. We understand that voices in communities across the country have been silenced or ignored. Community recreation provides a unique opportunity to engage with historically marginalized communities to ensure those members of the community are given agency over the buildings intended for their uses. Over the years we have developed several unique strategies to reach out, and engage with, some of the most marginalized members of the communities in which we work. We look forward to discussing those with your team.
- Our team is committed to designing projects for universal accessibility. In fact, John Whitten (Spark 43) co-authored the Universal Design Guidelines for the Community Revitalization Grants for the Michigan Economic Development Corporation (MEDC). Designing buildings that focus on addressing the needs of 20% of the population ensures that the building is barrier free and accessible for 80%-90% of the population. Universal Design Principles are at the forefront of every design decision we make. As we preach to our teams, the ADA is the worst anyone can legally do when designing a building.
- Function as careful stewards of public funds to ensure that we maximize the value of every dollar spent to benefit the community.
- Focus on sustainably-minded features and strategies to provide the community with a project that will have minimal impact on the natural environment.
- Ultimately create a building where people want to come together, share experiences, and lead healthier lives.

Our design team is well positioned to bring these principles to the table while being able to understand the nuance of the different spaces and performance objectives.

Upon award and contract agreements, KKA will review all community feedback for the Recreation Center gathered to date by the City and will work with you to develop a strategy to ensure the voices in your community are included and amplified during the project. We approach each Recreation Center with a customized approach as unique as the communities we serve. We listen and learn from our communities and clients first and foremost to gain a deep understanding of their needs and the context for our study.

We accomplish this by hosting community engagement and open house sessions that will provide an avenue to work directly with your community in either formal and informal sessions to ensure that a wide cross-section of people are heard.

Following interviews and programming, we will develop preliminary plans and reports for discussion with the city and your appointed representatives. Once the program has been solidified, our team will work to develop and refine floor plans and establish the layouts of the renovation and new construction plans as well as create a “look book” for the look and feel of the new construction center.

Once the site layout, floor plans, and façade intention are approved by the Owner, the design team will assemble documentation for Ronnisch Construction Group to provide a schematic budget estimate. The Design Team and Ronnisch will work concurrently to select material typologies for inclusion in the estimate and final report.

The final report at the end of Phase 2 will include the Phase 1 Narratives, the Phase 2 Conceptual Plans, Estimate, and a recommendation for the City of Birmingham Boards. The Phase 2 Report will be issued to city staff for review before it is sent to the Boards. After the Boards have had time to review, the Design Team will meet with them to do a review meeting.



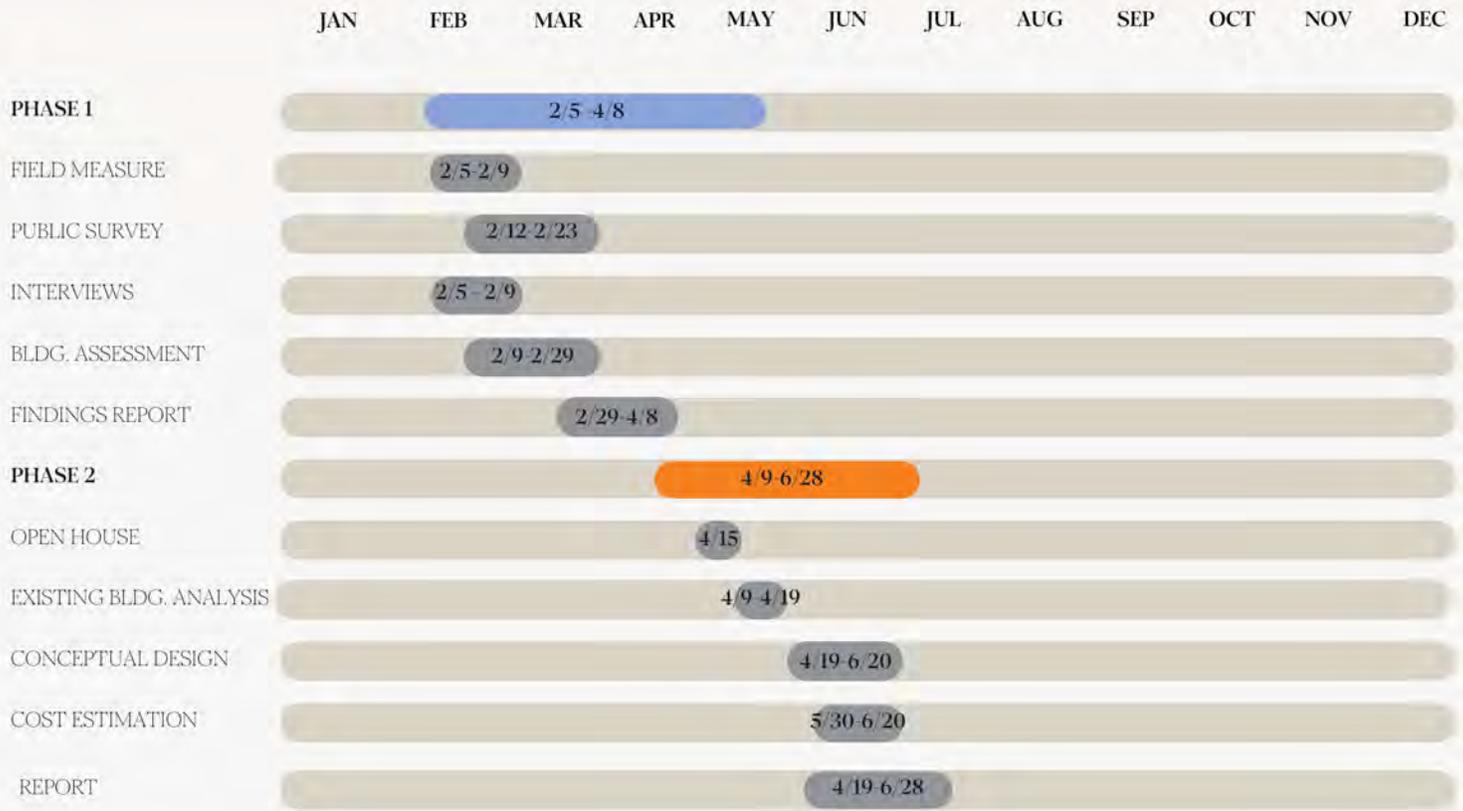




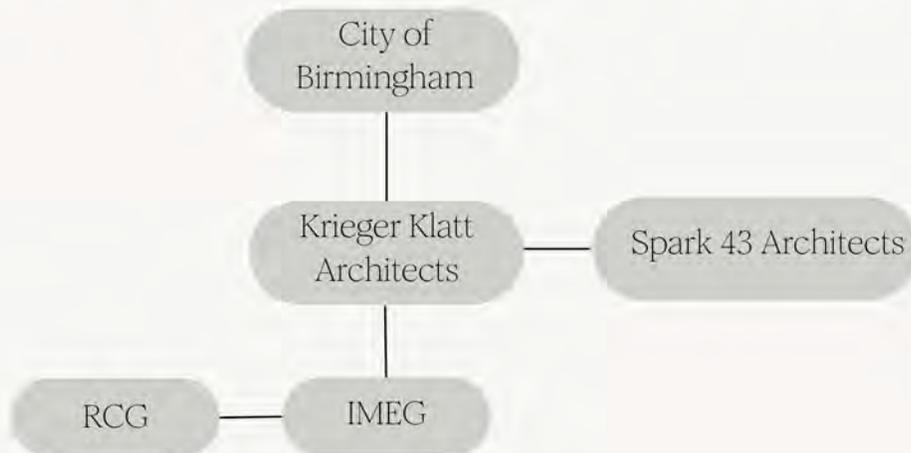
Recreation Center

Proposed Fee,
Schedule and
Organizational Chart

PROPOSED SCHEDULE & ORGANIZATIONAL CHART



TEAM ORGANIZATIONAL CHART



Fee Proposal

Cost Proposal	
Item	Bid Amount
Phase 1	\$44,500.00
Phase 2	\$105,000.00
Total Bid Amount	\$149,500.00
Additional Bid Items	
Printing and Travel Costs (Estimate)	\$7,475.00
Community Open House Items (Estimate)	\$2,000.00
Grand Total Amount	\$158,975.00

Exclusions:

- The Public Survey will be written in English only, additional languages will be charged time and materials as an additional service.
- This fee includes one community event in Phase 2.
- Printing and Travel Costs do not include estimates for large print projects, estimate includes meeting boards and plan prints



OAK PARK EVENT



The Design Team

KRIEGER KLATT ARCHITECTS

Firm Overview

ABOUT KRIEGER KLATT ARCHITECTS

Krieger Klatt Architects, Inc (KKA) is a full-service architecture firm providing architecture, interior design, and master planning services. With over three decades of experience, our project types are diverse. Our commercial portfolio includes experience with various Hospitality project types including Private Clubs, Hotels, Municipal, Restaurants and Clubhouse design for Multi-Family developments. We also have experience with Multi-Family Residential, a historic renovation and conversion into multi-family, Retail Buildings, Child Care Facilities, Office Buildings, Office Build-Outs and Franchise Developments. KKA also designs award winning, high-end, custom residential homes.

We are passionate about design. With 22 staff members, KKA has the talent, creativity and experience to tackle complex projects. We collectively work to provide innovative designs and professional guidance for our clients. Our goal is to provide quality service, timeless design, and superior attention to detail while meeting our clients' budgets, expectations and dreams.

Our projects are staffed with a team that is involved from concept to completion of a project. A team will consist of a principal, project manager, architectural designer, technical draftsman(s) and an interior designer depending upon the scope. This team will work closely with the client, the consultants, and contractor over the course of the project to ensure the goals are met, communication is clear, and deadlines are achieved.

KKA strives to stay on the forefront of technology. We continually invest in and utilize the latest software including BIM (Building Information Management) and VR (Virtual Reality) to ensure seamless project integration.

REGISTERED STATES

Krieger Klatt Architects maintains licensure in Arkansas, Colorado, Florida, Georgia, Illinois, Indiana, Iowa, Maryland, Massachusetts, Michigan, Minnesota, Nebraska, New Jersey, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, & Wisconsin.

PROFESSIONAL AFFILIATIONS

NCARB Member | Jason Krieger, Jeff Klatt, and Ryan Kowalski

American Institute of Architects | Jason Krieger and Jeff Klatt, Associate, Jessica Gilbert

International Code Council Member | Jason Krieger and Jeff Klatt

STAFF

PRINCIPALS

Jason Krieger
Jeffrey Klatt

STUDIO DIRECTOR

Jessica Gilbert

DESIGN DIRECTOR

Raymond Phillips

TECHNICAL DIRECTOR:

Ryan Kowalski

DIRECTOR OF INTERIOR DESIGN

Dawn Peczeko

ARCHITECTURAL DESIGNERS

Brodrick Brozowski
Ivan Ivanov
Michael Buckner

PROJECT ARCHITECTS

Dylan Stefanko
Vinny Kachorek
Eric Meyers
Nick Mercer

ASSOCIATES

Rachel Wightman
Wyatt Gilbert
Evan Meek
Joseph White

INTERIOR DESIGNER

Amanda Clipper
Alexis Friedman

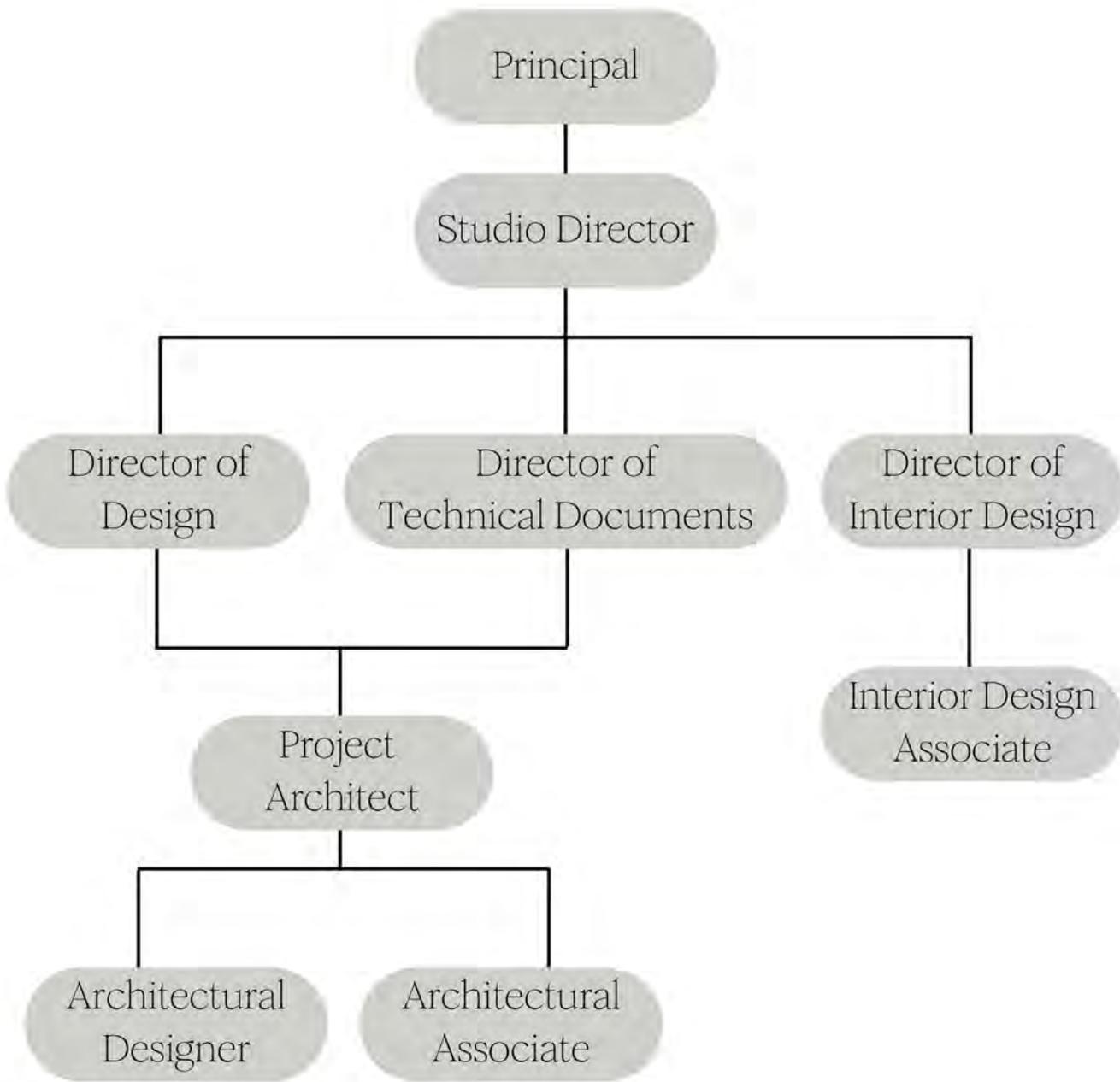
INTERIOR DESIGN ASSOCIATE

Breanna Kawalec

ADMINISTRATION

Michelle Maas
Danielle Blair

Organizational Chart



KKA Hourly Rates - Additional work performed by the Architect outside the basic services will be performed on an hourly rate based on the schedule below:

Associate 1:	\$80.00
Associate 2:	\$85.00
Associate 3:	\$90.00
Interior Design Assocaite	\$85.00
Interior Designer	\$120.00
Architectural Designer 1:	\$100.00
Architectural Designer 2:	\$ 110.00
Architectural Designer 3:	\$120.00
Senior Designer/PM 1:	\$120.00
Senior Designer/ PM 2:	\$130.00
Senior Designer/Department Head:	\$160.00
Project Architect:	\$160.00
Technical Director:	\$175.00
Principal	\$190.00
Administration:	\$60.00

* Consultant Billing Rates Available on Request

Jason Krieger, AIA

Principal | President, KKA

BACKGROUND

As a principal and President of Krieger Klatt Architects, Jason has over 31 years of diverse experience in the Design and Architecture industry in office buildings, multi-family housing, mixed-use developments, retail, hospitality, master planning, and interior design.

Prior to co-founding Krieger Klatt Architects, in 2011 Jason owned and operated Krieger Associates Architects, LLC in 2006. He also worked for Carnovale Associates, Inc. in Birmingham for many years prior to starting his company. Jason is very active in the Royal Oak community where his business and family reside.

CONTACT

M: 586.668.0124
jason@kriegerklatt.com

EDUCATION

Master of Architecture

LAWRENCE TECHNOLOGICAL
UNIVERSITY 2004

Bachelor of Architecture

LAWRENCE TECHNOLOGICAL
UNIVERSITY 2002

SELECT PROJECT EXPERIENCE

THE "Y" - Undisclosed, MI

Conceptual design for a new recreation facility with parking deck, adjacent micro-park, and apartments

THE EDGE - Ferndale, MI

Multi-Family/Mixed Use Building with makerspace and public open space

THE FLATS AT IRON RIDGE - Ferndale, MI

A new 4-story multi-family development consisting of 94 apartment units

TROY CITY CENTER - Troy, MI

Master Planning of the 888 Big Beaver Property which includes new commercial outbuildings, parking structure and apartment tower

ROYAL OAK CITY CENTER MASTER PLANNING - Royal Oak, MI

Worked with the design team who provided the master plan for the new City Center and Downtown Park

GLASSHOUSE - Orlando, FL

A new multi-building development consisting of 900+ apartment units and multiple parking garages near Walt Disney World

THE BENTLEY - Orlando, FL

A new multi-building development consisting of 300+ apartment units near Walt Disney World

THE SHORES - Pontiac, MI

A new master planned development with open space, an all seasons clubhouse, and various typologies of built space

CIVIC CENTER MASTER PLAN - Undisclosed, MI

Municipal Park Planning and Development involving open space, civic buildings, and meeting spaces



Jeff Klatt

Principal | Vice President

BACKGROUND

As a principal and Vice President of Krieger Klatt Architects, Jeff has over 23 years of experience in the Design and Architecture industry.

Over the course of his career, Jeff has designed and managed numerous complex projects. His experience is diverse and includes projects such as: Office buildings / renovations, mixed-use developments, retail, restaurants, master franchises, adaptive re-use and high end single family homes.

Jeff co-founded Krieger Klatt Architects, in 2011. He also worked at Carnovale Associates, Inc. in Birmingham for numerous years prior to starting his company. Jeff is very active in the Royal Oak community where his business and family reside. He is a current member of the Zoning Board of Appeals, is active in the Chamber of Commerce and volunteers time to coach the local soccer clubs.

Jeff's calm and confident management style along with strong design sense makes him an asset to any team or project.

CONTACT

✉ jeff@kriegerklatt.com

EDUCATION

Master of Architecture

LAWRENCE TECHNOLOGICAL UNIVERSITY, 2005

Bachelor of Science in Architecture

LAWRENCE TECHNOLOGICAL UNIVERSITY 2001

SELECT PROJECT EXPERIENCE

DEPARTMENT OF HEALTH & HUMAN SERVICES - Various, MI

New office space facilities for the State of Michigan

SEVEN MILE DEVELOPMENT MASTER PLAN - Detroit, MI

Future development consisting of two multi-story office buildings and one retail building on a 12-acre site

BLOSSOM CHILDREN'S CENTER - Brighton, MI

New tenant buildout of a Children's Behavioral Wellness Center which offers various therapy services and includes indoor park spaces

ROYAL OAK ANIMAL SHELTER - Royal Oak, MI

New fit-out for the relocation of the Royal Oak Animal Shelter

THE "Y" - Undisclosed, MI

Conceptual design for a new recreation facility with parking deck, adjacent micro-park, and apartments

BUTZEL - Lansing, MI

New tenant buildout of an existing vacant tenant office space in The Louie building

PAA - Lansing, MI

New tenant buildout of an existing vacant tenant office space in The Louie building

92 E. FOREST - Detroit, MI

Historic church restoration and conversion into multi-family apartments

ROYAL OAK CITY CENTER MASTER PLANNING - Royal Oak, MI

Worked with the design team who provided the master plan for the new City Center and Downtown Park

ROYAL OAK CITY HALL - Royal Oak, MI

New 2 story City Hall building for the Royal Oak municipal offices



Raymond Phillips

Design Director, KKA

BACKGROUND

As Director of Design at Krieger Klatt Architects, Ray has over 12 years of experience in designing and managing projects of different scales and typologies.

Ray has coordinated and managed a number of projects over the course of his career. His experience includes single-family residential, mixed-use, restaurant, high-rise, multi-family residential, and office buildings.

Starting his architectural career here at Krieger Klatt Architects, Ray has worked his way up from draftsman to Director of Design by putting in the time and energy while excelling at his craft.

CONTACT

✉ ray@kriegerklatt.com

EDUCATION

ASSOCIATES OF ARCHITECTURE
MACOMB COMMUNITY COLLEGE 2011

SELECT PROJECT EXPERIENCE

THE "Y" - Undisclosed, MI

Conceptual design for a new recreation facility with parking deck, adjacent micro-park, and apartments

ZEN - Troy, MI

This high rise Multi-Family development consists of 296 units with numerous guest amenities.

THE FLATS AT IRON RIDGE - Ferndale, MI

A new 4-story multi-family development consisting of 94 apartment units

THE HAZELTON - Royal Oak, MI

A new 6-story multi-family development consisting of 69 apartment units and multi-tiered parking garage

BILLINGS PLACE - Royal Oak, MI

New Multi-Family Apartment Building consisting of 68 units over 5 stories on the former Billings Place Lot in downtown Royal Oak

GLASSHOUSE - Orlando, FL

A new multi-building development consisting of 900+ apartment units and multiple parking garages near Walt Disney World

THE BENTLEY - Orlando, FL

A new multi-building development consisting of 300+ apartment units near Walt Disney World

THE SHORES - Pontiac, MI

A new master planned development with open space, an all seasons clubhouse, and various typologies of built space

CIVIC CENTER MASTER PLAN - Undisclosed, MI

Municipal Park Planning and Development involving open space, civic buildings, and meeting spaces



Jessica Gilbert

Studio Director, KKA

BACKGROUND

As Studio Director of Krieger Klatt Architects, Jessica has 8 years of experience in coordinating projects of different scales and typologies.

Jessica has coordinated and managed a number of projects over the course of her career. Her experience includes Industrial, laboratory, agricultural, commercial, hospitality and office buildings.

Prior to working at Krieger Klatt Architects, Jessica began her career at IMEG (Formerly FES Group) In Wixom (Now Novi) MI coordinating disciplines and consultant work as a designer.

CONTACT

✉ jessica@kriegerklatt.com

EDUCATION

Master of Architecture

BOSTON ARCHITECTURAL
COLLEGE 2022

Bachelor of Science in Architecture

Bachelor of Interior Architecture

LAWRENCE TECHNOLOGICAL
UNIVERSITY 2016

SELECT PROJECT EXPERIENCE

DEPARTMENT OF HEALTH & HUMAN SERVICES - Various, MI

New office space facilities for the State of Michigan

SEVEN MILE DEVELOPMENT MASTER PLAN - Detroit, MI

Future development consisting of two multi-story office buildings and one retail building on a 12-acre site

BLOSSOM CHILDREN'S CENTER - Brighton, MI

New tenant buildout of a Children's Behavioral Wellness Center which offers various therapy services and includes indoor park spaces

ROYAL OAK ANIMAL SHELTER - Royal Oak, MI

New fit-out for the relocation of the Royal Oak Animal Shelter

HYLANT - Birmingham, MI

A new 11,000 SF office fit-out along Woodward Ave. in Downtown Birmingham

BUTZEL - Lansing, MI

New tenant buildout of an existing vacant tenant office space in The Louie building

PAA - Lansing, MI

New tenant buildout of an existing vacant tenant office space in The Louie building

92 E. FOREST - Detroit, MI

Historic church restoration and conversion into multi-family apartments

*GM TESTING FACILITY RENOVATIONS - Milford & Pontiac, MI

Multi-phased renovations and detailed equipment surveying and coordination, including pull-ahead packages for uninterrupted operations

*Indicates Projects completed prior to joining KKA

Dawn Peczko

Director of Interior Design

BACKGROUND

As Director of Interior Design at Krieger Klatt Architects, Dawn has over 12 years of diverse experience in the Design and Architecture industry.

Dawn has successfully designed and managed numerous complex projects over her career. Her experience includes office building, multi-family housing, mixed-use developments, retail and hospitality interior design. She has extensive experience specifying interior finishes and furniture, interior space planning and 2D/3D interior visualization.

Prior to working at Krieger Klatt Architects, Dawn began her design career at the Michigan Design Center in Troy, MI managing material, fixture and furniture specifications.



CONTACT

✉ dawn@kriegerklatt.com

EDUCATION

Bachelor of Interior Architecture

LAWRENCE TECHNOLOGICAL
UNIVERSITY 2012

SELECT PROJECT EXPERIENCE

ROYAL OAK CITY HALL - Royal Oak, MI

New 2 story City Hall building for the Royal Oak municipal offices

TRAILHEAD - Royal Oak, MI

Multi-Family/Mixed Use Building, Royal Oak, MI

BILLINGS PLACE - Royal Oak, MI

A new Multi-Family Apartment Building consisting of 68 units over 5 stories on the former Billings Place Lot in downtown Royal Oak

ZEN - Troy, MI

A new Multi-Family Apartment located on the 888 Big beaver property. This high rise development consists of 296 units with numerous guest amenities

TROY CITY CENTER - Troy, MI

Master Plan of the 888 Big Beaver Property, Troy MI
New commercial outbuildings, Parking Structure and Apartment Tower

CAMBRIA SUITES DETROIT - Detroit, MI

Major Renovation and Expansion for a large 100 unit hotel and parking garage

CAMBRIA SUITES SHELBY TOWNSHIP - SHELBY TOWNSHIP, MI

New four story hotel building consisting of 98 units

ENCORE - Royal Oak, MI

A new multi-family apartment building in downtown Royal Oak consisting of 65 units

HYLANT - Birmingham, MI

A new 11,000 SF office fit-out along Woodward Ave. in Downtown Birmingham

BUTZEL - Lansing, MI - Commercial/ Office Space

New tenant buildout of an existing vacant tenant space in The Louie building



Ryan Kowalski, RA

Technical Director, KKA

BACKGROUND

As the Technical Director of Krieger Klatt Architects, Ryan has over 19 years of experience in coordinating and managing projects of different scales and typologies.

Ryan has led teams on a number of projects over the course of his career. His experience includes single-family residential, mixed-use, restaurant, high-rise, multi-family residential, industrial, and office buildings.

CONTACT

✉ ryan@kriegerklatt.com

EDUCATION

Bachelor of Science in Architecture

LAWRENCE TECHNOLOGICAL
UNIVERSITY 2012

REGISTRATIONS

LEED Green Associate

SELECT PROJECT EXPERIENCE

ROYAL OAK CITY HALL - Royal Oak, MI

New 2 story City Hall building for the Royal Oak municipal offices

ROYAL OAK CITY CENTER- Royal Oak, MI

New (6) story office building located next to the new Downtown Park

OWOSSO ARMORY - Owosso, MI

Repurpose of the historic Owosso Armory into a new community workspace and office for the Owosso Chamber of Commerce

KALAMAZOO TOWNSHIP DEVELOPMENT - Kalamazoo, MI

Master re-development plan of former Davenport University site to include new (95) room hotel, multi-tenant retail building, mixed-use building include restaurant and retail uses, drive-thru restaurant, and medical office building

*ROSE HILL DEVELOPMENT - Kirkland, WA

A new mixed-use, multi-family building consisting of 600- apartment units across (4) buildings with multiple tenant spaces and a (2) story underground parking deck

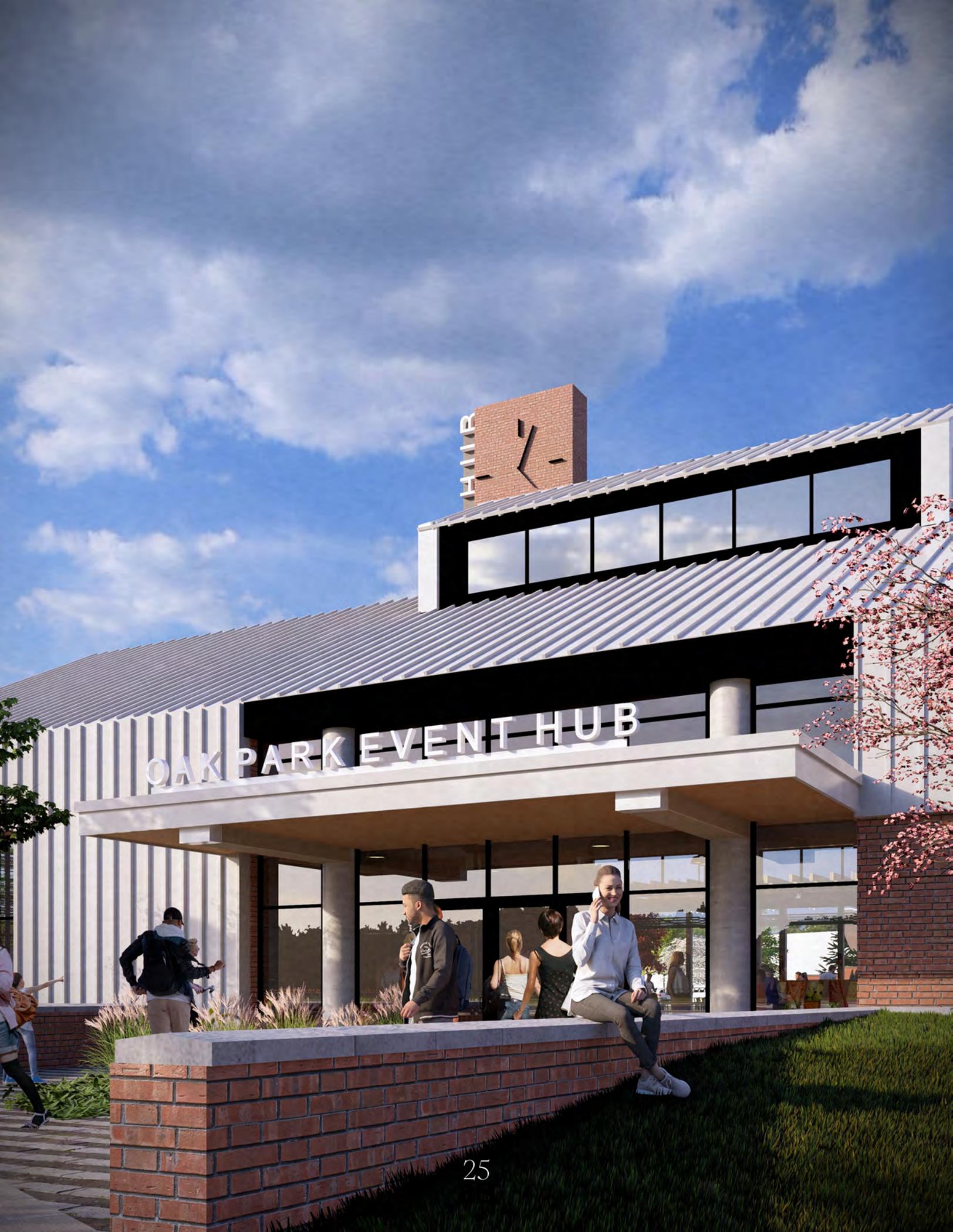
*TERMINAL 106 - PORT OF SEATTLE

A new (2 1/2) story industrial building containing multiple levels of high-piled storage, truck docking and tenant build-out space

*MICHIGAN TECHNOLOGICAL UNIVERSITY- Houghton, MI

A new (3) story laboratory addition to an existing university building

*Indicates Projects completed prior to joining KKA



OAK PARK EVENT HUB



Partners

RESUMES

SPARK 43 ARCHITECTS

SPORTS AND RECREATION ARCHITECTURE

IMEG

MEP ENGINEER

STRUCTURAL ENGINEER

SURVEY

CIVIL ENGINEER



SPARK43
ARCHITECTS

27
8B

Firm Intro

ARCHITECTURAL DESIGN

SPORTS + RECREATION ARCHITECTURE

MASTER PLANNING

PROGRAMMING & SPACE PLANNING

HUMAN CENTERED DESIGN

OWNER'S REPRESENTATION

COST ESTIMATING

BUDGET FORECASTING

RENOVATION DESIGN

UNIVERSAL DESIGN

CAMPAIGN & FUNDRAISING ASSISTANCE

BUILDING INFORMATION MODELING (BIM)

CONSTRUCTION CONTRACT ADMINISTRATION

ENVIRONMENTAL GRAPHICS

WAYFINDING DESIGN

PHOTOGRAMMETRY

3D PHOTOGRAPHY

LASER SCANNING

AERIAL MAPPING & PHOTOGRAPHY

LEED / SUSTAINABLE DESIGN

Spark **43** Architects is an architecture and design practice with offices in Grand Rapids, Michigan, and Portland, Maine. We focus on **Community** through **Athletic, Civic and Private projects**. Our team strives to create *beautiful, thoughtful and accessible* projects that **Spark** a sense of excitement for our clients and for the communities in which they live, work, and play.

With such a wide influence, we fully understand and accept the incredible responsibility that comes with serving our clients. Our team endeavors to participate on projects that provide a lasting **POSITIVE IMPACT** for the communities in which they are located and for those who utilize, operate and maintain them once we are gone.



John Whitten, aia, ncarb

SPARK 43 Architects, **Founding Principal**

John is a multi-award winning architect and the founding principal of Spark 43 Architects in Grand Rapids, MI. His passion for community work, social justice and disability rights lead him to found Spark 43 in 2017 with the goal of using his expertise, talents, and business resources to advocate for and enhance his community. Since 2017, Spark 43 has successfully completed projects nationwide that have positively impacted dozens of communities.

His Community Recreation and Athletic expertise has enabled him to recreation departments, healthcare systems, non-profit organizations, universities, municipalities, developers, school districts and professional sports teams in a variety of project roles.

He believes wholeheartedly in the concept of practicing his craft as a Citizen Architect and was appointed by Governor Whitmer to a three year term on the State of Michigan Elevator Safety Board representing Architects and Consulting Engineers (Vice-Chair). Additionally, John serves as a board member for the West Michigan Adaptive Ski Association, is a founding board member of the Grand Rapids Fire Department Fire Prevention Foundation, is an advisory council member for both the West Michigan Sports Commission and The Montana State University School of Architecture. He was the inaugural Chairperson for "Absolutely Accessible Kent" presented by Disability Advocates of Kent County (DAKC) and co-authored the Michigan Economic Development Corporation's Universal Design Guidelines 2.0 along side with Disability Advocates. John has is a regular presenter on topics related to design Sports and Recreation facilities.

Ever conscious of how his work impacts all aspects of community life, his intent is to focus on projects that have a significant positive impact on the communities in which they are located. John is ever mindful that it is a community's people who are impacted most through his work, and that building design must be inclusive of the community and a reflection of the residents voices and values.

During his career in architecture and construction, he and his teams have completed over \$5 Billion (construction cost) of projects worldwide. He has extensive experience collaborating with communities of all abilities in both his professional and personal life.

Through radical collaboration, John and his teams strive to create beautiful, thoughtful and accessible projects that Spark a sense of excitement for his clients and for the communities in which they live, work, and play.

AWARDS AND HONORS

AIA Young Architect Award - **November 2023**

Athletic Business Magazine's
"Facility of Merit Award" **Crisler Center - UofM**

EDUCATION

Montana State University

Master of Architecture, 2007 (BA 2006)

Grand Rapids Chamber of Commerce

Leadership Grand Rapids, 2018

AIA Christopher Kelley Leadership
Development Program 2023

AIA Detroit 2023

PROFESSIONAL AFFILIATIONS

The American Institute of Architects (AIA)

National Council of Architectural
Registration Boards (NCARB)

COMMUNITY AFFILIATIONS

Adaptive Ski Association of West Michigan:
Board of Directors & Adaptive Ski Instructor

Disability Advocates of Kent County:
Chairman - Absolutely Accessible Kent

State of Michigan Elevator Safety Board:
Vice-Chair

Grand Rapids Fire Department
Fire Prevention Foundation:
Board of Directors

West Michigan Sports Commission:
Advisory Council / Facilities Committee

LECTURES & PUBLICATIONS

designTHUNK:

Radical Cross Disciplinary Collaboration

Michigan Recreation & Park Association
Important Considerations in Renovation Design

ESPN Magazine: One Day One Game Issue
Crisler Center of the Universe.

SELECT PROJECTS

Kentwood Parks+Recreation Community Center
Kentwood, MI (in design)

West Chicago Parks District - West Chicago, IL
Athletic Recreation and Community Center

Michigan Sports Academies - Grand Rapids, MI
Woodland Renovation
Woodland Indoor Turf Replacement
Fieldhouse Outdoor Turf Replacement
Sports Spot Renovation
Sports Spot Indoor Turf Replacement

Grand Rapids Rise Professional Volleyball
Grand Rapids, MI

Muskegon Lumberjacks Arena Improvements
Muskegon, MI

Alger Pediatrics - Grand Rapids, MI

Muskegon Central Dispatch 911 - Muskegon, MI

John Grace Restoration Corporate HQ
Grand Rapids, MI

Trinity Health Arena - Muskegon, MI

Lockwood High School - Lockwood, Montana

Bridger High School - Bridger, Montana

Venture Aesthetics Lounge - Grand Rapids, MI

Cassidy Cvanziger State Farm Office
Grand Rapids, MI

Malmiah Juice Bar - Grand Rapids, MI

BAMF Health - Grand Rapids, MI

Sherman St Church - Grand Rapids, MI

Grand Rapids Center for Community
Transformation
Grand Rapids, MI

International Needs Office Renovation
Hudsonville, MI

Lighthouse Academy
Muskegon, MI

University of Michigan Athletics - Ann Arbor, MI
Athletic South Campus Complex
Athletic Campus Master Plan
Crisler Center Expansion Project
Player Development Center

Cross Insurance Center - Bangor, ME

United States Olympic Training Center
Colorado Springs, CO
Ted Stevens Sports Services Center
Sport Psychology Suite
Human Performance Lab
High Altitude Performance Training Center
Teaching Kitchen
Medical Office Suite w/ MRI & X-Ray
Athletic Medicine Suite
Athlete Center Renovations
4 Season Velodrome
Visitors Center Renovations
Security Upgrades
Barrier Free Upgrades

Timothy Christian Schools - Elmhurst, IL
New Middle School
High School Master Plan
Campus Wayfinding Plan

Dirt City Sanctuary Transitional Housing
Grand Rapids, MI

The Mall of Asia Arena - Manilla, Phillippines

Wheelfish Corporate Office - Muskegon, MI

Sparta Airport Hangar Expansion Study
Sparta, MI

South Christian High School - Byron Center, MI
New High School Building
Athletic Master Plan

Pat Bowlen Fieldhouse - Englewood, CO
Denver Broncos Indoor Practice Facility

St. John's College High School
Washington D.C.
Gallager Gym Renovation
Athletic Master Plan

USA Wrestling Training Facility
Colorado Springs, CO

Hudson Ranch Equine Therapy Arena
Pueblo, CO

Battle Mountain High School - Edwards, CO

Navajo Nation Telecommunication Infrastruc-
ture Master Plan - Pueblo, CO

Westminster High School - Westminster, CO

Exempla St. Joseph Hospital Denver, CO



Colin Murphy, Assoc. AIA

SPARK 43 Architects, Principal | Experience Design

Colin Murphy is an award-winning designer who has a diverse background in experience design, architecture, and construction. Colin's impressive trajectory has been defined by his multifaceted approach to experience design. His unique ability to seamlessly blend aesthetic finesse with user-centric design principles has led him to collaborate with some of the world's most prestigious companies. Drawing inspiration from his academic background in architecture and construction, Colin brings a fresh perspective to the realm of experience design.

EDUCATION

Montana State University

Bachelors of Architecture, 2006
Bachelors of Creative Writing, 2005

Massachusetts College of Art and Design

Bachelors of Industrial Design, 2013

Portland, ME Chamber of Commerce

Leadership Portland, 2024

PROFESSIONAL AFFILIATIONS

The American Institute of Architects,
Associate AIA

LEED AP

AWARDS AND HONORS

Red-Dot

Product, Woo Sports Tracker, 2016

CES Showstopper

Innovation + Design, Stelle Audio, 2014

Patents Held

7 Apple Design Patents, Retail Experience
3 Product Design Patents, Various

Prior to Spark 43, Colin was at Apple where he led a large cross functional team that was delivering the next generation of retail experiences. They also designed and launched a lot of smaller custom experiences for things like Ted Lasso seasonal campaigns or specific Apple Music album drops.

In addition to his time at Apple, he has successfully led projects for renowned companies like Honda, Keurig, and Staples.

SELECT EXPERIENCE

Apple, Cupertino, CA - 2017 to 2023

Managing Producer, 3DVM - Worldwide Retail

Retail Experience Redesign, 2023

Prehistoric Planet Windows, 2023

iPhone 14, 15 Windows Launch, 2022, 2023

AirPods Max Bay Launch, 2022

Music Bay Launch, 2022

Arcade, TV+ Bay Launch, 2021

Fall 2021 Seasonal Campaign, 2021

Special Projects, various, confidential

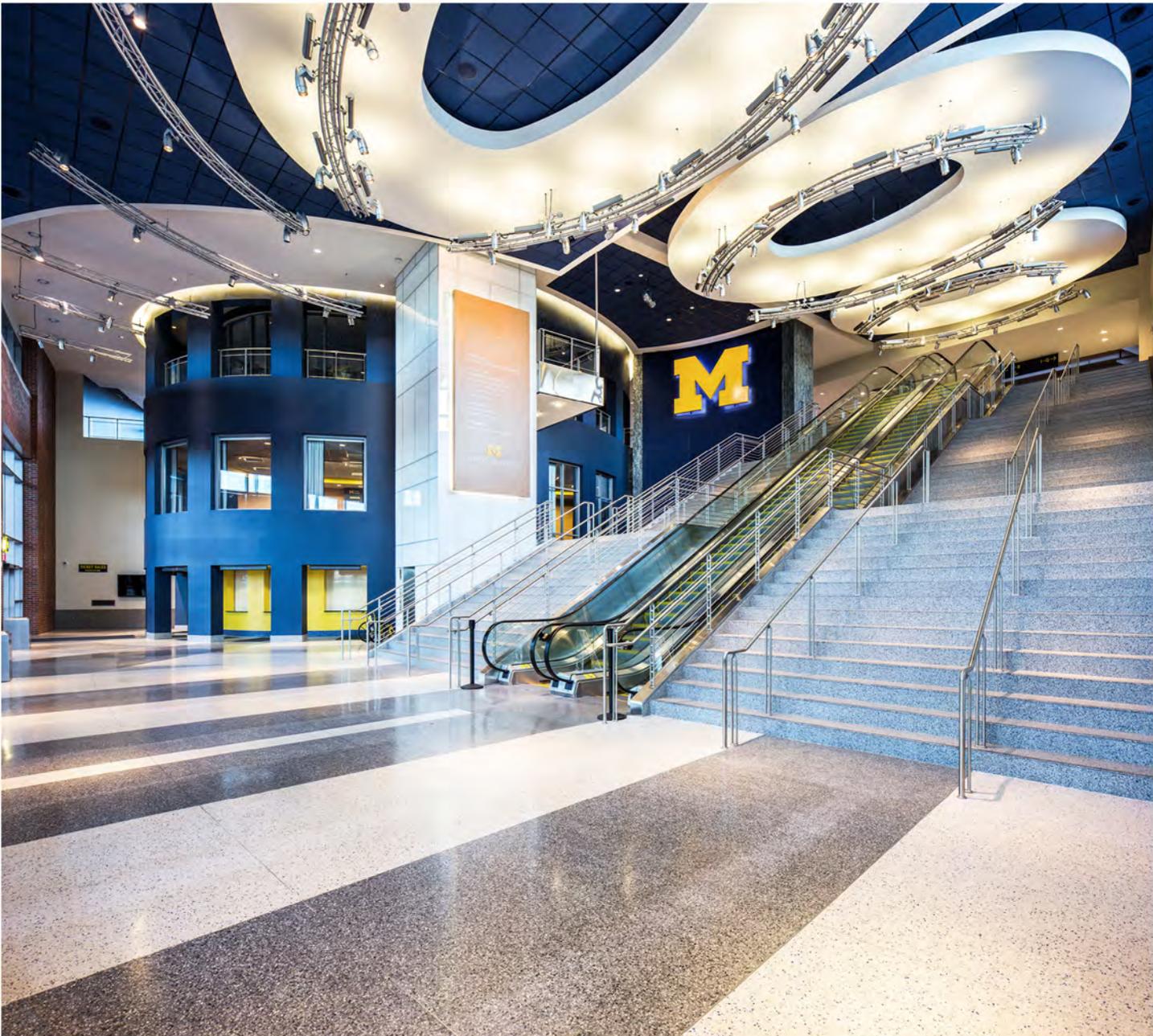
Sprout Studios, Boston, MA - 2012 to 2017

Managing Director

Honda Galaxy, 2017

Staples Retail Shop-in-Shop Experience, 2015-2017

Keurig Customer Design Strategy, 2014



Kentwood Community Center 4900 Breton Rd SE Kentwood, MI 49508	Val Romeo , Director of Parks+Rec 616-656-5270 RomeoV@kentwood.us	Susan Arnold , Project Manager, City of Kentwood 616-554-0743 ArnoldS@kentwood.us
Grand Rapids Rise Professional Volleyball Training Facility MSA Fieldhouse Grand Rapids, MI	Colin Schiefler , Owner's Representative 616-774-4044 cschiefler@dpfox.com	Mr. Sam Nichols , Executive Director 616-608-5905 samN@michigansportsacademies.com
Muskegon Lumberjacks Hockey 470 West Western Ave. Muskegon, MI 49440	Andrea Rose , President 231-799-7000 arose@muskegonlumberjacks.com	Jeff Salowitz , Owner's Representative 616-450-3946 Jeff@CoalitionCompanies.com
BAMF Health 109 Bridge Street NW Grand Rapids, MI 49503	Anderson Peck, MSE Co-Founder & CTO anderson.peck@bamfhealth.com	Laurie Placinski , VP Design Partnerships & Real Estate 616-915-8627 laurie.placinski@bamfhealth.com
Michigan Sports Academies (CDV5) 5449 28 th Street CT SE Grand Rapids, MI 49546	Mr. Sam Nichols , Executive Director 616-608-5905 samN@michigansportsacademies.com	
Lockwood Schools – Athletic Facilities 1932 US Highway 87 E Lockwood, Montana 59101	Mr. Tobin Novasio , Superintendent 406-252-6022 novasiot@lockwoodschoo.org	Nick Pancheau , Managing Principal Collaborative Design Architects 406-671-8377, Nick@cd-mt.com
South Christian High School 7979 Kalamazoo Ave SE Byron Center, MI 49315	Jim Peterson , Head of School 616-455-3210 jpeterson@schs.org	Curt Copeland , Athletic Director 616-455-3210 ccopeland@schs.org
Timothy Christian Schools 188 W. Butterfield Road Elmhurst, IL 60126	Matt Davidson , Superintendent 630-782-4044 davidson@timothychristian.com	Jack LeGrand , Athletic Director 630-833-4617 legrand@timothychristian.com
Athletic Department University of Michigan 1000 South State Street Ann Arbor, MI 48109-2201	Rob Rademacher , Executive Senior Associate AD & COO 734-647-9763 tarheel@umich.edu	
United States Olympic & Paralympic Committee 1 Olympic Plaza Colorado Springs, CO 80909	Bill Kennedy , Director of Facilities 719-578-4648	
West Chicago Park District 201 W. National Street West Chicago, IL 60185	Gary Major , Executive Director 630-231-9474 gmajor@we-goparks.org	



IMEG

Structural Engineer, MEP
Engineer, Survey, Civil Analysis



About IMEG

IMEG is the leading U.S.-based engineering design firm that delivers a rare combination — the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm. But what really sets IMEG apart?

- Our market-sector team structure allows our engineers to specialize and become industry experts - providing data-driven solutions and innovation.
- We value a culture of learning and development - sharing our knowledge to help impact industry trends and solve complex design problems.
- Through organic and strategic acquired growth we have an extensive breadth of expertise and deep bench of client knowledge - helping transform environments and communities.
- We have been driving design innovation for decades delivering many “firsts” in sustainable design - helping clients become energy stewards and reduce impact.

www.imegcorp.com



WHY IMEG?

We are employee owned and results driven with a passion for transforming environments and communities through high performance design and infrastructure.

AT-A-GLANCE

- Top 5 Hospitality Facility Engineering Firm in U.S. (BD - C)
- 250 projects
- \$7.5B in construction
- 100% Employee-Owned
- Full-service Engineering & Consulting
- 80+ Locations
- 2,400 Team Members

PROJECT TYPES

Hotels & Casinos
Convention Centers
Mixed-Use Developments
Restaurants/Kitchens
Bars/Nightclubs
Rooftop Decks
Event Centers
Meeting Rooms
Banquet Halls
Retail
Indoor Pools/Water Parks
Parking Structures



Peter Papanikolaou

PE, Ph.D, LEED AP

Pete has worked at IMEG since 1998 and is one of IMEG's leaders in Michigan. He serves as project leader on complicated projects. Pete's background includes developing systems concepts for MEP systems, facility assessments, master planning, project planning, central utility plant design, sustainable and green building design practices, project budgets, and producing multiple bid packages for accelerated delivery packages. He has designed projects ranging from new greenfield hospitals to office buildings. He is knowledgeable in steam distribution, chilled and hot water distribution, HVAC, fire protection, and plumbing.

EDUCATION:
PURDUE UNIVERSITY

BS Nuclear Engineering
MS Nuclear Engineering
Ph.D Nuclear Engineering



Marsha Abro

Lean Six Sigma Green Belt

Marsha has a passion for sustainability and has experience as a solar design engineer analyzing jurisdiction and NEC requirements, providing drawings, and performing site assessments to design solar array layouts. She has compiled one-line and three-line electrical diagrams and created 3D models to perform structural and external shade analysis using SunEye Measurements, SketchUp, and 3D AutoCad. She received her Lean Six Sigma Green Belt certification and is very interested in incorporating sustainable design and technology with architecture

EDUCATION: LAWRENCE TECHNOLOGICAL UNIVERSITY

BS Architecture
BS Interior Architecture
MA Architecture with Concentration in Sustainability



Dawn Taylor

BSC (HONS)

Dawn has been with IMEG since 2014 as Senior Structural Designer. Dawn has provided structural design, coordination, and project management since 2003. She is responsible for the analysis and design of building structures, including building renovations as well as new structures. Additional responsibilities include review or analysis of structural elements or components for construction projects. Most of the design work done is with mild and stainless steel, plain, pre-stressed and reinforced concrete, plain and reinforced masonry, timber and composite construction.

EDUCATION:
NAPIER UNIVERSITY

Napier University, Edinburgh, UK, BSCE with Honors



George Mansour

PE

George has worked in a variety of markets, including higher education, healthcare, and corporate. George's primary responsibilities include schematic design, design development, supervision of structural systems, design coordination among trades and production of contract documents. Other duties include project management, client contact, budget review, quality control, shop drawing review, and construction observation.

EDUCATION:
LAWRENCE
TECHNOLOGICAL
UNIVERSITY
BS CIVIL ENGINEERING
BS ARCHITECTURE



Ephrem Zegeye

PE

Ephrem has been with IMEG since 2015. Ephrem is responsible for the analysis and design of building structures, including building renovations as well as new structures. Associated responsibilities include computer analysis and modeling, preparation of contract documents, coordination with other disciplines, review of shop drawings, and construction administration. Project types include mainly institutional, educational, office, retail, and industrial.

EDUCATION:
LAWRENCE
TECHNOLOGICAL
UNIVERSITY
MS Civil Engineering
EDUCATION: ARBA
MINCH UNIVERSITY
(ETHIOPIA)
BSE



Marc Rice

PE

Mark is responsible for providing personnel management, project management, and client relationships within the firm. He has experience on state, county and municipal public improvement projects, school districts, park districts and private development projects for commercial and residential developers. Projects include, but are not limited to, freeways, highways, state and county rural roads, recreational trails, pedestrian bridges, traffic signals, drainage/hydraulic studies, and roadway landscape/streetscape design.

EDUCATION: UNIVERSITY
OF WISCONSIN,
PLATTEVILLE
BS Civil Engineering with
Sanitary-Environmental
Emphasis



Project Highlights

Municipal & Education Hospitality

- NCS D Novi High School, Novi, MI
- NCS D Novi Middle School, Novi, MI
- City of Detroit, Detroit, MI, 1,000-sf Media
- Watertown Public Library, Watertown, WI
- City of Birmingham, MI, Birmingham YMCA
- City of Chicago, IL, 15,000-sf 23rd and Ashland Building Renovation
- City of East Chicago, IL, 14,000-sf Office and Retail Core and Shell Renovations
- City of Upper Arlington, OH, Community Center
- City of Westfield, IN, Grand Junction Plaza City Park Pavilion
- City of Ames, IA, Ames Durham Bandshell
- City of West Des Moines, IA, New Jamie Hurd Amphitheater
- Drake University, Des Moines, IA, New Harkin Institute Building Design for Low-Vision Populations
- Michigan State University, East Lansing, MI, Lyman Briggs Building
- Northern Michigan University, Marquette, MI, Student Residential
- Eastern Michigan University, Ypsilanti, MI, 14,000-sf Freshman Year Commons Renovations
- Bloomfield Hills Country Club, Bloomfield Hills, MI
- Kravis Center For The Performing Arts, West Palm Beach, FL
- Cherry Hills Country Club, Denver, CO, 70,000 sf Country Club Addition and 6,000-sf Renovation
- Murphy Theatre, Wilmington, OH, Historic Renovation: Master Planning 15,000 sf for Theatre Audio, Acoustics and Concerts Renovation
- Hotel Essex and Essex on The Park, Chicago, IL 574,550-sf 254-Room Hotel Renovation and 55-Story New Residential Tower, Certified LEED Silver, Well Certified
- Shinola Hotel, Detroit, MI
- Siren Hotel in the Wurlitzer Building, Detroit, MI
- Hilton St. Louis Frontenac, Frontenac, MO, Hotel Ballroom and Meeting Room Architectural Lighting Design
- Wintrust Arena at McCormick Square, Chicago, IL, 300,000-sf New Event Center Arena, LEED Certified
- Gleneagles Country Club Main Clubhouse and Pool Renovation, Palm Beach County, FL
- Legacy Center Sports Dome, Green Oak Twp., MI, new steel frame baseball training fields
- Clinton Arts Center, Clinton Twp., MI, 2 Story steel structure with rooftop patio

Offices

- Gensler, Detroit, MI,
- Ford Land, Detroit, MI, 300,000-sf Warehouse Renovation to Open Office
- Ford Motor Company, 275,000-sf Book Depository Renovation, including various office spaces
- Detroit Edison Co, Detroit, MI, 44,000-sf New Corporate Material Testing Lab
- Rolls Royce Corporation, Indianapolis, IN, Meridian Center Interiors Renovation
- ZF/TRW North America, Livonia, MI, 50,000-sf Lab Office Space Renovation
- Toyota Motor, Ann Arbor, MI, Calty Design Studio Expansion
- GM World-Renaissance Center, Detroit, MI, New/Renovation
- AJ Capital Partners, LLC, Nashville, TN, 723,450-sf new building, a "Music City" office for the entertainment giant Live Nation, where conference efficiency, efficient AV and noise control with acoustics were key design elements
- Bank of America, Farmington Hills, MI, 5,000-sf Level 2
- Bell Labs, DeForest, WI, 40,000-sf New Office Headquarters, Including Laboratories
- Holland Hospital, Holland, MI, Office Build-out for Executive Suite

RONNISCH

Construction Estimator



About Ronnisch

Ronnisch Construction Group began in 1994 with the concept that success in the construction industry is based on the development of lasting relationships. We're proud to share that we've completed over 1,000 projects since our founding. Led by Bernie Ronnisch and Frank Jarbou, we have become a trusted partner to churches, recreational & fitness, commercial, financial, retail, hospitality, healthcare, senior living, higher education, community-minded, and specialty businesses throughout Michigan. Honesty, integrity, and the desire to provide exceptional customer service are the foundations of building lasting relationships at Ronnisch Construction Group.

Our staff consists of approximately 40 individuals with experience in all sections of construction management, general contracting, design/build services, field supervision, safety, and project management. When you choose our team to assist you, you'll be assigned a dedicated Project Manager who will maintain a clear line of communication with you about the construction process so you can make informed decisions.

From the initial consultation through the final certification of occupancy, we will be with you every step of the way to skillfully guide, oversee, and manage your project to completion. "The Ronnisch Way" assures that we are ALWAYS full service, competitive, accountable, and continuously operating with the highest degree of integrity while servicing our customers locally and throughout the Midwest.



WHY RONNISCH?

"The Ronnisch Way" assures that we are ALWAYS full service, competitive, accountable, and continuously operating with the highest degree of integrity while servicing our customers locally and throughout the Midwest.

WHAT WE DO

- Pre-Construction Services
- Construction Management
- Design Build
- General Contracting

PROJECT TYPES

- Community Centers
- Hotels & Casinos
- Convention Centers
- Mixed-Use Developments
- Restaurants/Kitchens
- Bars/Nightclubs
- Rooftop Decks
- Event Centers
- Meeting Rooms
- Banquet Halls
- Retail
- Indoor Pools/Water Parks
- Parking Structures
- Medical Facilities
- Education



Bernd M. Ronnisch

President

Bernd “Bernie” Ronnisch, President of Ronnisch Construction Group, has over 38 years of overall construction experience. Prior to starting Ronnisch Construction Group, he had many responsibilities that involved providing project services including owner needs analysis, site selection, site due diligence, preliminary budgeting, cash flow analysis, design/build turnkey contracting methods, value engineering, building programming including long and short-range return on investment analysis, field supervision, estimating and project management.

EDUCATION: LAWRENCE TECHNOLOGICAL UNIVERSITY

BS Civil Engineering

EDUCATION: LOYOLA UNIVERSITY

MBA



Frank Jarbou

Principal | Partner

Frank Jarbou, Principal and Partner of Ronnisch Construction Group, is a highly regarded commercial real estate developer and property manager with over 20 years of diverse experience. His commercial real estate expertise includes acquiring, developing, managing, and leasing properties. Frank is renowned for his creative vision in new development, redevelopment, and distressed projects, as well as his unparalleled relationships with brokers, tenants, general contractors, and civic associations.

QUALIFICATIONS

Accomplished Real Estate Developer, Investor, and Property Manager

State of Michigan Licensed Real Estate Broker



Tim Honoway

VP Estimating & Operations

Tim Honoway, Vice President of Estimating and Operations, has over 26 years of direct construction management experience. Tim’s background is unique as his experience includes valuable field experience as both a Field Superintendent and a Project Manager. Tim has a great deal of experience in multimillion-dollar projects which include buildings of all types and uses. He also has a considerable amount of experience in projects involving site development, ground-up facility construction, and interior build-outs.

Tim oversees the estimating and procurement of all RCG projects. Additionally, he manages all ongoing operations once projects commence.

EDUCATION: NAPIER UNIVERSITY

Napier University, Edinburgh, UK, BSCE with Honors





RELEVANT PROJECTS



FOR YOUTH DEVELOPMENT
FOR COMMUNITY ENGAGEMENT
FOR SOCIAL RESPONSIBILITY

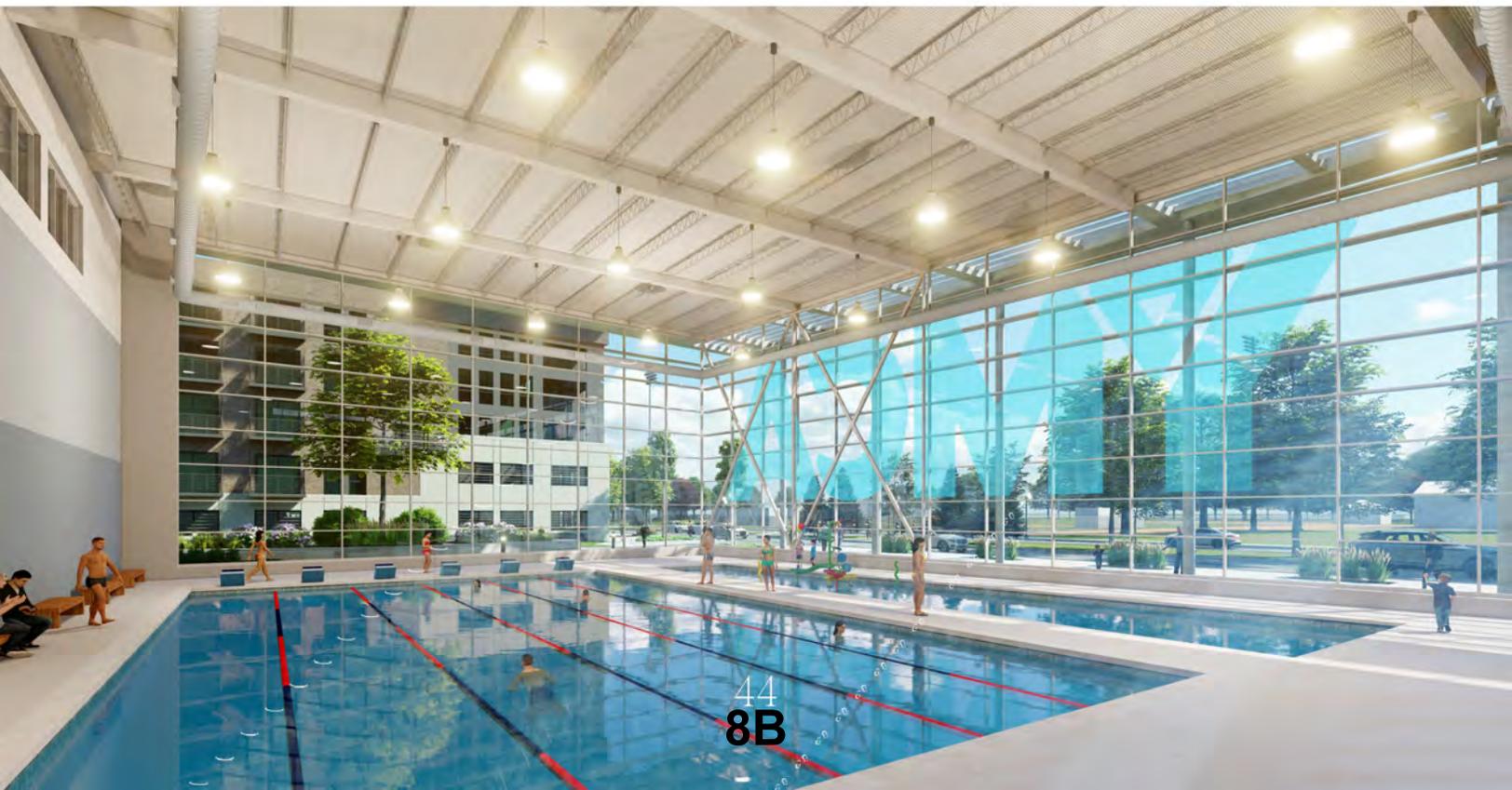
YMCA - CONCEPTUAL

📍 Royal Oak, MI



Krieger Klatt's team was invited to partner with Republic Family of Companies, The Alan Group, and Isiah Real Estate and Construction in pursuit of a new YMCA Facility to be a joint venture with YMCA Birmingham and YMCA Royal Oak. The images shown on this page are conceptual images created for the purpose of the proposal. The design features a natatorium, elevated running track, gymnasium, classrooms, an open workout area, and attached parking deck. Not shown is a mixed use building adjacent to the YMCA that was part of the overall scope.

Krieger Klatt's team worked hand-in-hand with the development team to provide a conceptual design that fit the intended budget for the overall redevelopment. The final product was a modern and sophisticated recreation center with adjacent pocket park space.





MUNICIPAL
OFFICES

ROYAL OAK CITY HALL

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8B

Royal Oak City Hall

📍 Royal Oak, MI



The City of Royal Oak was in the process of either renovating their existing offices or constructing new. Krieger Klatt Architects provided an initial study of the existing buildings and facilities to determine if it could be renovated or should be demolished. It was found that the building was functionally obsolete. Further, it was discovered that the building footprint did not allow for optimal relationships between departments. It was determined that the best course of action would be to construct a new two-story City Hall. This new facility is located in the heart of downtown and fronts a new park and Henry Ford Building.

Krieger Klatt's team worked hand-in-hand with the city employees across all departments to plan the interior layout of the facility and ensure that each department's requirements were met. The final product was a modern and sophisticated interior that reflects the needs of the city and can serve the public effectively.

- **Type of facility:** New Municipal Building
- **Schedule:** The project duration was 18 months
- **Project Delivery:** Construction manager as constructor
- **Client Reference:** Todd Fenton, City of Royal Oak
toddf@romi.gov





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8B

Lansing City Hall

📍 Lansing, MI

Krieger Klatt Architects is currently providing programming, conceptual design, construction documents, and construction administration for a renovation of the former Masonic Temple into a multi-story City Hall. This facility is located in the heart of downtown and relocates departments into one facility.

Krieger Klatt's team is working to ensure that not only are the current needs of the city departments met but also that the historic elements of the Masonic Temple are brought back to life. Construction is expected to start in quarter two of 2024.

- **Type of facility:** Renovation - Municipal Building
- **Schedule:** The project is expected to open in 2025
- **Project Delivery:** Construction manager as constructor
- **Client Reference:** Jordan Jerore, Boji Group
jjerore@bojigroup.com





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8B

Lansing City Hall Assessment

📍 Lansing, MI



KKA has prepared a schematic design narrative that corresponds to the initial conceptual plans and gives directive for cost estimation. This narrative includes the following:

- Current facility assessment and code review,
- Exploratory demolition and proposed demolition
- Proposed floor plans
- Anticipated finish and hardware performance specifications
- Structural narrative of work anticipated to be performed and recommendations
- an MEP narrative that describes existing and proposed MEP items and work
- Expected details are provided for new openings.

The intention is for this document to then be used in pricing and for establishing direction for the project moving forward.





Royal Oak Golf Center

📍 Royal Oak, MI

KKA created new covered and heated tee boxes, as well as a new Miniature Golf Building and patio for the Royal Oak Golf Center. The main building also received an addition to include a new golf ball machine room.



Birmingham Country Club Sports Courts

📍 Birmingham, Michigan

KKA designed new raised tennis courts and a warming hut for Birmingham Country Club. KKA is currently designing pickleball courts adjacent to the warming hut at Birmingham Country Club. Working with a sound engineer and the landscape architects, the courts are screened from the road and neighbors.

Royal Oak Animal Shelter

📍 Royal Oak, Michigan

KKA is currently working with the City of Royal Oak to develop a new animal shelter. The new shelter will offer space to hold roughly 30 cats and 24 dogs, nearly doubling their capacity. The facility will feature an indoor dog play area as well as a covered trio of outdoor dog runs. A cat colony room will front the street on the opposite end of the dog runs and provide ample play, climb, and socialization space for the cats.

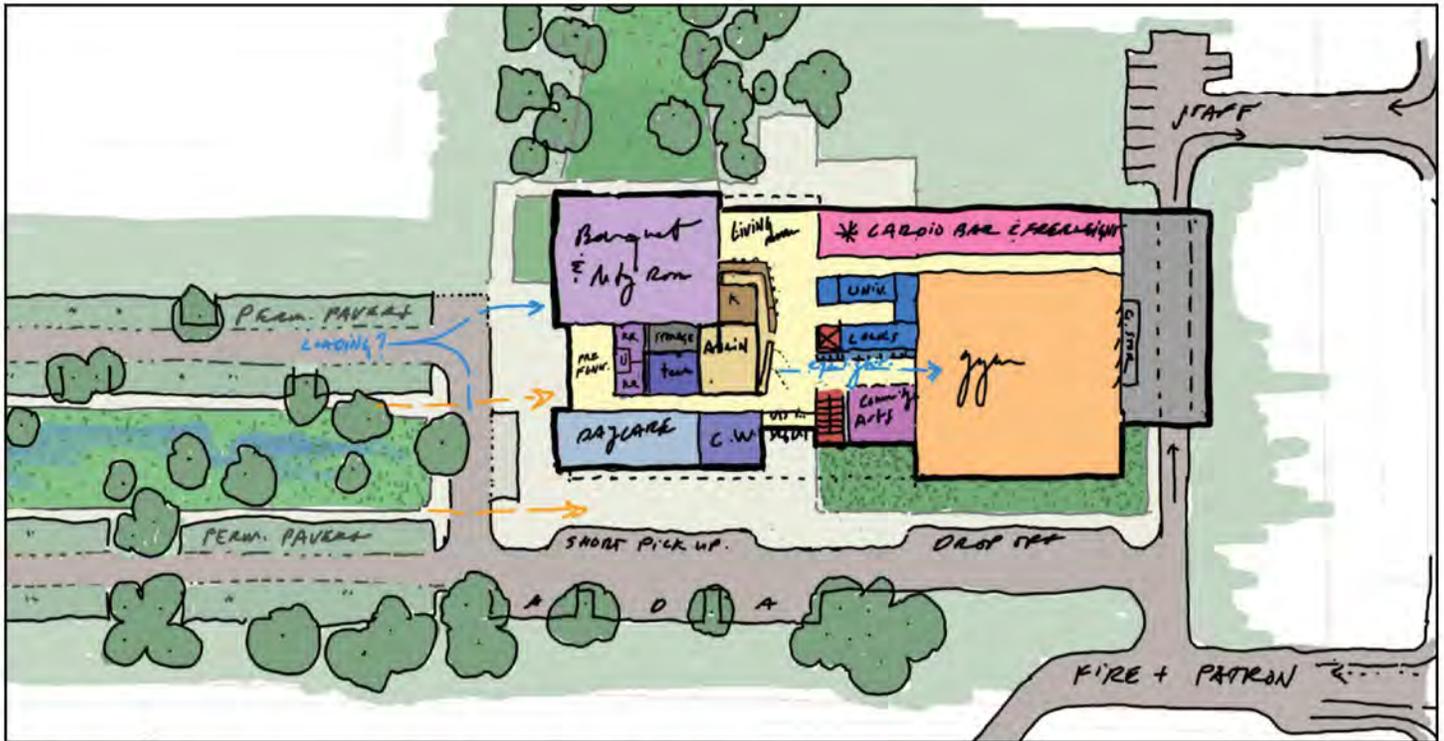


Royal Oak Farmers Market Restrooms

📍 Royal Oak, MI

KKA is currently working with the city of Royal Oak on developing the size and scale of public restrooms for Centennial Park and the Farmer's Market within the downtown civic center. Nestled between the library and Farmer's Market, and across from City Hall and the Centennial Park, this space will encourage activation of the park year round.





KENTWOOD COMMUNITY CENTER - IN PROGRESS

Kentwood, Michigan

HIGHLIGHTS

- MULTI-PURPOSE THREE COURT HARD WOOD GYM
- MULTI-ACTIVITY GYM
- ELEVATED WALKING/JOGGING TRACK
- CENTRAL GATHERING AND CAFE
- EVENT/PARTY ROOM RENTAL SPACES
- FITNESS CENTER
- DANCE & AEROBIC STUDIOS
- TEEN ROOM + E-SPORTS

PROJECT REFERENCE

Val Romeo, Director Parks and Rec
 Kentwood Parks and Rec
 355 48th St. SE
 Kentwood, MI 49548
 romeov@kentwood.us
 (616) 656-5270

QUICK FACTS - Work in Progress

Building Area.....	~55,000 SF
Original Budget.....	\$22.5 Million

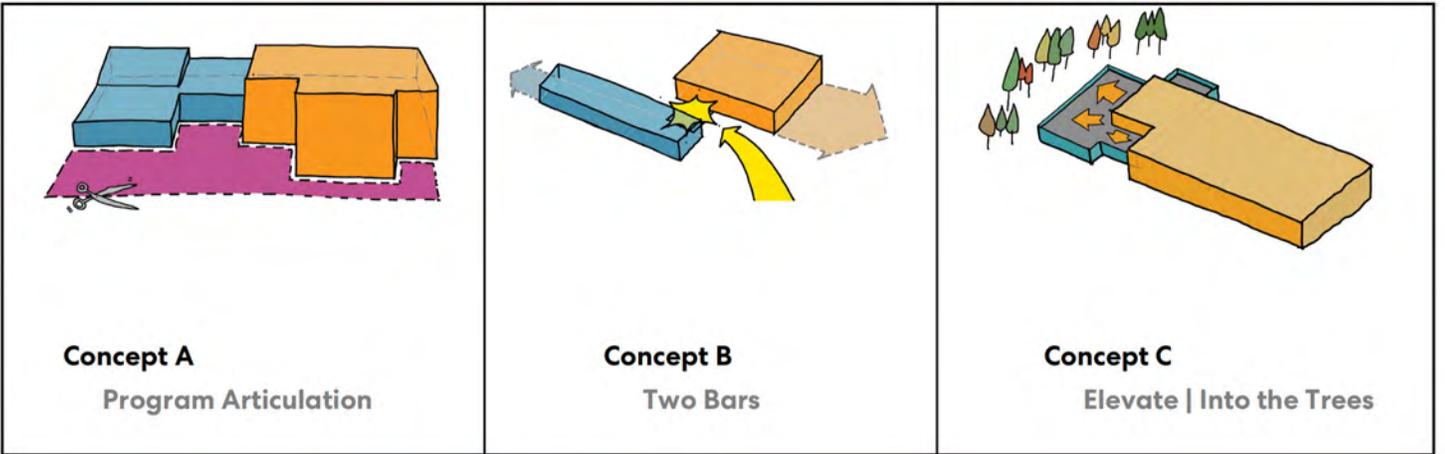
KEY FEATURES

Still very much in the early phases, the upcoming Kentwood Community Center will act as a central hub for a wide range of activities for the Kentwood community. Meant to be a place to spend time with friends and family, play basketball or pickleball, or just simply enjoy a cup of coffee, the new facility is all about being **better together**.

Kicking off in the Fall of 2023 with an expected completion date of December 2025, this is an exciting milestone for the City of Kentwood as they continue to build a vibrant and energetic downtown area.

Our communities are perpetually changing and a city's willingness to adapt to those changes provide new and rewarding opportunities to continually strengthen and renew our community identities.

Kentwood's increasing diversity, population growth, and influx of families requires changes in the need for expanded recreational opportunities. This project will tie all of that together to deliver a facility that is multi-use, multi-generational, and responsive to localized needs.





ATHLETICS, RECREATION, COMMUNITY CENTER, West Chicago Parks

West Chicago, Illinois

HIGHLIGHTS

- MULTI-PURPOSE THREE COURT HARD WOOD GYM
- MULTI-ACTIVITY GYM
- ELEVATED WALKING/JOGGING TRACK
- EVENT/PARTY ROOM RENTAL SPACES
- 7,800 S.F. FITNESS CENTER
- DANCE, AEROBIC & SPINNING STUDIOS
- KIDS ZONE WITH INDOOR PLAYGROUND

QUICK FACTS

Building Area.....	70,000 SF
Original Budget.....	\$13.5 Million
Approximate Cost/SF.....	\$200/SF

KEY FEATURES

In November of 2012 residents of the West Chicago Park District voted to support a bond referendum for the construction of a new recreation center to address the District's growing need for indoor recreation and meeting space. Through public outreach campaigns constituents voiced their desire for a multi-generational facility that reflected their blue collar, fiscally conservative roots.

The District's vision for their new facility was clear: Create a quality landmark building at an affordable price. By utilizing pre-engineered building structures for the gyms the project realized appreciable cost savings and was able to invest in quality building materials and energy efficient design measures.

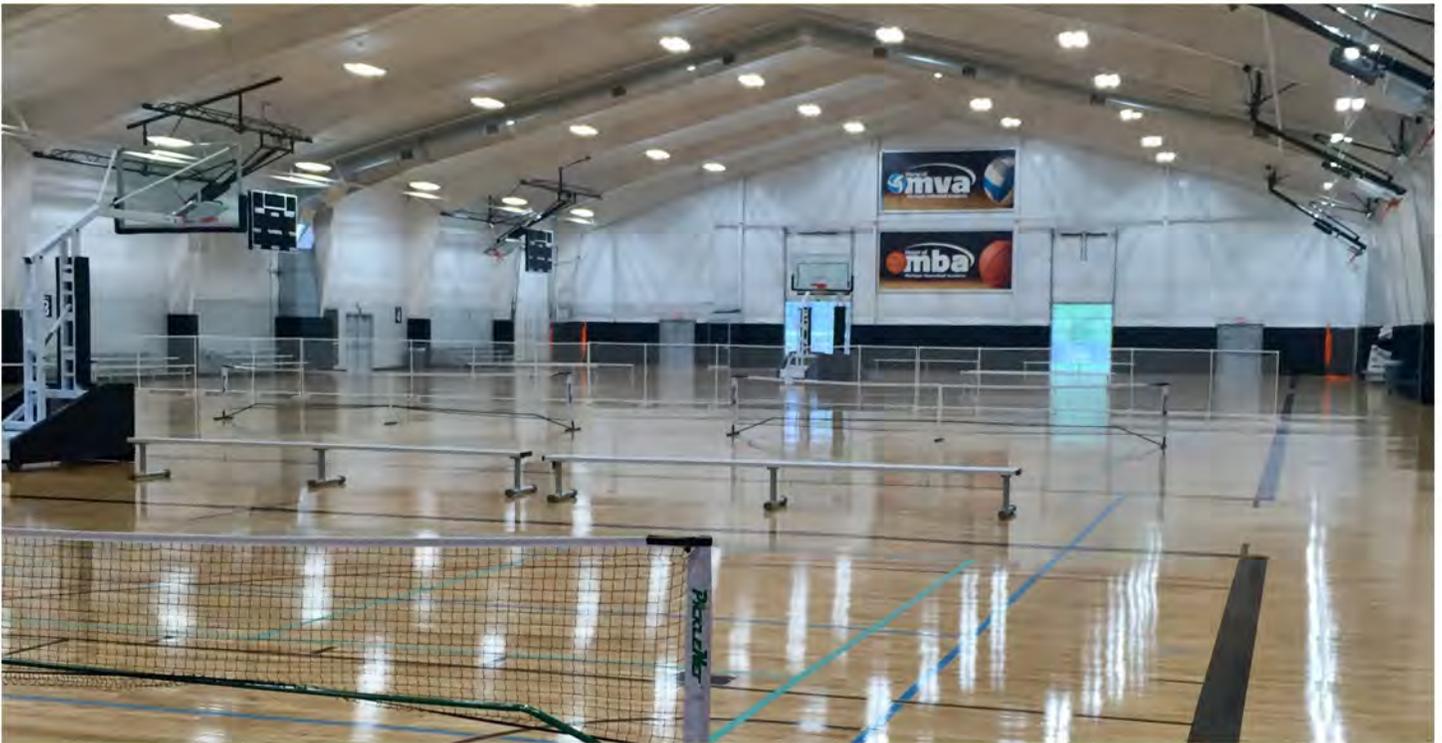
Now one of the largest and most modern indoor facilities in the State, the building has exceeded its pre-sale and initial membership expectations. Patrons praise the facility for its exceptional design, its location within the community and the variety of amenities and options it affords.

PROJECT REFERENCE

Gary Major, Executive Director
 West Chicago Par District
 201 W. National Street
 West Chicago, IL 60185
 gmajor@we-goparks.org
 630-231-9474







MSA WOODLAND, MICHIGAN SPORTS ACADEMIES

GRAND RAPIDS, MI

HIGHLIGHTS

- FOUR NBA SIZED BASKETBALL COURTS
- SIX NCAA SIZED VOLLEYBALL COURTS
- TWO FULL SIZED INDOOR SOCCER FIELDS
- ONE INDOOR LACROSSE FIELD

PROJECT REFERENCE
 Sam Nichols, Executive Director
 Michigan Sports Academies

QUICK FACTS

Completion.....2016
 Building Area.....101,812 SF

KEY FEATURES

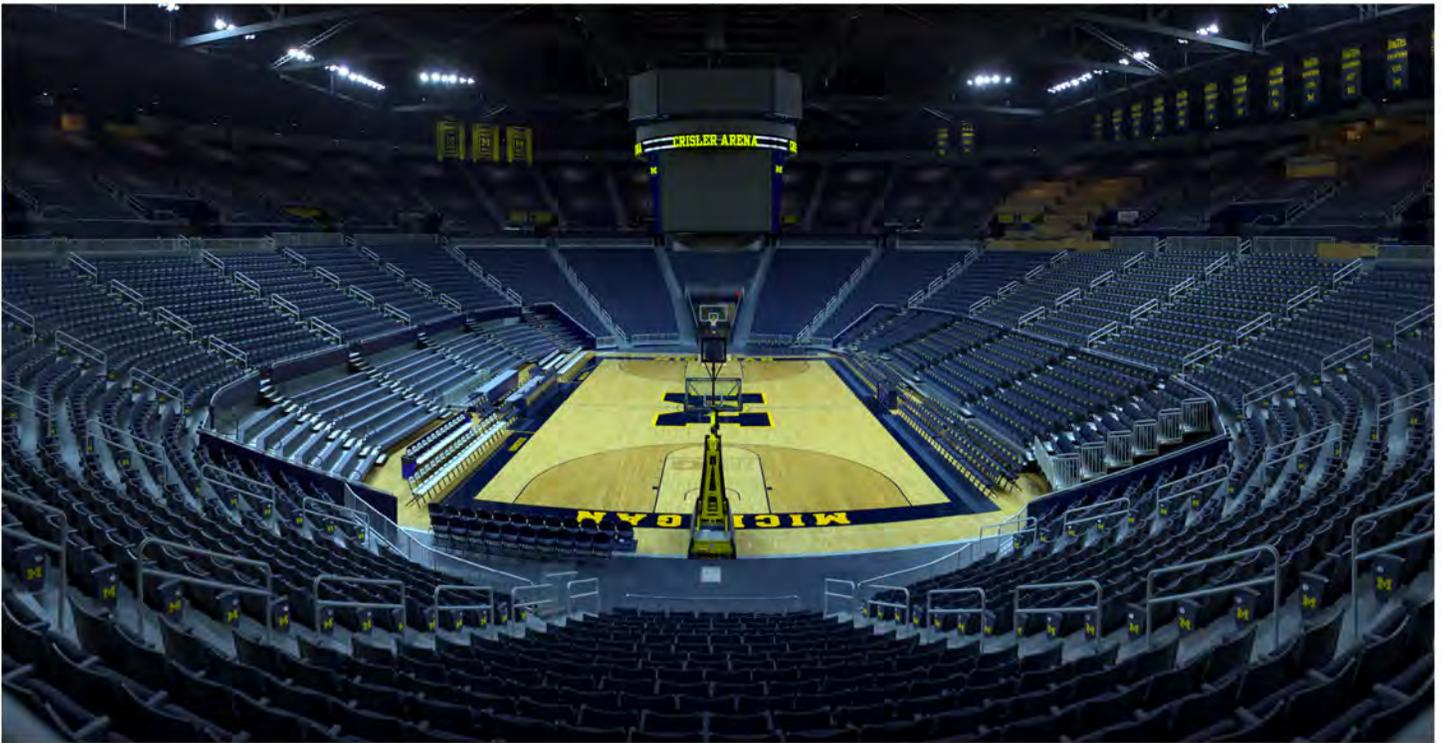
Having identified a desperate need in the community for indoor court and turf space, Michigan Sports Academies undertook a project to renovate the previously defunct Woodland Roller Skating Rink to meet the indoor athletic demands of a growing community in a northern climate.

The project includes four NBA sized basketball courts, six volleyball courts, two full sized soccer fields as well as a full size lacrosse field.

Court layouts provide the perfect balance of practice space, tournament layouts, and opportunities for recreational sports such as pickle ball leagues, badminton and even a remote control airplane club. Locker rooms, concessions, a pro store long with spaces for families to utilize during practices and in between games make this facility one of the preferred locations in the state for tournament organizers and private club sports.

Spark **43** is currently working with MSA as their Owner's Representative to replace the two synthetic turf fields with the same product that was installed at MSA Fieldhouse in 2021.

2022 Turf Replacement Project Role: Spark**43** as Owner's Rep.
 2016 Renovation Project Role: John Whitten: Sports Architect
 Architect of Record: AMDG Architects



CRISLER CENTER, The University of Michigan

ANN ARBOR, MI

HIGHLIGHTS

- Named "Facility of Merit" by Athletic Business Magazine
- **LEED Gold Certification**
- John Whitten featured in ESPN Magazine: "One Day, One Game" issue
- State-of-the-art Fan Amenities
- Three story waterfall
- Dedicated student entrance
- Contains the University of Michigan Athletic "Hall of Honor"
- State-of-the-art television production studio

QUICK FACTS

Building Area.....	450,000 SF
Project Cost.....	\$45.2 Million
Construction Start/Finish.....	March 2012-October 2012
Delivery Method.....	Design-Bid-Build

KEY FEATURES

The renovation and expansion of Crisler Center showcases the resurgence of the antiquated home for men's and women's basketball at the University of Michigan. A modern seating bowl, scoreboards along with expanded concourses, a VIP club experience, and fan amenities has helped Crisler Center return to its position as a premier facility in college athletics.

Originally built in 1968, the renovation of Crisler Center some 50 years later achieved LEED Gold Certification. Among a long list of accolades, the project was recognized by Athletic Business Magazine as a "Facility of Merit" in 2014, an honor bestowed by a panel of the nation's leading sports architects and planners.

Construction took place during the basketball team's offseason, over the course of three consecutive years. This strategy meant the Wolverines could play all home games at Crisler, rather than moving off campus during construction. The major renovation to the arena occurred between the end of the basketball season in the spring and concluded in time for the first home game the following fall. Construction activities occurred round the clock to ensure delivery within required schedule. To ensure a smooth process site walks were performed every other week and during first and third shifts on site.

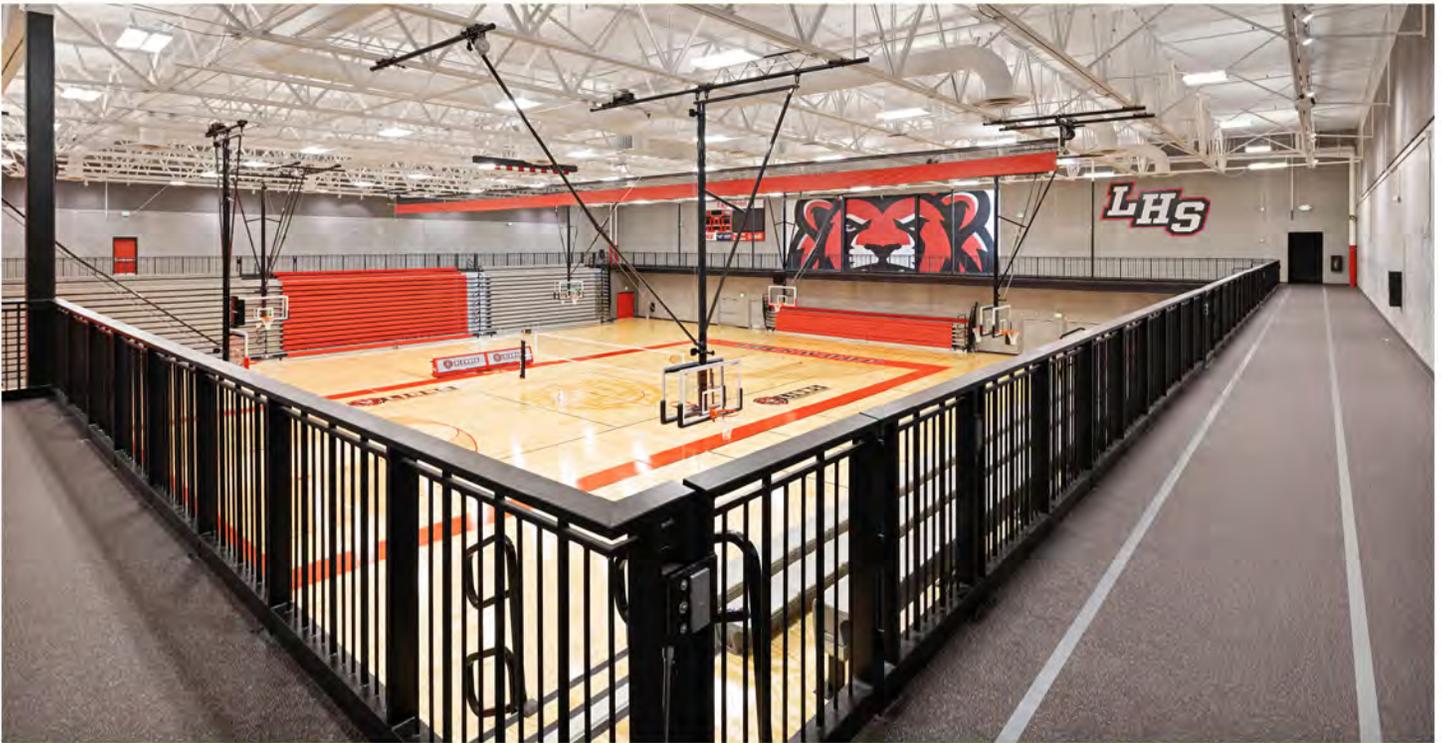
PROJECT REFERENCE

Steve Donoghue - UM Athletics
734-763-6088

Ernest Joyner - Perkins+Will
303-308-0200
ernest.joyner@perkinswill.com

Role: John Whitten: Senior Sports Planner, Lead Design Architect and PM for Sink Combs Dethlefs Architect of Record: TMP Associates





LOCKWOOD HIGH SCHOOL

LOCKWOOD, MONTANA

- HIGHLIGHTS**
- 2,800 Seat Competition Gym
 - Auxiliary Gym
 - 5 Jogging Track
 - Dedicated Locker Rooms
 - Official's Locker Rooms
 - Athletic Medicine
 - Natural Light
 - Indoor Pole Vault

QUICK FACTS

Completed.....August 2020
 Project Cost.....\$50 Million

KEY FEATURES

In the Spring of 2017, the community of Lockwood passed a bond measure with overwhelming support. The goal: build a high school for the community - something it had never had.

Additionally, we were charged with designing the best high school athletic facilities in the state. A 2,800 seat competition seats spectators "In the Round" providing a big time feel and drawing fans closer to the court.

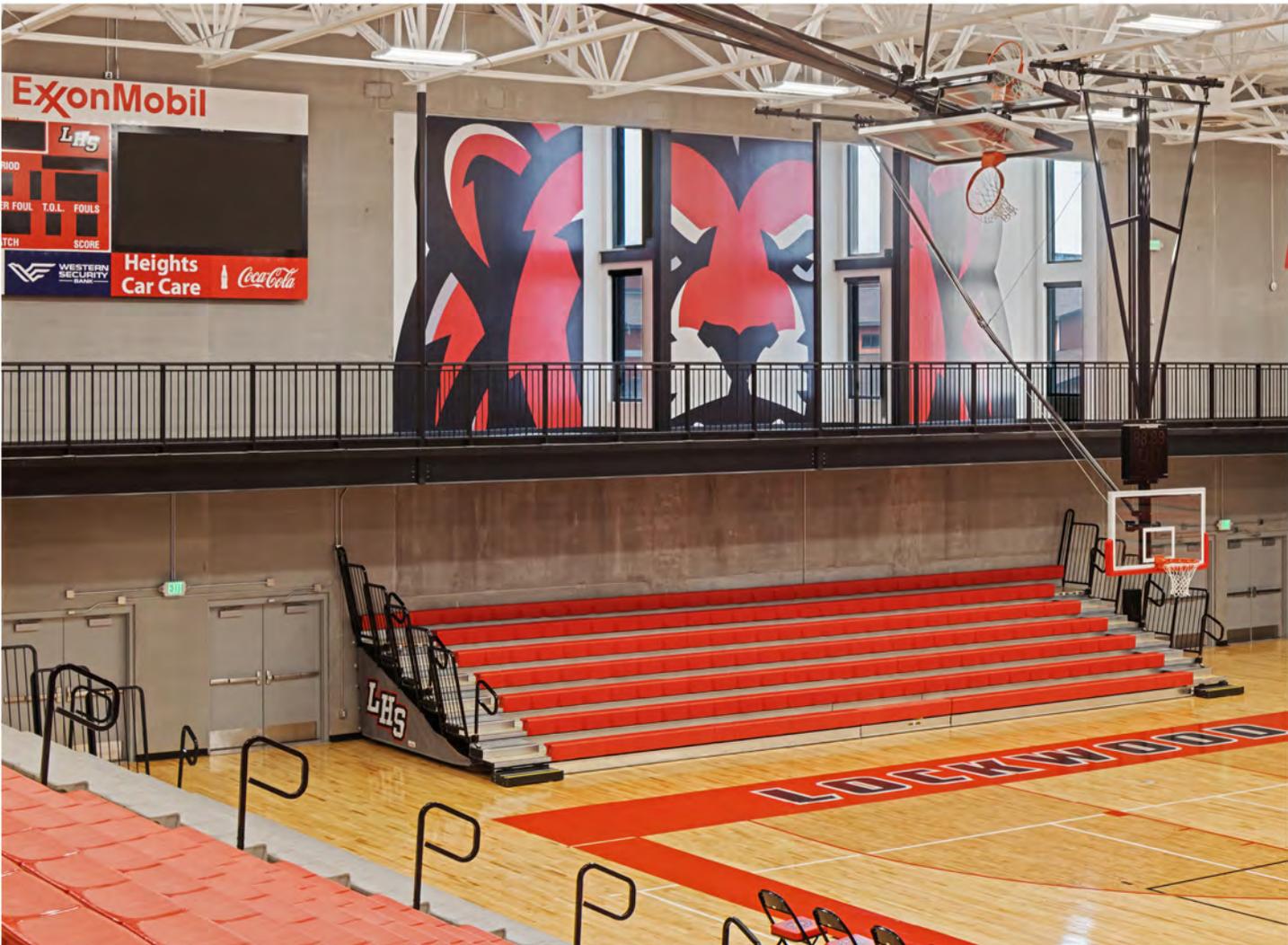
Team locker rooms, weight room, athletic medicine suite and secondary gym round out the indoor facilities.

A new, state of the art stadium will include 1,800 seats, team locker rooms and a ten lane track. Field events have been given special consideration given strong seasonal wind.

PROJECT REFERENCE

Tobin Novasio, Superintendent
 Lockwood Schools
 406-252-6022

Nick Pancheau, Principal
 Collaborative Design Architects
 406-671-8377





TED STEVENS SPORTS SERVICES CNTR, US Olympic Training Center

COLORADO SPRINGS, CO

HIGHLIGHTS

- 32,000 s.f. Strength + Conditioning Center Including:
 - Warm-Up/Cool Down Area
 - Agility Field and Plyometrics
 - Strength Training
 - Indoor/Outdoor Sprint Track
 - Cardiovascular Training Area
- Sports Science Area Including:
 - The only High Altitude Training Center in the world
 - Sports Medicine and Recovery Center
 - Commercial Teaching Kitchen
 - Hydrotherapy, Sauna, Steam Room

PROJECT REFERENCE
 Bill Kennedy, Director of Facilities
 United States Olympic Committee
 1 Olympic Plaza
 Colorado Springs, CO 80909
 719-578-4648

QUICK FACTS

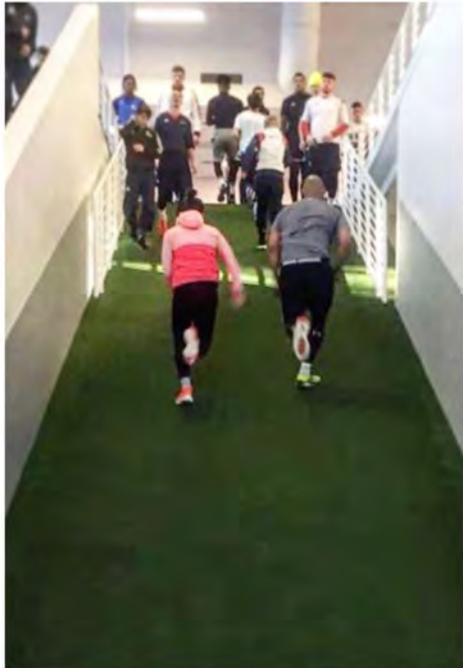
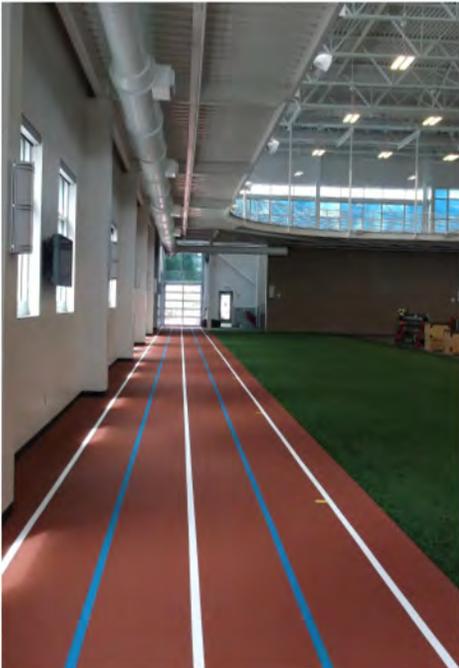
Completion.....2014
 Contract Amount.....\$25 Million
 Project included: Athlete Center, Dining Hall, Campus Security, Ted Stevens Performance Center, various ADA improvements and master plan for Visitor's Center

KEY FEATURES

Team USA trains here. Seasoned Olympic Veterans as well as the next Olympic and Paralympic hopefuls will pass through the US Olympic Training Center in Colorado Springs at some point in their careers.

While on campus the world's elite athletes will find that virtually all of their training and social needs have been considered and are located within steps of their dorm rooms allowing athletes and coaches alike to maximize their time at the OTC. State of the art strength training, athletic medicine, nutrition, sports psychology, physiological testing, medical imaging, and **dentistry** encompass the new Ted Stevens Sports Services Center.

The facility is the venue for NBC Sports Network's television show: Scouting Camp: Next Olympic Hopeful





SOUTH COMPETITION & PERFORMANCE, The University of Michigan

Ann Arbor, MI

HIGHLIGHTS

- 3,500 seat 200M Hydraulically Banked Indoor Track Facility
- Indoor Powered Rowing Tank
- Erg room
- 2,000 Seat Lacrosse Stadium
- 1,200 Seat Outdoor 400M Track Stadium
- 44 Rack Weight Room with Plyometrics, Agility Field and Cardio Balcony.
- Athletic Medicine, Hydrotherapy, and Sports Nutrition

PROJECT REFERENCE
 Steve Donoghue - UM Athletics
 734-763-6088

Ernest Joyner - Perkins+Will
 303-308-0200
 ernest.joyner@perkinswill.com

QUICK FACTS

Completion.....	2018
Site Area.....	25 Acres
Building Area.....	280,000 s.f.
Project Cost.....	\$112 Million

KEY FEATURES

The University of Michigan has over 900 student athletes. 500 of those athletes competing in Olympic sports will utilize the recently opened South Competition and Performance Project. Among the amenities for student athletes are dedicated team locker rooms, film rooms, athletic medicine, strength+conditioning, hydro-therapy, nutrition and coaches offices.

Competition venues include a 2,000 seat indoor track capable of hosting the NCAA Indoor Conference and National Championships meets. After several seasons of floating around other venues, the Lacrosse teams have their own dedicated stadium capable of holding 2,500 spectators and in it's inaugural season hosted the Men's Big Ten Lacrosse Tournament. Finally an 400M outdoor track capable of hosting elite competitions after decades without being able to do so at Ferry Field. The track stadium also includes a dedicated throwing field to move inherently dangerous events like the Hammer throw away from the running events.

Role: John Whitten: Senior Sports Planner, Lead Design
 Architect and Project Manager for Sink Combs Dethlefs;
 Architect of Record: TMP Associates





CENTER FOR PERFORMANCE & LEADERSHIP, St. Johns College HS

WASHINGTON, D.C.

HIGHLIGHTS

- MULTI-SPORT STADIUM WITH SYNTHETIC TURF FIELD AND EIGHT LANE TRACK
- SYNTHETIC TURF BASEBALL STADIUM (BUILT ON TOP OF PARKING GARAGE)
- INDOOR TURF AGILITY FIELD WITH PLYOMETRIC TRAINING STAIRS AND RAMP

PROJECT REFERENCE

Jeff Mancabelli, President
 St. John's College High School
 2607 Military Road, NW
 Chevy Chase, DC 20015
 202-363-2316
 jeff@stjohnschs.org

QUICK FACTS

Renovation & Addition Completion.....	2020
Football Practice Field Completion.....	2015
Building Renovation / Addition.....	80,000 sf

KEY FEATURES

In the spring of 2014 St Johns College High School undertook an ambitious master plan enhance and expand their athletic facilities. Once complete, SJC will be home to some of the premier athletic facilities on the east coast. Synthetic outdoor fields allow year round use and accommodate practice and competitions for all of the schools field based sports. A full size football practice field has been completed to date.

The primary building project consists of 80,000sf of renovated and added space for athletic and academic purposes. New and improved amenities include a lecture hall, team locker rooms, strength+conditioning, athletic medicine suite, crew training room, indoor turf agility field, student lounge, alumni lounge, athletic offices and renovated gymnasium.

Future facilities include a full sized baseball stadium located over a parking garage as well as a reconfigured football stadium with eight lane track.

Role: John Whitten: Senior Sports Planner and Design
 Architect for Sink Combs Dethlefs
 Architect of Record: Perkins Eastman





REFERENCES

January 5, 2024

Assistant City Manager Mark Clemence
City of Birmingham, Michigan
151 Martin Street
Birmingham, MI 48009

Dear Mr. Clemence:

I am pleased to write this letter of recommendation in support of the outstanding architectural services Krieger Klatt Architects (KKA) performed for the City of Royal Oak from 2016 – 2020 during the design and construction of Royal Oak's new city hall.

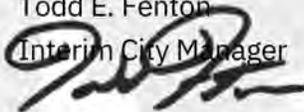
KKA's design expertise was critical for the city to remain on a tight construction schedule. Its staff exhibited a tireless work ethic as they met with over a dozen department heads for nearly a year to create and refine floor plans specific to the needs of each individual department's operations. KKA also did a fantastic job coordinating the building's floor plans with our technology and furniture providers to make sure all items fit and had access to electrical and high speed outlets.

I would highly recommend Krieger Klatt's services to any municipality requiring architecture, interior design and master planning services. In fact, the city has entered into new agreements with KKA for design work to renovate an industrial building into a new animal shelter and to build new public restrooms next to the city's Farmers Market.

If you have any questions, feel free to contact me directly at 248.246.3208 or via email: toddf@romi.gov.

Sincerely,

Todd E. Fenton
Interim City Manager



November 10, 2022

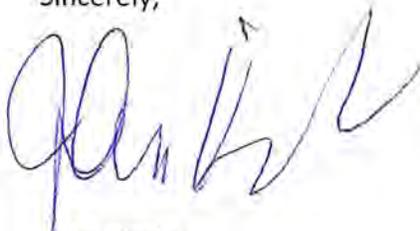
To Whom it May Concern,

Boji Group and Krieger Klatt Architects, Inc. have worked on numerous projects together in the last seven years. As Vice President and General Counsel, I have had the opportunity to engage with countless architectural firms. Jeff Klatt and his team at Krieger Klatt Architects are the most diligent, thoughtful, and pragmatic professionals that we have encountered.

Boji Group and KKA have completed two master planning efforts in the Royal Oak City Center and the programming of a 12.6-acre site on Seven Mile in Detroit. We just completed the first building on the Seven Mile site, a State of Michigan DHHS Seven Mile project with KKA and we were thoroughly impressed with their efforts. A chief reason our experience with Krieger Klatt Architects has been so successful is due to the open communication and follow up that Jeff and his team have provided throughout the projects.

In short, we enthusiastically endorse Krieger Klatt Architects. If you have any further questions, please do not hesitate to contact me.

Sincerely,



John Hindo



COLASANTI/
O'BRIEN JOINT
VENTURE

24500 WOOD COURT
MACOMB TWP., MI 48042
P : 586 598 9700
F : 586 598 9661

April 13, 2021

To Whom it May Concern,

Colasanti/ O'Brien Joint Venture and Krieger Klatt Architects, Inc. recently completed the construction of Royal Oaks new City Hall. As the Construction Manager I was in direct day to day contact with various members of KKA's team. The project ran smoothly and the flow of information between KKA and ourselves was great. They were very responsive to RFI's and completed their review of submittals quickly and thoroughly. They were sensitive to the constraints of time and were willing partners in constructability suggestions and changes. When changes were made, they were quick to supply the information needed to make those changes and judged the cost impacts fairly. In the rare occasions it was needed, Jason and his team would make special trips to the site to work through a detail to fully understand what issues were involved. They were always attentive to the suggestions of the construction team, the owner's needs, project costs, as well as the project schedule. It is a rarity in today's world to work with an Architect that is concerned all those things.

I would not hesitate to team with KKA on another project and look forward in doing so in the future. I would highly recommend KKA be part of anyone's building team. If you have any further questions, please do not hesitate to contact me, 313-779-0824.

Sincerely,

Thomas J. Anderson



April 15, 2021

Jessica Gilbert
Krieger Klatt Architects, Inc.
2120 East Eleven Mile Road
Royal Oak, MI 48067

Re: Recommendation Letter

Ms. Gilbert,

It is my pleasure to offer this letter of recommendation following our experience working together at the Kalamazoo MDHHS Project. The primary reason the job was successful was because the Owner, Krieger Klatt Architects and Walbridge performed well as a team. I appreciated the open communication and follow-up that Krieger Klatt provided throughout the course of the project. Project issues did not linger and were addressed in a manner that allowed construction to continue without sacrificing schedule.

I appreciated how Krieger Klatt operated with a collaborative approach and without ego. Design or construction issues were solved as a team without defensiveness. All parties of the team did a great job keeping the best interest of the project in mind, which ultimately led to the success of the project and a happy client. I look forward to opportunities where our firms may be able to work together in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Fitzgerald".

Lee Fitzgerald
Senior Project Manager
Walbridge
(269) 615-7663



2617 BEACON HILL DRIVE
AUBURN HILLS, MICHIGAN 48326

248-373-5081
INFOTC@TROWBRIDGECO.COM
WWW.TROWBRIDGECO.COM
f t G in e s

December 3, 2021

To Whom It May Concern,

Trowbridge Companies is a full-service real estate firm that has been in business for over 40 years with experience in construction and management in Southeast Michigan. Over this period of time, we've had the opportunity to engage with countless architectural firms. We can wholeheartedly say that Jason Krieger and his devoted team at Krieger Klatt Architects (KKA) are the most diligent, thoughtful, comprehensive and pragmatic architectural professionals that we've ever encountered.

We are currently working with KKA on complex multifamily construction projects in Royal Oak and Clawson, Michigan and have been thoroughly impressed with KKA's efforts. A chief reason why our experience with KKA has been so successful is due to the open communication and follow up that Jason Krieger and his team have provided throughout the projects. They are attentive to the suggestions of the construction team, ownership needs, project costs and schedule. In our experience, finding those qualities in an architectural firm is exceedingly rare. We intend to partner with KKA on other projects and look forward to doing so in the future.

In short, we enthusiastically endorse Jason Krieger and his incredible team at KKA. If you have any further questions, please do not hesitate to contact me.

All the Best,

Anthony Randazzo
on behalf of Trowbridge Companies



RED RUN GOLF CLUB

May 17, 2022

To Whom It May Concern,

Red Run Golf Club and Krieger Klatt Architects, Inc. are nearing the completion of a two-year-long project at our club in Royal Oak, MI. The project began in 2020 with conceptual design and numerous meetings with the board of directors and members to define and approve the scope of work. The largest part of the project was the renovation of the existing clubhouse, including interior and exterior elements. Areas of work included a renovated dining area, a new full-service luxury bar, new wine storage, and tasting room, and a new covered patio with entertainment and dining amenities. KKA also designed a new Halfway Shack consisting of commercial kitchen elements, multi-occupant restrooms, and an outdoor full-service bar for members and their guests.

As General Manager and Chief Operating Officer for Red Run Golf Club, I was in direct day-to-day contact with members of KKA's team. Krieger Klatt Architects worked with the Gleeson Construction and Red Run to keep the tight schedule on track through quick responses to RFI's and Submittals. We appreciated the level of professionalism and attention to detail that the Krieger Klatt team provided. I would highly recommend Krieger Klatt Architects be part of anyone's design team.

If you have any further questions, I can be reached at (248) 548-7500.

Respectfully submitted,

Joseph Marini

GM/COO

Red Run Golf Club

2036 Rochester Road

Royal Oak, MI 48073

jmarini@redrungolfclub.com





REQUIRED FORMS

ARK EVENT HUB

REQUIRED FORMS

AGREEMENT OF (BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION)

THIS AGREEMENT is entered into this 5th day of January, 2023, by and between the **CITY OF BIRMINGHAM**, whose address is 151 Martin Street, Birmingham, MI 48009 (hereinafter referred to as the City) Krieger Klatt Architects (KKA), whose address is 2120 E. 11 Mile Rd. Royal Oak, MI 48067 hereafter referred to as Contactor and the foregoing shall collectively be referred to as the parties.

WHEREAS, the City desires an assessment of the spatial needs of Next senior services, the YMCA and the Parks and Recreation Department of the City for conceptual designs for renovations and possible expansion and in connection therewith has requested proposals for a **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**; to the building at 400 E. Lincoln and

WHEREAS, Contactor has qualifications that meet the project requirements and has provided a response and cost proposal to perform **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**.

NOW, THEREFORE, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

1. MUTUALLY AGREE: It is mutually agreed by and between the parties that the City's Request for Proposal for **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION** posted November 17, 2023, shall be fully incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto (attached hereto as Attachment "A").

2. TERM: This Agreement shall have a term of one year from the date stated above. The City shall have the right to unilaterally terminate this Agreement on thirty (30) days written notice. In the event of termination, the Contractor shall receive compensation for services to the date the termination takes effect and the City shall be entitled to retain and use the results of all designs and renovations prepared by the Contractor through such date.

3. TERMS OF PAYMENT: The Contractor will invoice monthly for all labor supplied and work completed. In no event shall invoices be submitted more than 45 days after completion of services. Submitted invoices shall include the following detailed information: the type of work performed, the time spent on the work, the individual who performed the work and the per hour billing rate charged. The City may, at its sole discretion demand review and the right to request at any time further detailed accounting information for any or all bills. The right to inspection of any bill and invoice shall never be at any cost or billings to the City, nor shall preparation of said invoices be billed to the City or against the general retainer. Payment terms will be net 30 days unless otherwise specified by the City.

4. Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

REQUIRED FORMS

5. INSURANCE SUBMISSION REQUIREMENTS: The Contractor has submitted proof to the City that it meets all City insurance requirements. Insurance, with coverage amounts at no less than the City's minimum requirements, must be held by the Contractor throughout the term of this Agreement. Certificates of insurance as stated below will be required no later than five (5) business days from the date of Contractors acceptance of the terms of this Agreement.

6. CONFIDENTIAL AND OR PROPRIETARY INFORMATION: The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. INDEPENDENT CONTRACTOR: The Contractor and the City agree that the Contractor is acting as an independent contractor with respect to the Contractors role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

8. COMPLIANCE WITH LAWS: Contractor agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the City, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which Contractor is subject, Contractor hereby agrees to be bound by all Federal, State, or City of Birmingham ordinances, rules, regulations and policies as are amended from time to time, and including without limitation the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

9. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS: Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the City, by and through its City Manager, to terminate this Agreement, or at the City's option, the City may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Contractor, either by offset to any amounts due and owing Contractor for services provided to the City, or, by separate bill and demand for payment. Nothing in this paragraph shall be deemed to create or be interpreted as establishing a "for cause" termination; Contractor agrees and understands that its engagement is at will and may be terminated by the City Manager for any cause or no cause.

10. INDEMNIFICATION: To the fullest extent permitted by law, the Architect shall

REQUIRED FORMS

indemnify and hold the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City harmless from and against damages, losses and judgments, which may be asserted, claimed, or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, including reasonable attorney fees and expenses recoverable under applicable law, but only to the extent of the degree of fault of the Michigan licensed architect for negligent acts or omissions of the Architect, its employees and its consultants in the performance of their professional services, in the performance of this Agreement.

11. STANDARD INSURANCE REQUIREMENTS: The Contractor shall maintain during the life of this Agreement the applicable types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance:

For Non-Sole Proprietorships: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

For Sole Proprietorships: Contractor shall complete and furnish to the City prior to the commencement of work under this Agreement a signed and notarized Sole Proprietor Form, for sole proprietors with no employees or with employees, as the case may be.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractor Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following Additional Insureds: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

D. Professional Liability: If applicable, professional liability insurance with limits of not less than \$2,000,000 per claim if Contractor will provide services that are customarily subject to this type of coverage.

REQUIRED FORMS

E. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City at least (10) days prior to the expiration date.

F. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

- 1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance, or a signed and notarized copy of the Sole Proprietor Form;
- 2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
- 3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
- 4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance, if applicable;
- 5) If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Maintaining Insurance: Upon failure of the Contactor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

12. WRITTEN NOTICES: Written notices regarding this Agreement shall be addressed to the following:

City: City of Birmingham
151 Martin Street
Birmingham, Michigan 48009
Attn: Assistant City Manager Mark Clemence

Contractor:
Krieger Klatt Architects
2120 E. Eleven Mile Rd.
Royal Oak, MI 4867

13. COVID: The Contractor shall follow all of the City's COVID-19 safety protocols while on City property. Additionally, Contractor staff which will be in physical contact with city staff must have current vaccinations against COVID-19. The City, at its discretion, may ask for proof of vaccination of Contractors staff. Failure to provide proof of vaccination when requested will cause the City to request un-vaccinated personnel to leave, request alternate staff, and if the Contractor is unable to comply, this violation of safety protocols will constitute a breach of contract by the Contractor.

14. AMENDMENTS: No amendment, modification or supplement to this Agreement shall

REQUIRED FORMS

be binding unless it is in writing and signed by authorized representatives of the parties.

15. WAIVER OF BREACH: No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

16. COMPLETE AGREEMENT: The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of Contractor agreement with the City of Birmingham. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the City and the Contractor shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

17. DIRECT OR INDIRECT INTEREST: If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

18. FAILURE TO PERFORM. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

19. LEGAL PROCEEDINGS: Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

20. RESPONSE TO REQUESTS FOR PROPOSALS: The Contractor shall be held to and bound by all terms, conditions, warranties and representations which it made in its written response dated January 5, 2024, to the City's Request for Proposals dated November 17, 2023 (attached hereto as Attachment "B"). In the event of a conflict in any of the terms of this Agreement and the Contractor _____ response, the terms of this Agreement shall prevail.

21. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham

REQUIRED FORMS

will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the parties hereto agree to be bound by the above terms and conditions, and Contractor, by its authorized signature below, expressly accepts this Agreement upon the above provided terms and conditions contained in this Agreement as of the date first above written.

Contractor

By: _____
Its: President

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 7th day of February, 2024 before me personally appeared Jason Krieger, who acknowledged that with authority on behalf of Krieger Kati to do he/she signed this Agreement.

Michelle K. Maas
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My commission expires: July 12, 2028



CITY OF BIRMINGHAM:

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Mark A. Gerber, Finance Director
(Approved as to Financial Obligation)

Mary M. Kucharek, City Attorney
(Approved as to form)

Mark Clemence, Assistant City
Manager (Approved as to substance)

REQUIRED FORMS

ATTACHMENT B - BIDDER'S AGREEMENT
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Request for Proposal and all other provisions of this document and understand the meaning, intent, and requirement of it.

2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

Jason Krieger January 5, 2024
PREPARED BY DATE
(Print Name)

Principal January 5, 2024
TITLE DATE

 jason@kriegerklatt.com
AUTHORIZED SIGNATURE E-MAIL ADDRESS

Krieger Klatt Architects Inc.
COMPANY

2120 E. Eleven Mile, Royal Oak MI 48064 248.414.9270
ADDRESS PHONE

NAME OF PARENT COMPANY PHONE

ADDRESS

REQUIRED FORMS

ATTACHMENT C - COST PROPOSAL
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In order for the bid to be considered valid, Section 00 41 44 - Bid Form must be completed in its entirety.

COST PROPOSAL	
ITEM	BID AMOUNT
Phase 1	\$ 44,500.00
Phase 2	\$ 105,000.00
TOTAL BID AMOUNT	\$ 149,500.00
ADDITIONAL BID ITEMS	
Printing and Travel Costs (Estimate)	\$ 7,475.00
Community Open House Items (Estimate)	\$ 2,000.00
GRAND TOTAL AMOUNT	\$ 158,975.00

Please refer to page 12 for Exclusions and Clarifications.

Firm Name Krieger Klatt Architects Inc.

Authorized signature 

Printed Name Jason Krieger

Date January 5, 2024

REQUIRED FORMS

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION FORM For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

Pursuant to Michigan Law and the Iran Economic Sanction Act, 2012 PA 517 ("Act"), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an "Iran Linked Business", as defined by the Act.

By completing this form, the Vendor certifies that it is not an "Iran Linked Business", as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

Jason Krieger	January 5, 2024
PREPARED BY (Print Name)	DATE
Principal	January 5, 2024
TITLE	DATE
	jason@kriegerklatt.com
AUTHORIZED SIGNATURE	E-MAIL ADDRESS
Krieger Klatt Architects Inc.	
COMPANY	
2120 E. Eleven Mile, Royal Oak MI 48064	248.414.9270
ADDRESS	PHONE
NAME OF PARENT COMPANY	PHONE
ADDRESS	
TAXPAYER I.D.#	



NO LIFEGUARD
ON DUTY

NO GLASS

911

EXIT

87
8B

Krieger
Klatt
Architects



**PROPOSAL
ASSESSMENT & CONCEPTUAL DESIGN
SENIOR / RECREATION BUILDING
CITY OF BIRMINGHAM**

05 JANUARY 2024



CHICAGO | DETROIT | PHILADELPHIA | SACRAMENTO | TORONTO | OTTAWA | CALGARY | EDMONTON | LONDON | GLASGOW | NEWCASTLE | INVERNESS



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NORR

January 5, 2024

City of Birmingham
Attn: Mark Clemence – Assistant City Manager

Re: Birmingham Senior/Recreation Building - Assessment And Conceptual Designs For Renovations/Expansion

Dear Evaluation Committee,

NORR is pleased to submit our proposal to the City of Birmingham for the proposed Feasibility Study and Conceptual Design Services. As a leading Architectural/Engineering Firm (#14 in Building Design+Construction, August 2023), a number of key points set NORR apart from our competition and make us the ideal partner for the City of Birmingham community. For this important project NORR's leading in-house design personnel have teamed with **IMEG Engineering** who brings intimate knowledge of the project having recently performed a review of this facility. Additionally, NORR has teamed with **A.M. Higley** as our cost consultant, whom we have worked with on numerous projects for cost consulting and construction services. As a local design firm, NORR understands the importance of providing high quality community amenities and the importance of age-in-place initiatives that benefit the communities senior population. We look forward to creating a facility that can be fully utilized by the seniors, the surrounding community and the recreation departments as well as being reflective of the community's usage, growth and programming goals.

We believe NORR is well positioned to take on this assignment and will be a valuable contributor because:

- NORR has completed over twenty Feasibility and property condition assessment reports on existing buildings within the southeastern Michigan area including many for local municipalities.
- Our approach is unique and highly collaborative. We believe in involving our clients, community and key stakeholders in the design process to help them articulate their vision, needs and requirements.
- NORR is a full-service A/E firm of over 80 professionals located at our Detroit office. As such NORR is able to provide relevant expertise and local staffing needs for the successfully completion of this project.
- Our projects are found throughout the US and Canada. As a firm NORR has completed many influential sports complexes including renovations for the Rutgers University Gymnasium and Fitness Center and the design of the Toronto Pan Am Sports Center created for the 2015 Pan Am Games in Toronto.
- NORR is committed to supporting the transformation of the built environment from a major source of carbon emissions to an important contributor to combating the climate emergency. To date, NORR has completed over 400 LEED certified projects globally.

One of our team core company beliefs is providing excellent client service. We accomplish this through working in true partnership with our clients, community, colleagues and consultants.

Thank for your consideration of NORR. Please feel free to contact me for additional information or clarification. We look forward to an opportunity to work with the City of Birmingham on this exciting project.

Sincerely,



Scott Catallo, AIA, NCARB, Principal
Primary Contact For Notices and Inquiries
T. 313 324 3096 M. 734 716 8724
scott.catallo@norr.com

NORR LLC

150 W Jefferson Ave
Suite 1300
Detroit, MI

O. 313 324.3100
F. 313 324.3111
norr.com

SECTION 1

NORR ABILITY TO PERFORM

NORR Design Ability & Philosophy



NORR strongly believes in creating spaces that allow people to fully engage in their surroundings and community. We strive to create spaces that become vibrant landmarks within their unique communities; spaces that don't just respond to existing trends but predict future ones. Our philosophy is to cultivate an environment where progressive design solutions are recognized and implemented, supporting daily operations and functions as well as provide flexibility to the surrounding community.

Every site and program context pose a different question; excellent architectural projects respond to those different questions uniquely.



Achieving Architectural Excellence

Architectural excellence comes from the successful synthesis of the variables inherent in each unique project's context. An excellent building should embody and reflect its context. For us, context includes more than the actual site, surrounding streetscapes and physical surroundings of a project; context includes the client's imperatives, the user's needs and desires, the city's hopes, the budget, and schedule requirements, etc. — all these variables should effectively shape architecture into the most meaningful form and organization. Said in another way, we have found great benefit in listening closely to the site and context, broadly defined, in letting it tell the team how a project can excel.



Our design philosophy and approach are rooted in diverse design thinking to provide a refined perspective that can enhance, inform and add value to the project. We have a proven progressive design mentality, elevating the projects we work on beyond our clients' expectations to create buildings that are climatically, sustainably, and culturally responsive. Our basic design principles will be implemented in impactful, creative, and completely original ways to respond to the very specific goals and needs of the City of Birmingham, Next and the diverse potential community user groups.



Addressing Place and Character

It is incumbent on the project to respect the existing neighborhood and establish itself as embodying the ideals of its new identity. Stitching its new identity into the existing characteristics of the surrounding fabric. The project should reflect a continued "pride of place" in programming spaces. Fostering opportunities for interaction between diverse users will be important. Good design and well thought-out adjacencies allow for the greatest number of differing user groups to feel welcome and comfortable while providing spaces to thrive and interact positively.

Above: Esperanza Health & Wellness Center

Subconsultant Team Members

WHAT SETS THE NORR TEAM APART?

SUBCONSULTANT: IMEG CORPORATION

ROLE: MEP AND STRUCTURAL ENGINEERING, AV, SECURITY, and IT

IMEG is the leading engineering design firm that delivers a combination of broad expertise of a national leader with the personal relationships and deep collaboration of a local firm. But what really sets IMEG apart?

- Their market-sector team structure provides sector specific data-driven solutions and innovation.
- A culture of learning and development – sharing knowledge and solving complex design problems.
- An extensive breadth of expertise and deep bench of client knowledge – helping transform environments.
- A reputation for delivering many “firsts” in sustainable design – helping clients become energy stewards and reduce impact.
- A commitment to deliver high quality, cost-effective outcomes through a collaborative and flexible project approach.

We are employee owned and results driven with a passion for transforming environments & communities through high performance design and infrastructure.

MEP ENGINEERING

IMEG’s licensed Professional Engineers offer clients the full range of design in the core disciplines of **mechanical, electrical, plumbing, and fire protection engineering**. The work and dedication of their key personnel significantly contribute to the operational outcomes of project facilities.

IMEG’s **sustainability, energy, and building code** expertise has also led to 300+ LEED projects – including 28 that are certified or pursuing LEED Platinum and 11 projects designed for net zero energy. This high performance building capability, along with their innovation, has resulted in three international ASHRAE Society Technology awards – the highest awards in the mechanical engineering field. IMEG also has participated in the development of the ASHRAE 90.1 energy standards, the basis for nearly all energy codes in the U.S.



AT-A-GLANCE

- Top 10 Engineering Firm in U.S. (BD+C)
- 100% Employee-Owned
- Full-service Engineering & Consulting
- 80+ Locations
- 2,400 Team Members
- 600+ Licensed Engineers
- \$383M in Annual Revenue
- #57 / Top 500 Design Firm List (ENR)

SERVICES

- Building Design: Full-service Engineering & Planning
- Building Performance Design & Analysis
- Commissioning
- Consulting & Advisory Services
- Infrastructure: Design & Planning
- Process Engineering

STRUCTURAL ENGINEERING

IMEG has offered structural engineering services for more than 60 years, and are frequently recognized for their capabilities in both engineering and 3D modeling. With a team of more than 300, including 95+ licensed structural engineers on staff, IMEG’s structural services group is one of the largest, award winning structural engineering consultants in the U.S.

IMEG TECHNOLOGY CAPABILITIES

AUDIO / VISUAL

IMEG understands the importance of effective communication to meet the demands of today's high-quality, instant-delivery audio-visual world. Their breadth and depth of relevant experience serves as a benchmark in assisting clients in determining the appropriate audio-video solutions.

IMEG has no vendor alliances and is beholden to no one the client.

Their communication technology services team members have their pulse on today's marketplace and create customized audio-visual solutions to meet leading or bleeding edge needs. They assist clients in making informed and intentional choices.

Their designs are engineered and presented in such detail that the competitive bidding marketplace can be leveraged while ensuring the original design intent is achieved.

SECURITY

Security systems have led other technology systems in converging to a common IT infrastructure by carrying video surveillance and security data. Security has also migrated from being a hardware-based solution to a software focused technology. These realities require a new approach.

IMEG has developed a proven methodology for the design, selection, and procurement of security management systems in an IP software-based world.

Their services are customized to assist our client's in reducing risk and increasing safety and security. IMEG's wholistic expertise in all aspects of technology and engineering ensures comprehensive planning and design of complex, multi-system integrations at secured openings.

INFORMATION TECHNOLOGY

IMEG's all-inclusive services provide a unique approach that addresses the challenges of converged technology systems with expertise in IT infrastructure. Blended with our engineering background, we offer licensed engineers to answer the power and HVAC challenges that technology presents. We provide strong consulting leadership with a clear vision to integrate technology into the A/E process.

Technology systems today have become the new "utility," much like mechanical and electrical, and requires early strategic planning and proper budget development. Our certified and credentialed Technology Designers include Registered Communications Distribution

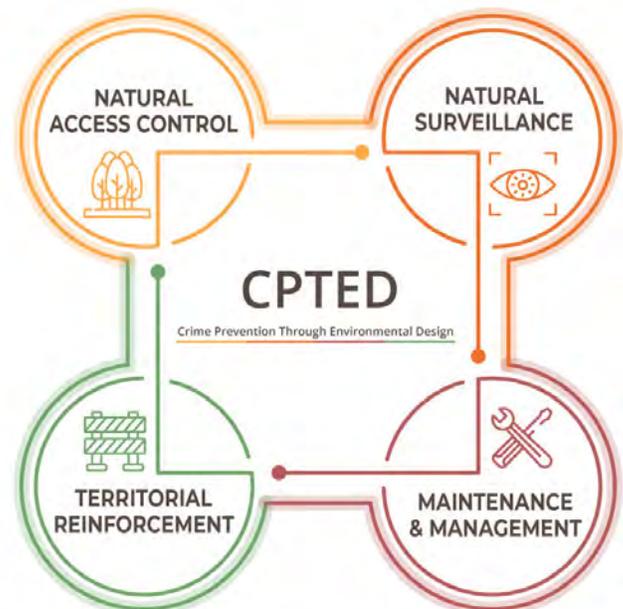
Designers (RCDD), Certified Network Infrastructure Design Professionals (CNIDP), and Certified Technology Specialists (CTS, CTS-D) who are instrumental in the design and implementation of complex technology solutions. Their specialized team provides solutions that are attractive, intuitive, scalable and functional.

SECURITY ADVISORY SERVICES

Safety and security of personnel are among the highest priorities for any organization. IMEG's Security Advisory Service offerings mitigate a facility's exposure to crime, violent events, natural disasters, various types of malevolent threats, and other dangers that a building might encounter.

SECURITY CONSULTING

Having trusted partners that understand security from a strategic and operational need is essential to a successful design. IMEG works with the design team and owners to protect the safety and well-being of building occupants, safeguard sensitive information, comply with regulations, and protect valuable assets and resources from various security threats. Though they hope such events never occur, they know that thoughtful planning and design of the built environment—including lobbies, hallways, rooms, and other spaces—helps mitigate the effects of and prepares a response to such events. They also understand that clients have a specific purpose and goal for each project, and it is their job as protective security consultants to work within the design intention, working to maintain the intended aesthetics and functionality while providing safety and security.



SUBCONSULTANT: AM HIGLEY

ROLE: COST ESTIMATING

Since 1925, The Albert M. Higley Co. has helped our clients realize their goals and visions; always while adhering to our principles of honesty, integrity, and mutual respect. Today we are stronger and better positioned to serve our clients' needs than ever before. Our systems, processes, and technologies are among the best in the industry. We are continuously evolving and innovating to better serve our clients, today and in the future. But what truly sets us apart is our people. Their dedication to providing best-in-class service, unwavering dedication to client satisfaction; and commitment to improving communities in which we live and work, helps make us the construction professionals of choice.



AT-A-GLANCE

- 170 Employees
- Foned 1925
- 5 Locations including Detroit
- Past 5 Years Construction Value \$2.3 Billion including:
 - Senior Living: \$89.5 Million
 - Recreation: \$54 Million
 - Government: \$77.7 Million

SERVICES

- Cost Estimating
- Construction Management
- General Contracting
- Design-Build
- Preconstruction
- Lean Construction
- Customer Service Group (Small Projects)
- Integrated Project Delivery (IPD)
- Project Controls
- Building Information Modeling (BIM)
- Sustainability
- Safety



Team Capabilities & Composition

NORR will perform services using in-house design personnel alongside leading engineering and cost subconsultants. The design services our team will provide for the Feasibility and Conceptual Design project include **Project Management, Planning/Programming, Architecture, Interior Design, Mechanical/Plumbing, Electrical and Structural Engineering, Security Consulting and Cost Estimating.**

NORR Key Personnel Roles & Responsibilities

The project will be led by **NORR's Detroit Studio**. NORR's personnel have the industry knowledge and skills to bring to life the communities vision for the relocation of the city's Recreation Departments and NEXT Senior Center.



SCOTT CATALLO, AIA, NCARB, Principal-in-Charge - Scott's primary responsibility is to guide the development of the project goals and objectives as well as the overall project "strategy."

Throughout all phases of the project, he will monitor the performance of the NORR team to ensure that St. Clair County's project expectations are being achieved. Scott will be an active participant in all significant meetings and decisions.



DAN SCHNEIDER, AIA, Senior Project Manager/Preservation Architect – Dan will be responsible for establishing and managing all project procedures; monitoring the project schedule and

deliverables in collaboration with the subconsultants and client team; as necessary, refocusing the team to ensure that the design recommendations are consistent with the city's vision and expectations. He facilitates and manages the communication and information flow between the in-house NORR team and all subconsultants and stakeholders; managing the day to day activities of the project. **Dan will function as the primary point of contact between our team and City of Birmingham representative following award.**



SHAUN GIGNAC, AIA, Senior Design Architect - The Design Architect will manage the city and communities design goals include creating a highly functional, easy to navigate facility that caters to the

comfort, health and wellness of its occupants and visitors. Shaun works collaboratively with the team to provide design appropriate solutions that meet the functional and aspirational needs of the program.



CLAUDIA PADILLA, IIDA, Interior Designer

- Claudia will follow the program through from initial investigation and validation through to project close out. Carla's skills include space planning, programming,

furniture and material selections, existing furniture assessments, code compliance, contract documentation, client/consultant communication, and client move-in.

SUBCONSULTANT LEADERSHIP



PETER PAPANIKOLAOU, P.E., Ph.D., LEED AP®, IMEG Engineering Project Manager and Lead Mechanical Engineer - Peter is a

knowledgeable industry professional with 30 years' experience in HVAC, plumbing,

and fire protection engineering and design. He brings attention-to-detail to the preparation of detailed reports, studies with a goal of 100% accuracy. He will lead IMEG's engineering efforts for Mechanical, Electrical and Structural Engineering as well as Security Consulting.



RYAN DOYLE, PE, AM Higley Regional Vice President, Project Executive - Peter will

lead the preconstruction cost estimating services for the team. His mission is to provide owners with valuable and mission

driven cost data at the early stage of the project so important decisions can be made to assess options and determine appropriate solutions. Ryan assumes overall responsibility for successful preconstruction services that align with the owner's needs and project scope. He manages the cost estimating team to assure that AM Higley exceeds team expectations. He acts as an active member of the project team beginning in preconstruction.

[For additional information see our team's Key Personnel Resumes provided on pages \(36-46\).](#)

SECTION 2

BACKGROUND & QUALIFICATIONS

NORR Background & Qualifications

Founded in 1938, we offer the stability of a rich history, the power of integrated global teams and the versatility of a proven, multi-sector portfolio. We are architects, engineers, planners, interior designers and big picture thinkers that apply our integrated thinking to drive exceptional projects for our clients.

FIRM BACKGROUND INFORMATION

NORR is an employee-owned, fully integrated, full-service architectural and engineering firm with our US headquarters located in Detroit, Michigan. The **Detroit office opened in 2006** and currently employs 100+/- leading A/E industry professionals. NORR has additional offices across North America as well as around the world. For 85 years, the NORR brand has provided a well-honed balance of design, technology and management skills. Our clients benefit from the simplicity and efficiencies of a unified A/E firm that provides strategic planning, programming, architecture, interior design, space planning, and engineering capabilities all from a single point of contact. NORR has industry leading specialized design studios that align with our client's needs. The firm's emphasis on teamwork permeates all aspects of NORR's work, from client relations to design collaboration.

Throughout NORR's history, our teams have led significant and complex public buildings and modern workplace projects alongside fully integrated consulting teams comprised of leading industry specialists whom are able to offer our clients with design solutions that meet current and projected future operations and growth expectations.

INTEGRATED THINKING

Our professional global team of **800 architects, engineers, planners and interior designers** work collaboratively across 12 market sectors in the US, Canada, UK and UAE. Our mission is to create socially aware, environmentally responsible, and financially viable architecture and engineering solutions that allow our clients to achieve their business goals while contributing to healthier and more sustainable spaces and places around the world.

INSPIRED DESIGN

NORR has been consistently building on our reputation for inspired design for 85 years. We continue to advance design through sustainable stewardship, diversity of people, the power of technology and the pursuit of excellence for the built environment. We are committed to the communities in which they live, work and play.

2023 PEER RANKINGS

In addition to being a full service Detroit A/E firm, NORR is recognized to be among the top design firms in the country alongside our industry peers.

#14 - TOP 115 A/E FIRMS

Building Design+Construction

#23 - TOP 300 ARCHITECTURE FIRMS

Architectural Record

#38 - TOP DESIGN FIRMS, GENERAL BUILDINGS

Engineering News Record (ENR)

#20 - TOP 25 COMMERCIAL OFFICES

Engineering News Record (ENR)



NORR Additional Service Capabilities

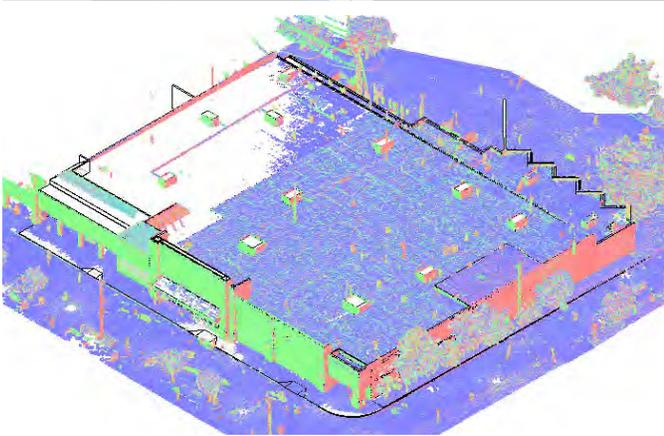


NORR provides 3D scanning services of existing buildings to produce highly accurate as-built conditions in a digital format for our client's projects. The data that is collected, provides valuable insight into the existing conditions of the facility. The scanning process produces a 3D point cloud which represents the precise location, shape and size of building and site elements, typically to within a 1/4" accuracy. The laser scanning process is instrumental in quickly identifying and documenting key elements of the proposed facility.

Deliverables

Desktop application: One of the products of the laser scan is the **.lgs** file. This file can be opened in a desktop application, to allow team members direct access to building information.

- Travel around the building through a number of panoramic images. Each red dot represents a scanning location that offer a 360-degree view from that location.
- The ability to measure the distance from any two points, either in the 3D or panorama view.
- Quickly cut building sections and floor plans to better understand the building structure.



Web-based application: A web-hosted option that allows for many of the same functions is available for use by a wider audience.

A second product of the laser scan is the **.rcp** file. This file is the point cloud that can be inserted into a revit model and used to create as-built conditions. Each point is snappable, allowing our teams the ease of tracing out all building elements.

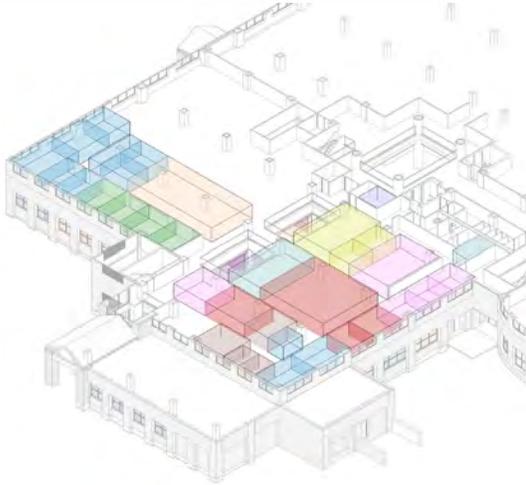
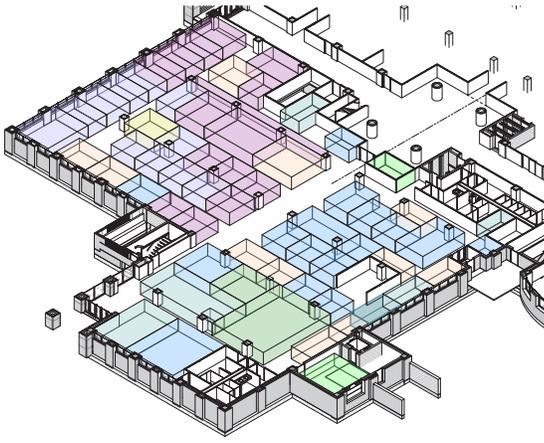
Benefits

3D laser scanning reduces the time required for completing the initial project survey and less time on site for the design team. Laser scanning will typically pick up more information than a traditional survey and can be instrumental in identifying building components within an existing structure that are hidden from view. The resulting files integrate into the drawing software and provide a foundation for collaboration and coordination of the multi-discipline design team and reduce the number of RFIs.



SECTION 3

RELEVANT EXPERIENCE



Health Department Relocation & Renovation St. Clair County

NORR is providing full-service program validation and A/E design services for the relocation and consolidation of the county health departments.

Due to age and accessibility issues with their existing split level 1967 building, the County determined it was most cost effective to move their health services staff to a new location within the nearby State of Michigan facility. The newly renovated space will provide dedicated health services programming and 2,000 SF of dedicated lower-level storage. The facility also provides shared staff resource spaces with the county employees.

Relocation/consolidation of multiple departments to this new facility include:

- | | |
|--|---|
| <ul style="list-style-type: none"> 📁 Environmental Health 📁 Health Educations/Outreach 📁 Health Administration 📁 Nursing <ul style="list-style-type: none"> - Preventative Health & Immunizations - Maternal Infant Health - Children’s Special Health Care Services | <ul style="list-style-type: none"> 📁 Emergency Preparedness & Response <ul style="list-style-type: none"> - Visions & Hearing, Nursing Administration - Personal Health, Women/ Infants/Children - Laboratory services |
|--|---|

Location	Port Huron, MI
Area	36,000 SF (3.345 SM)
Date	2024 (est)
Cost	>\$20 Million Budget
Services	Planning/Programming, Architecture, Interior Design, MEP and Structural Engineering
Key Personnel	Scott Catalo - Principal Brian Colburn - Project Manager Justin Shafer - Project Architect Claudia Padilla - Interior Designer
Client	County of St. Clair
Contact	Jennifer Posey Administrative Services Manager Senior Citizens Millage Administrator D. 810 989 6343 O. 810 989 6900

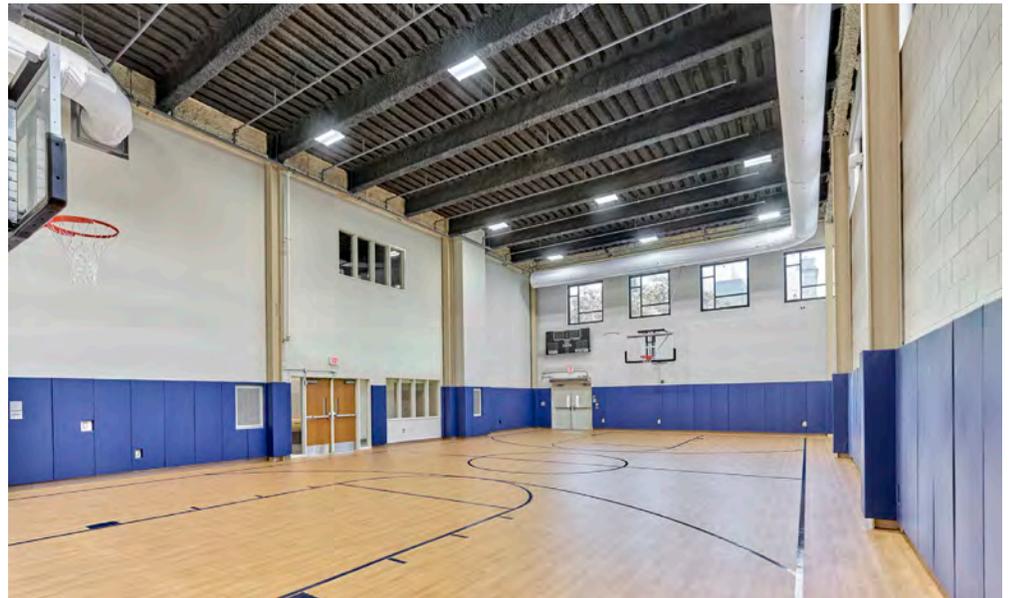
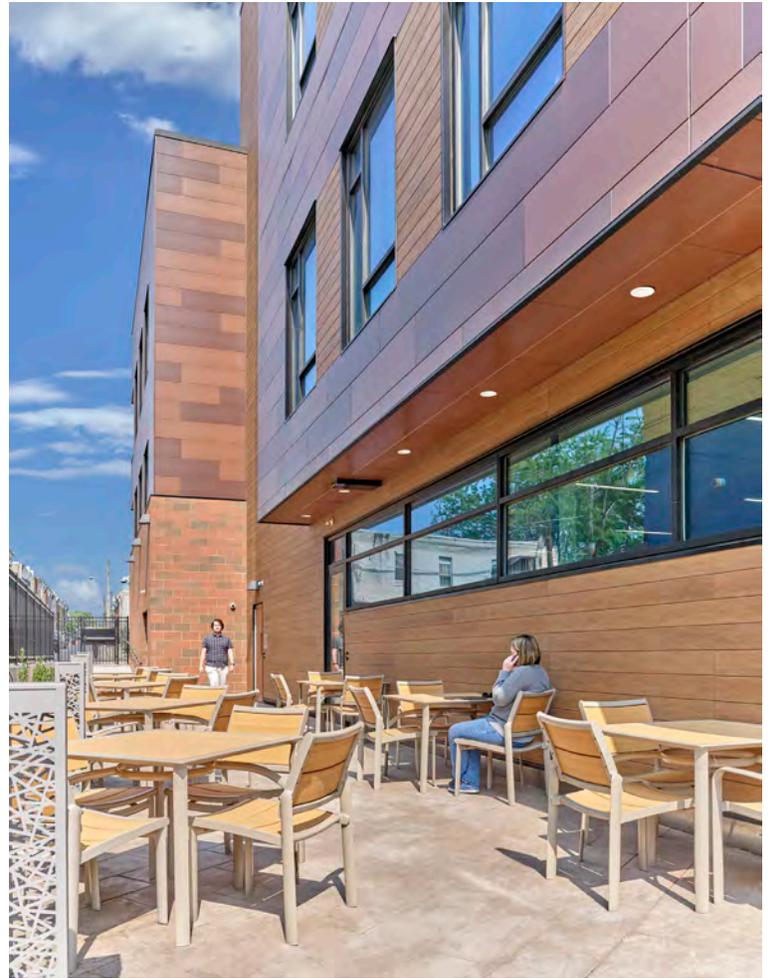


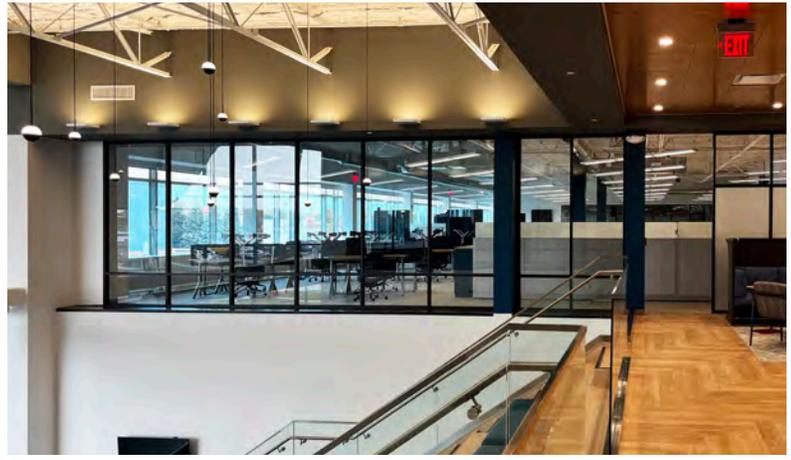
Community Health & Wellness Center Esperanza Health

When Esperanza Health sought to expand its services in North Philadelphia, NORR was engaged for the design of a new Community Health & Wellness Center. The project site, located just north of the Market-Frankford Line's Allegheny Station, is part of Esperanza's long-term goal to develop a health and wellness campus that provides a safe and secure space for community outreach.

The Center's program for the 30,000 SF, 4-story building includes multi-purpose community rooms, a large gym space, group fitness rooms as well as flexible spaces that can support a variety of activities and adapt to Esperanza's changing needs over time. The fourth floor features a conference center/event space that leads to a rooftop terrace. This additional space relieves the other Esperanza facilities that were overcrowded. NORR's goal for this budget-conscious design solution was to provide a health and wellness center that promotes a sense of well-being and acts as a community gathering space.

Location	Philadelphia, PA
Area	30,000 SF
Date	2022
Cost	\$9.2M
Services	Architecture Interior Design Structural Engineering
Client	Esperanza Health Center
Contact	Donald Price Director of Operations Esperanza Health E donald.price@ esperanzahealth.com T. 215 302 3600





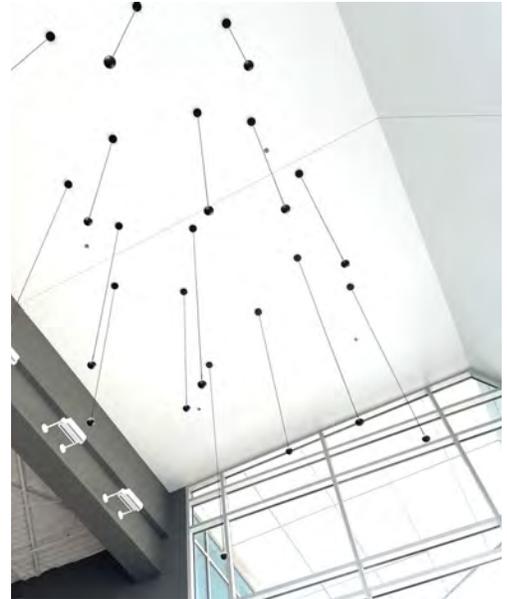
Workplace Relocation and Renovation Daimler Truck Financial / Detroit Diesel

NORR provided a full-service design for the relocation of Daimler Truck Financial employees to this new location. Approximately 300 employees have been consolidated to this Detroit Diesel campus location.

The project scope included the upgrade and modernization of a typical two-story manufacturing office building into a modern workplace. The building exterior was provided with upgrades to its 2-story glass atrium lobby. The existing floor plate was structurally modified to integrate a monolithic staircase leading to the second-floor office spaces. Additional first-floor amenities include a large conference room off the lobby as well as an employee fitness/activity center and men’s and women’s locker rooms and saunas.

The floor plan and furniture selections accommodate diverse user needs. Consideration was given to adjacencies and technology for assigned and flexible work environments as well as a variety of open collaboration environments and private meeting rooms throughout the second floor.

Location	Detroit, MI
Area	40,000 SF
Date	Nov 2023
Cost	\$7 Million
Services	Architecture, Interior Design, Mechanical and Electrical Engineering.
Team	Project Manager – Dan Schneider Architect – Justin Shafer Interior Designer – Claudia Padilla Mechanical Eng – Chris Pal Electrical Eng – Steve Caladiao / Melissa Good
Client	Detroit Diesel
Contact	Keith Vaughn Manager, Technical Services Detroit Diesel T. 313 592 5399 keith.vaughn@daimlertruck.com





Westman Village The Journey Club

As part of the vibrant Westman Village retirement community, Journey Club offers a comprehensive and diverse array of amenities, all easily accessible through lush courtyards and pedestrian designed walkways. The facility raises the bar for senior living in Alberta.

The residence was designed to promote active living for seniors, offering social and cultural elements that are often lacking in assisted living facilities. The common areas were designed to evoke the feeling of a luxury hotel, complimented by an elegant and relaxing dining room and lounge.

Journey Club has been designed with a philosophy of active living and personal empowerment, to promote creativity, growth, and social engagement – allowing residents and caretakers to experience a higher quality of life as they continue their journey.

Location	Calagry, AB
Area	150,000 SF
Date	2018
Services	Architecture, Interior Design, Structural Engineering
Client	Jayman BUILT
Contact	Chris Johnstone Senior Project Manager/ Owner's Representative, Jayman, Multi Family T. 780 443 6730

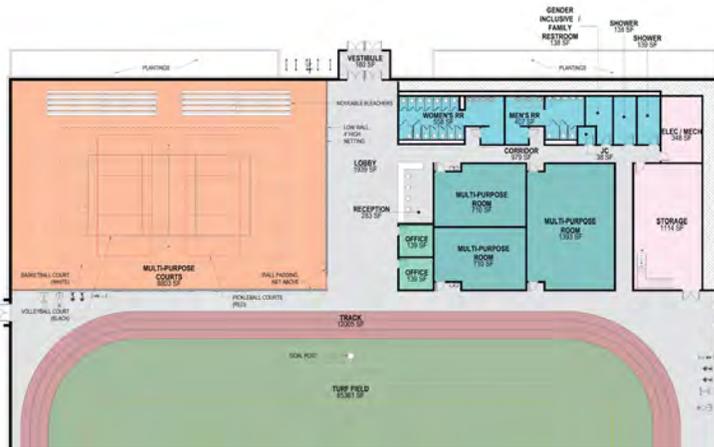


Opal by Elements Seniors Continuum of Care

Opal is one of the first Continuum of Care facilities in Vancouver proper. Given the stringent form-based design guidelines of the Cambie Corridor Plan and the programmatic requirements of the project, the complexity of the project was more challenging than the typical residential developer based project. NORR's team navigated the evolution of the design through both the rezoning and the Development Permit process by way of continuing communication with City staff.

This senior's community located in the developing Cambie Corridor accommodates condominium, rental, and care units. This project fulfills a much needed demand in Vancouver for seniors living in a built form that allows the flexibility for seniors to age-in-place as their needs and physical demands change

Location Vancouver, BC
Area 140,000 SF
Date 2017
Services Architecture
Client Element Lifestyle Retirement
Contact Candy Ho
 VP Marketing &
 Corporate Relations
 Element Lifestyle Retirement
 T. 604 614 6189



New City of Detroit Athletic Facility Chandler Park

The NORR team is working with the City of Detroit to achieve a new athletic facility that will provide indoor recreation and athletic activities to Detroit residents of all ages. This new facility will fill a current gap in this recreation center service area.

The project is proposed to cover the area occupied by an existing football field with an innovative athletic facility. The new facility will also consist of multi-purpose rooms, locker rooms, bathrooms, and basketball courts for all season athletic programs.

Additionally, this project includes site work such as utilities service, parking lot, landscaping, and road enhancement and re-alignment.

The design, programmatic elements and specific uses are being determined through robust community engagement and coordination with the city's project team units within the General Services Department, which will include Parks Planning, Landscape Design, Recreation, and Facility Management.

Location	Detroit, MI
Area	~150,000 SF (13,936 SM)
Date	2024 (est.)
Cost	\$8 Million (est.)
Key Personnel	Scott Catallo, Principal Dan Schneider, Project Manager Claudia Padilla, Sr. Interior Designer Jeff Brock, Project Designer Shaun Gignac, Sr. Design Architect
Services	Architecture and Interior Design
Client	City of Detroit, General Services Department
Contact	Rhea Cristine S. Bautista Capital Planning Manager City of Detroit - GSD T. 313 628 1920 M. 313 580 6357

SENIOR LIFE



MAISON SENIOR LIVING



MAISON SENIOR LIVING



WESTMAN VILLAGE, THE JOURNEY CLUB



WESTMAN VILLAGE, THE JOURNEY CLUB

Elgin, IL

- The Sheridan at Tyler Creek
A Senior Lifestyle Community

Lake in the Hills, MD

- The Residences of Lake in the Hills
A Senior Living Community

Cumberland, PA

- Anandam Condominiums
Independent Senior Living

Keego Harbor, MI

- Magnolia By The Lakes
Assisted Living, Age in Place Senior Apartments

Chicago, IL

- Senior Suites Midway Village
Independent Senior Living (62+)

Bellwood, IL

- Senior Suites of Bellwood
Independent Senior Living (62+)

Deerfield, IL

- Tamarisk NorthShore Deerfield Senior Residences
Unique, high quality residential care facilities for active adults. The design features an expansive open lobby with a concierge desk, fireplace, combination bar and bistro with areas for casual, formal and private dining room. To create a sense of community, NORR provided social spaces such as a library, card and craft rooms and a theater. Indoor amenity space also features a pool, massage rooms yoga/ pilates studio, sauna and fitness room.

Blue Island, IL

- Blue Island Senior Living Facility at Fay's Point
LEED Certified Supportive Living Facility

Calgary, AB

- Journey Club at Westman Village
Active Senior Residence with social and cultural amenities in a Master Planned community. The design required the provision for memory care, assisted living and independent living facilities. The 151,771 SF
- Maison Assisted Living
Supportive Living and Memory Care
- Beacon Hill
Independent Senior Living

Vancouver, BC

- Opal by Element Residences
Aging In Place, Retirement Living Community accommodating lifestyles from active, independent living to complex care. NORR designed the property with an abundance of amenity areas such as a piano room, hydro pool, salon, fitness center, Himalayan salt room, rooftop garden and theatre room. This allows residents to live in an amenity-rich environment, promoting mental and physical wellbeing, companionship, vitality and independence for as long as possible.

RECREATION / COMMUNITY CENTERS & CLUBHOUSES



Hotel X, Toronto, ON

- 10XTO, Athletic facility is a high end sports club over four levels encompassing 4 indoor tennis courts and 10 squash courts, cardio and weight training area, spinning studio, yoga studios, physiotherapy studios, golf simulator, swimming pool, change/locker rooms with showers and steam rooms, along with a full service spa.

Rutgers University, Camden, NJ

- The fitness center and gymnasium project included a preliminary planning phase to confirm the program and look at multiple concept options to align the program and budget. The renovations provide a much more open, inviting and accessible facility.

Ramapo College of New Jersey, Mahwah NJ

- Bill Bradley Sports and Recreation Center

Chester Springs, PA

- Weatherstone Clubhouse
The design is part of a larger residential development and provides a variety of amenity spaces including open community spaces, private meeting/dining area, fitness center, yoga studio, game room and patio. A separate administrative office is also located in the clubhouse and required its own conference room and reception area.



Toronto Pan Am Sports Centre, Toronto, ON

- This venue is the competition venue for the Toronto 2015 Pan Am Games, this world class facility was also designed to be a legacy athletic centre for the University of Toronto's Scarborough Campus, a local community centre and a high performance training centre for elite athletes.

Walnut Creek County Club, South Lyon, MI

- The Club House renovations included key clubhouse areas such as the locker rooms, member dining room, casual grille, new members-only entrance, and outdoor space.



Cobourg, ON

- Cobourg Community Center

Douglas, Scotland, UK

- St Brides Community Centre

Oakville, ON

- Glen Abbey Community Centre

Markham, ON

- Box Grove Community Centre

Newcastle Upon Tyne, England, UK

- Spital Tongues Community Centre

Red Pheasant Cree Nation, SK, Canada

- Community Center

Portsmouth, England, UK

- Portsmouth Community Centre

Calgary, AB

- Copperfield Community Centre

Isleham, England, UK

- Isleham Community Centre

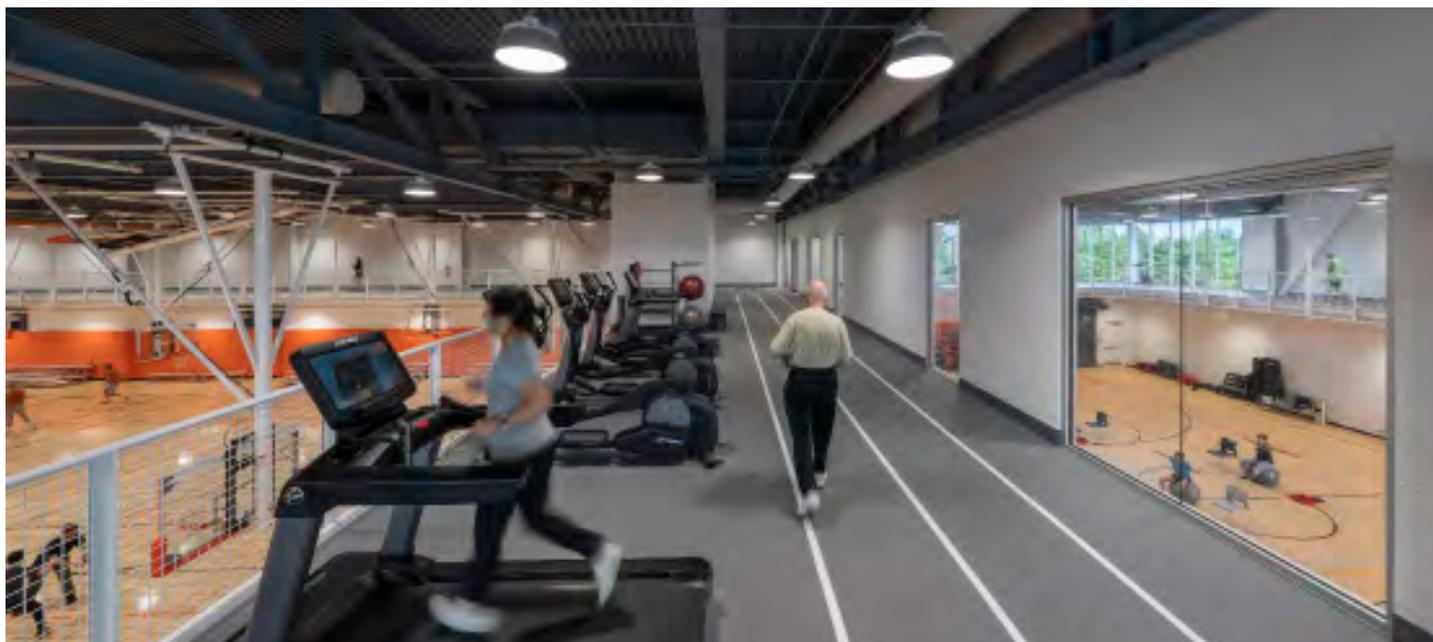
Dumfries & Galloway College, Dumfries, Scotland, UK

- Sports & Fitness Center





RECREATION CENTERS



ABILENE CHRISTIAN UNIVERSITY, ABILENE, TX

- 77,286-sf New Student Sports and Recreation Building and 36,058-sf Renovation

AUBURN UNIVERSITY, AUBURN, AL

- 240,000-sf New Recreation and Wellness Center

BANNING LEWIS RANCH, COLORADO SPRINGS, CO

- Recreation Center, Including Pool

BENEDICTINE UNIVERSITY, LISLE, IL

- 40,000-sf Fitness Center and Locker Room Conversion
- 2,500-sf Locker Room Renovation and 1,600-sf Expansion

BEMIDJI STATE UNIVERSITY, BEMIDJI, MN

- Fitness and Recreation Center

BURBANK PARK DISTRICT, BURBANK, IL

- 33,000-sf Stevenson Park Recreation Center Expansion and 4,000-sf Renovation - Structural

CHASKA COMMUNITY CENTER, CHASKA, MN

- Diverse Recreational Facilities, Including Gymnasium/Fitness Center, Pool and Ice Rink

CITY OF CINCINNATI, OH

- 22,000-sf Clifton Recreation Center Renovation and 2,200-sf Addition
- 21,000-sf McKie Recreation Center Renovation and Expansion
- 18,000-sf Evanston Recreation Center Renovation and 2,500-sf Addition

CITY OF EAGLE GROVE, IA

- 32,000-sf Wellness/Recreation Center Addition, Including Basketball/Volleyball Courts, Racquet Ball Court, Weight Room, and Multi-Use Fitness Room

CITY OF ENGLEWOOD, CO

- 40,000-sf Community Recreation Center Including Pool - Retro-Cx

CITY OF KYLE, TX

- Recreation Center and Natatorium

CITY OF LOS ANGELES, CA

- 30,000-sf New El Cariso Community Regional Park Community Center, Sylmar, CA
- 12,500-sf New Robertson Recreation Community Center Addition, Los Angeles, CA

CITY OF NILES, IL

- New Multi-Purpose Gymnasium

CITY OF OSKALOOSA, IA

- Early Childhood Education and Recreation Center, Including Classrooms, Aquatic/Pool Area, Kitchen, Gymnasium, and YMCA Wellness, Fitness, and Community Use Programs

CITY OF PASADENA, CA

- Robinson Park Recreation Center Renovation

CITY OF ROCKFORD, IL

- 87,000-sf Renovation and 11,000-sf Expansion for Building Adaptive Reuse for UW Health Sports Factory Recreational Facility, Part of Reclaiming First Initiative, Rockford Park District

CITY OF SKOKIE, IL

- 12,500-sf Renovation and 3,600-sf Expansion Skokie Park District Skatium

CITY OF ST. LOUIS, MO

- Forest Park World's Fair Pavilion and Park Improvements

CITY OF SUNNYVALE, CA

- Two-story Recreation Center



RECREATION CENTERS

CITY OF WAUKON, IA

- New Community Fitness and Wellness Center

CITY OF WEST CHICAGO, IL

- 65,000-sf New Recreation Center

COPPER MOUNTAIN ATHLETIC CLUB, COPPER MOUNTAIN, CO

- Recreation Center, Including Pool

EFFINGHAM PARKS & RECREATION, EFFINGHAM, IL

- 80,000-sf New Sports and Wellness Center, Including Competition and Recreational Swimming Pools, Indoor Basketball Courts, Elevated Running Track, and Fitness and Wellness Center

FOUR SEASONS ASSOCIATION, BLOOMINGTON, IL

- 32,000-sf Expansion and 32,000-sf Renovation to Fitness Center
- 12,000-sf Fitness Center Expansion & 7,380-sf Renovation

GUSTAVUS ADOLPHUS COLLEGE, ST. PETER, MN

- 225,000-sf Lund Center Renovation, Including Gym, Locker Rooms and Field House Addition, Pursuing LEED Silver

HAMMOND SPORTSPLEX, HAMMOND, IN

- 136,000-sf New Sports Facility

HEARTLAND COMMUNITY COLLEGE, NORMAL, IL

- 46,916-sf New Fitness and Recreation Center

ILLINOIS STATE UNIVERSITY, NORMAL, IL

- 24,000-sf Redbird Arena Weight Training/Cardio Room Expansion

INDIANA UNIVERSITY, BLOOMINGTON, IN

- New Recreational Sports Field Complex

IRONBRIDGE GOLF CLUB, GLENWOOD SPRINGS, CO

- Recreation and Aquatic Center

KEMENY RECREATION CENTER, DETROIT, MI

KRONK RECREATION CENTER, DETROIT, MI

MILLE LACS BAND OF OJIBWE COMMUNITY CENTER, MILLE LACS, MN

- Includes Gymnasium Dining/Kitchen Facilities, Computer Training Classrooms, Pool Addition, and Recreational Offices

MILLIKIN UNIVERSITY, DECATUR, IL

- 32,000-sf Exercise Science Center Expansion

MINNEAPOLIS PARKS & RECREATION POOLS, MULTIPLE LOCATIONS

- Central Neighborhood Park
- Farview Park
- Lake Hiawatha Pool Assessment
- Longfellow Park
- Lyndale Park
- McRae Park
- Nokomis Park
- Pershing Park
- Phelps Pool Assessment

MORAIN VALLEY COMMUNITY COLLEGE, PALOS HILLS, IL

- 115,000-sf New Health Education & Wellness Facility with Indoor Pool

MYRTUE MEDICAL CENTER, HARLAN, IA

- 45,000-sf New Wellness Center with Indoor Recreation and Therapy Pools

NORTH EAST ISD, SAN ANTONIO, TX

- Blossom Athletic Center

NORTHWEST RACQUET, SWIM & HEALTH CLUB, FRIDLEY, MN

- Health, Fitness and Recreation Club with Two Pools

OAKLAND COUNTY, LEONARD, MI

- Addison Oaks Campground Recreation Pavilion

PALMER COLLEGE OF CHIROPRACTIC, DAVENPORT, IA

- 46,000-sf Athletic and Recreation Center Renovation and Addition, Including New Skywalk

PALO ALTO COLLEGE, SAN ANTONIO, TX

- 8,000-seat Gymnasium and 76,000-sf Natatorium

PARK DISTRICT OF OAK PARK, OAK PARK, IL

- 176,000-sf New Gymnastics Facility - Structural
- 48,780-sf New Community Recreation Center

RIVIERA HEALTH CLUB, CHICAGO, IL

- 12,500-sf Health Club Renovation

ROCK ISLAND FITNESS AND ACTIVITY CENTER, ROCK ISLAND, IL

- 14,075-sf Fitness Center and Whirlpool Addition

ROCK SPRINGS FAMILY RECREATION CENTER, ROCK SPRINGS, WY

ROOSEVELT UNIVERSITY, CHICAGO, IL

- 28,800-sf Design/Build New Student Recreation Center

ROSSELLE PARK DISTRICT, ROSSELLE, IL

- 10,000-sf New Recreation Building

RUDE RECREATION CENTER, DENVER, CO

- 40,000-sf New Recreation Center

SAN ANTONIO COLLEGE, SAN ANTONIO, TX

- 59,000-sf Physical Education Building

SOUTHEAST MISSOURI STATE UNIVERSITY, CAPE GIRARDEAU, MO

- 5,000-sf Show-Me-Center Student Recreation Building Chiller and Boiler Plant Expansion

TEXAS MILITARY INSTITUTE, SAN ANTONIO, TX

- Natatorium & Gymnasiums

TIME WARNER CABLE PARK, SAN ANTONIO, TX

- Recreation/Sports Park

TOWN OF MERRILLVILLE, MERRILLVILLE, IN

- 105,000-sf New Sports Complex Including Basketball Courts, Fitness Area, and Event Space



RECREATION CENTERS

UNIVERSITY OF MINNESOTA - TWIN CITIES, MINNEAPOLIS/ST. PAUL, MN

- 175,000-sf Recreation and Wellness Center Expansion

UNIVERSITY OF WISCONSIN, MADISON, WI

- 272,000-sf New Bakke Recreation and Wellbeing Center Including Ice Rink and Natatorium
- 250,000-sf New Nicholas Recreational Center, Including Competition Pool, Diving Well and Spectator Seating; Indoor Track; Basketball Courts, and Wellness Areas

UNIVERSITY OF WISCONSIN, RIVER FALLS, WI

- 160,000-sf New Falcon Center Multi-Venue Athletic Facility and 30,000-sf Renovation

WAUKEGAN PARK DISTRICT, WAUKEGAN, IL

- New Community Sports Complex

WEST LAFAYETTE COMMUNITY CENTER, WEST LAFAYETTE, IN

- New Recreational and Aquatics Center, Including Indoor Hybrid Pool, Three-Court Gymnasium, Running Track, Fitness Studio

YMCA, ALGONA, IA

- 19,000-sf Swimming Pool Expansion

YMCA, ANKENY, IA

- New Recreation Center with Indoor Pool

YMCA, CHEYENNE, WY

- Locker Room Renovations

YMCA, DAVENPORT, IA

- 73,000-sf New Three-story Facility with Natatorium - Structural

YMCA, DIXON, IL

- 14,000-sf Expansion and 11,000-sf Renovation with Indoor Pool

YWCA, FORT DODGE, IA

- 7,000-sf Renovation and 1,800-sf Expansion to Recreation Center

YWCA, FREMONT, NE

- Ice Arena Condensation Investigation

YWCA, KANKAKEE, IL

- 10,000-sf New Early Childhood Center

YMCA, KISHWAUKEE, IL

- YMCA Building and Parking Lot Expansion - Civil

YMCA, MARION, IA

- 60,000-sf New Two-story Facility

YMCA, MUSCATINE, IA

- 6,000-sf Classroom Renovation
- Gym Addition and Wellness Center Renovation

YMCA, ROCKFORD, IL

- Structural Design for New Recreation Facility

YMCA, SHOREVIEW, MN

- New Facility with Pool

YMCA, ST. CLOUD, MN

- New Facility with Pool

YMCA, SPRINGFIELD, IL

- 55,000-sf New Recreation Center

YMCA, WAUKEE, IA

- 23,000-sf New Recreation Center w/Indoor Pool

YMCA OF GREATER DES MOINES, BOONE, IA

- YMCA Campground Facility Condition Assessment

YMCA OF GREATER INDIANAPOLIS, WESTFIELD, IN

- 70,000-sf YMCA with Four-Court Gymnasium and Family/Rec Pool

YMCA CAMP PHANTOM LAKE, MUKWONAGO, WI

- New Camp Tent Structures

YMCA CAMP WIDJIWAGAN, ELY, MN

- New Canoe Building

YMCA GALTIER PLAZA, SAINT PAUL, MN

- New Facility with Pool

YMCA KANDIYOHI COUNTY AREA, WILLMAR, MN

- 49,000-sf Facility with Indoor Aquatics Center

YMCA LAKEWOOD FAMILY, LAKEWOOD, CA

- Facility Upgrades and Improvements

YMCA NORM WAITT SR., SOUTH SIOUX CITY, NE

- Natatorium HVAC Upgrades

YMCA STREATOR FAMILY, STREATOR, IL

- Pool Piping and Vent Renovation - Civil

YMCA TWO RIVERS, MOLINE, IL

- Recreation Center Expansion Structural Design

YMCA / YWCA



CALIFORNIA

LAKWOOD FAMILY YMCA, LAKEWOOD

- Facility Upgrades and Improvements

FLORIDA

ARLINGTON FAMILY BRANCH YMCA, JACKSONVILLE

- 1,800-sf Bathhouse Addition

BARCO-NEWTON FAMILY YMCA, FLEMING ISLAND

- 32,000-sf New Facility
- 3,300-sf Wellness and Aerobic Area Expansion and 2,500-sf Addition

WILLIAMS FAMILY YMCA, JACKSONVILLE

- Two-story Facility Modifications, Including 9,000-sf Addition with Fitness Area, and 2,500-sf Restroom/Locker Room Addition

WINSTON FAMILY YMCA, PONTE VEDRA BEACH

- 4,800-sf Addition for New Spinning, Multipurpose, and "Adventure" Rooms

ILLINOIS

DIXON FAMILY YMCA, DIXON

- 14,000-sf Recreation Center Expansion and 11,000-sf Renovation, Including Indoor Pool

GUS AND FLORA KERASOTES YMCA, SPRINGFIELD

- 55,000-sf New Recreation Center

KISHWAUKEE FAMILY YMCA, KISHWAUKEE

- YMCA Building and Parking Lot Expansion - Civil

STREATOR FAMILY YMCA, STREATOR

- Pool Piping and Vent Renovation
City of Birmingham Senior/Recreation Building
Assessment & Conceptual Design

TWO RIVERS YMCA, MOLINE

- Recreation Center Expansion

YMCA, ROCKFORD

- New Recreation Facility - Structural

YWCA, KANKAKEE

- 10,000-sf New Early Childhood Center

INDIANA

PARKVIEW WARSAW YMCA, WARSAW

- 72,000-sf New Facility, Including Fitness/Wellness Center, Basketball Courts, Youth Center, Office Space, Child Care, Gymnastics, and Locker Rooms

YMCA OF GREATER INDIANAPOLIS, WESTFIELD

- 70,000-sf YMCA Including Four-court Gymnasium Including Elevated Running Track, Wellness Area, Pool, and Fitness Studios

IOWA

ALGONA FAMILY YMCA, ALGONA

- 19,000-sf Swimming Pool Expansion

ANKENY FAMILY YMCA, ANKENY

- New Recreation Center with Indoor Pool

MARION YMCA AND COMMUNITY REC CENTER, MARION

- 60,000-sf New Two-story Facility

MUSCATINE COMMUNITY YMCA, MUSCATINE

- 6,000-sf Classroom Renovation
- Gym Addition and Wellness Center Renovation

THE R. RICHARD BITTNER YMCA, DAVENPORT

- 73,000-sf New Three-story Facility with Natatorium - Structural



YMCA / YWCA

WAUKEE FAMILY YMCA, WAUKEE

- 23,000-sf New Recreation Center with Indoor Pool

YMCA OF GREATER DES MOINES, BOONE

- YMCA Campground Facility Condition Assessment

YWCA OF FORT DODGE, FORT DODGE

- 7,000-sf Recreation Center Renovation and 1,800-sf Expansion

MINNESOTA

KANDIYOHI COUNTY AREA FAMILY YMCA, WILLMAR

- 49,000-sf Facility with Indoor Aquatics Center

SHOREVIEW YMCA, SHOREVIEW

- New Facility with Pool

ST. CLOUD AREA FAMILY YMCA, ST. CLOUD

- New Facility with Pool

ST. PAUL DOWNTOWN YMCA, SAINT PAUL

- New Facility with Pool

YMCA CAMP WIDJIWAGAN, ELY

- New Canoe Building

NEBRASKA

FREMONT FAMILY YWCA, FREMONT

- Ice Arena

NORM WAITT SR. YMCA, SOUTH SIOUX CITY

- Natatorium HVAC Upgrades

NEW YORK

CROSS ISLAND YMCA AT 238-10 HILLSIDE AVENUE, BELLEROSE

- Electrical Infrastructure Upgrade, Dehumidification Replacement, New Dehumidification and Ventilation System for Lap Pool, and New Two-stop Hydraulic Elevator

DODGE YMCA, BROOKLYN

- Direct Metering of Electrical Power Throughout Facility

GREENPOINT YMCA, BROOKLYN

- Gymnasium and Fitness Center Mechanical and Electrical Systems Upgrade and New Air Conditioning

HARLEM BRANCH YMCA, 180 WEST 135TH STREET

- Boiler Heating, Domestic Hot Water, and Pool Heating Systems Replacement

PROSPECT PARK YMCA, BROOKLYN

- 10,000-sf Building Addition for New Pools, and Infrastructure Provisions for Two-floor Vertical Expansion

THE BEDFORD-STUYVESANT YMCA, BROOKLYN

- 41,000-sf Renovation of 1905 Building, Including Domestic Water Heating System Replacement

WEST 63RD STREET YMCA, NEW YORK

- 38,000-sf Landmark Building Conversion, Renovation, and Addition, Including Administrative Office Space, Conference Center, New Elevator, Theater Renovation, New Pilates Studio, and New Air Conditioning System

YMCA VANDERBILT, NEW YORK

- Pool Air Conditioning System Replacement

TEXAS

YMCA OF GREATER HOUSTON, HOUSTON

- 105,000-sf New Four-story Facility with Three-level, 92,200-sf Parking Garage, LEED Gold
- 3110 Hayes Road - New Truck Ramp and Design Loads for Guard Rails

WYOMING

CHEYENNE FAMILY YMCA, CHEYENNE

- Locker Room Renovations

WISCONSIN

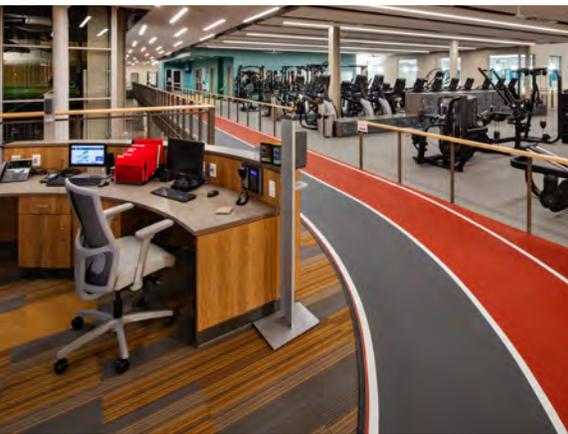
PHANTOM LAKE YMCA CAMP, MUKWONAGO

- New Camp Tent Structures



CITY OF BRIDGEPORT | INDOOR SPORTS RECREATION CENTER

BRIDGEPORT, WEST VIRGINIA



PROJECT DESCRIPTION

AMHigley served as Construction Manager at Risk for the \$38 Million, 157,000 SF new Bridgeport Indoor Sports Recreation Center project (The Bridge) in Bridgeport, WV. The project incorporated a variety of materials including: structural steel, structural pre-cast concrete panels, and PEMB (pre-engineered metal building). The project team consisted of a large field staff, and 4 on-site full time. AMHigley maintained close coordination with owner, design team, and subcontractors to deliver the best project for the City of Bridgeport.

"The Bridge" features a fieldhouse with 6 basketball/volleyball courts, configurable indoor turf arena measuring 40 by 70 yards, and a 25-meter competition pool. Other amenities include a play climb area, team and corporate meeting rooms, on-site concessions, and a fitness center, offering members and guests a premium sports and recreation experience.

PROJECT ACHIEVEMENTS

Our Project Team overcame unexpected geological / soil conditions without extending the project's schedule.

CLIENT

Beth Fox
City Engineer/Owner's Rep
City of Bridgeport
304.838.5567
bfox@bridgeportwv.com

ARCHITECT

Omni Architecture
Richard Forren
Project Architect of Record
304.367.1417
rforren@omniassociates.com

SIZE

157,000 SF

CONSTRUCTION VALUE

\$38 Million

START DATE

September 2019

COMPLETION DATE

April 2022

LAKE HEALTH | MENTOR WELLNESS CENTER MENTOR, OHIO



PROJECT DESCRIPTION

AMHigley completed this Health and Wellness Center utilizing Lean Construction and Design / Build Practices. This center includes both a fitness center and medical building. The medical building includes: urgent care, diagnostics, Mentor family practice, integrative medicine, occupational services, physical therapy, and sports medicine.

PROJECT ACHIEVEMENTS

- The project incorporated prefabricated exterior wall panels which led from a time savings from a typical 2-3 week installation to an actual installation of 4-5 days.
- A CONXTECH prefab steel system was utilized, allowing for all structural steel to be set in two weeks and eliminating the need for plumbing.
- The team used pull scheduling which led to increased collaboration between trades and 100% achievement of all monthly milestones targets.
- The project completed 6 weeks earlier due to the design / build and lean construction practices. The schedule savings equated to direct general conditions and staff costs.

CLIENT

Don Rendulic
Manager of Facility Design & Construction
440.953.6068 Office
440.344.7560 Mobile
don.rendulic@lakehealth.org

ARCHITECT

TC Architects
Susan Allen, AIA, ASID, IIDA, LEED AP
BD+C, EDAC
Vice President, Partner
330.867.1093

SIZE

85,000 SF

CONSTRUCTION VALUE

\$25.1 Million

COMPLETION DATE

February 2018

MAYFIELD HEIGHTS AQUATIC & COMMUNITY CENTER

MAYFIELD HEIGHTS, OHIO



levelHEADS

PROJECT DESCRIPTION

AMHigley is serving as Construction Manager at Risk for The City of Mayfield Heights, Aquatic and Community Center. The new building totals 33,000 SF and is made up of community rooms, educational space, office space, an 8,000 SF gym and two kitchens, one full service and one concession kitchen. The outside aquatics area consists of a 7,700 SF leisure pool, 4,400 SF activity pool and two large slides; slide 'A' is 4-lanes, 35' tall and 207 linear feet, Slide 'B' is 105 linear feet and 35' tall. Other exterior amenities include an amphitheater, maintenance building, picnic pavilion and large playground.

To prepare the site for the new building and pool AMHigley demolished the existing Community Center and surrounding facilities and re-located utilities to keep the existing maintenance facility in operation. The new facility will serve hundreds of residence throughout the year in many capacities for years to come.

PROJECT DESCRIPTION

- Began Construction prior to design completion to expedite the schedule and mitigate long lead material concerns and budge uncertainty.
- Preserved existing wetlands and trees throughout the site.
- Working closely with the City and partnering between City Administration and City Council.
- Lead new partners through a process new to them.

CLIENT

City of Mayfield Heights
 Anthony DiCicco
 Mayor
 440.442.2626
anthonydicicco@mayfieldheights.org

ARCHITECT

LevelHEADS
 Chris Trotta
 Project Architect
chris@levelheads.us

SIZE

33,000 SF

CONSTRUCTION VALUE

\$33 Million

START DATE

April 2022

COMPLETION DATE

June 2023

STUDIO WEST 117TH | THE FIELDHOUSE @ STUDIO WEST
 LAKEWOOD, OHIO



PROJECT DESCRIPTION

AMHigley served as Construction Manager at Risk for Studio West 117th | The Fieldhouse @ Studio West, totaling 23,842 SF, this bar restaurant and fieldhouse consists of first and second floor kitchens, rooftop bar, locker rooms, gymnasium, and suspended walking track. The owner also brought on local artists to complete murals throughout the space.

PROJECT ACHIEVEMENTS

- Early release bid packages for Demolition while design and VE were still being decided.
- Worked with millwork contractor to budget and facilitate the design of the millwork package.
- Worked with millwork contractor to budget and facilitate the design of the millwork package. Coordination and partnership with owner contracted electrician, teledata contracto kitchen equipment contractor, AV consultant, shipping container supplier/ installer, and FFE contractor.

CLIENT

Studio West 117th
 Daniel Budish
 Owner
 216.533.3825
 dbudish@gaslamp.capital

ARCHITECT

Larsen Architects
 Jim Ptacek
 Principal
 jptacek@larsenarchitects.com

SIZE

23,842 SF

CONSTRUCTION VALUE

\$2.3 Million

START DATE

August 2021

COMPLETION DATE

September 2022

SOUTH FRANKLIN CIRCLE | CONTINUING CARE RETIREMENT COMMUNITY
 CHAGRIN, OHIO



PROJECT DESCRIPTION

AMHigley served as Construction Manager at Risk for this \$117 Million luxury retirement community, which began field construction in April 2007 and completed on time September 2009. The scope includes construction of seven three-story wood frame apartment buildings (134 units), 56 townhouse/garden/cottage homes of wood frame construction, a 40-unit structural masonry and precast concrete assisted living building, and an 80,793 SF steel framed Community Center (including nine residential suites). All of the independent living buildings include basement parking, which is accessible via ramps or underground tunnels. The 203 (total) parking spaces occupy approximately 89,000 SF. The total square footage amounts to nearly 680,000 SF on 82 acres.

The Community Center is a three-story 81,000 SF structure that includes a 75-foot warm water pool, eight-person Jacuzzi, aquatic exercise well, men's and women's locker rooms and saunas, family locker room, treadmills, elliptical machines, weight machines, Nustep® machines, recumbent cycles, upright cycles, free weights, a dance studio, and a movement based fitness studio. This building also houses food services, and the Radius Restaurant for fine dining.

The 82 acre sitework included utilities, parking areas, walking trails, ponds, seating areas, and relocation of metropark path.

CLIENT

Bill Fehrenbach
 Vice President
 440.247.1313

ARCHITECT

Eric Svahn
 Project Architect
 617.577.9600
 erics@gundpartnership.com

SIZE

680,000 SF

CONSTRUCTION VALUE

\$117 Million

COMPLETION DATE

September 2009

SECTION 4

PROJECT TEAM

Organization Chart

Team Key Personnel



PRINCIPAL IN CHARGE | NORR
SCOTT CATALLO
AIA, NCARB

SR. PROJECT MANAGER
DAN SCHNEIDER
M.ARCH

ARCHITECTURE / INTERIORS

SENIOR DESIGN ARCHITECT
SHAUN GIGNAC
AIA, NCARB, LEED® AP BD+C

SENIOR INTERIOR DESIGNER
CLAUDIA PADILLA
IIDA, NCIDQ

INTERIOR DESIGNER
NICOLE JONES
NCIDQ

ENGINEERING LEADS

MECHANICAL ENGINEER / ENGINEERING PROJECT MANAGER
PETER PAPANIKOLAOU
PE, PH.D., LEED® AP

ELECTRICAL DESIGNER
MARSHA ABRO

STRUCTURAL ENGINEER
RYAN SEARLES
PE

SECURITY CONSULTANT
RYAN DOYLE
CPD

COST ESTIMATING

PRINCIPAL, COST ESTIMATING
RYAN DOYLE
PE

PROJECT ESTIMATOR
TJ PASADYN

KEY

 **NORR**

 **IMEG**

 **amHIGLEY**

Scott Catallo

AIA, NCARB
Principal

Scott provides high-quality, client-centric services. He is responsible for promoting positive client experiences that foster long-term relationships. He is responsible for overseeing the successful allocation of resources during design and construction phases and provides support for any challenges that arise. Scott coordinates the project's internal and consultant teams, along with assigning key personnel - with the best outcomes of the client, stakeholders, users, and the community in mind. Scott's depth of industry experience and knowledge is an added value to his client's projects.



EDUCATION

- Lawrence Technological University
Southfield, MI
- Master of Architecture (Honors)
 - Bachelor of Science in Architecture, Concentration in Design & Graphic Arts
- Henry Ford Community College
Dearborn, MI
- Associate in Architectural Construction

PROFESSIONAL REGISTRATIONS

- Licensed Architect, State of Michigan
- 1301056198 (2009 - Present)
- State of Illinois and State of Indiana

PROFESSIONAL AFFILIATIONS

- Detroit Economic Club Member
- American Institute of Architects, National, Michigan and Detroit Chapter (2011 - Present)
- National Council of Architectural Registration Board (2011 - Present)
- Wayne County Economic Development Growth Engine (EDGE) Board (2013 - Present) – Treasurer
- Wayne County Economic Development Corporation/Brownfield Redevelopment Authority Board (2013 - Present)
- City of Westland, MI Brownfield Redevelopment Authority Board (2010 - Present) - Chairman
- City of Westland, MI Tax Increment Finance Authority Board (TIFA) (2010 - Present) - Chairman
- Future Cities Competition Juror (2023)

PROFESSIONAL EXPERIENCE

- NORR Experience
2009 – Present
- Industry Experience
29 Years

SELECT RECENT PROJECT EXPERIENCE

- Relocation/Renovation Health Services
St Clair County, MI
Principal
NORR is providing full-service programming/validation and A/E design services for the relocation and consolidation of the county health departments to this new location including Environmental Health, Health Educations/Outreach, Health Administration, Emergency Preparedness & Response, and Nursing. 36,000 SF, 2024 (est.)
- Various Building Feasibility Studies
Detroit Building Authority
Detroit, MI
Principal
NORR has provided extensive property and facility assessments, programming and due diligence for a dozen properties for this client. The scope has involved evaluating the feasibility of keeping or re-purposing a wide variety of buildings. A thorough field report for each facility was provided to the client. 2009 – 2021
- Condition Assessment and Documentation
Maltz Opera House
Alpena Marc, LLC
Alpena, MI
Principal
Providing pre-design services, which include a detailed field investigation, as well as documenting the exterior and interior with floor plans and exterior elevations. A 3D model of the building was also created to aid in planning purposes

RECREATION

- New Chandler Park Athletic Dome
City of Detroit, MI
Principal
Project scope for a new multi-sport athletic dome, located in the 200 acre park, includes indoor football/soccer field, community room, concessions, as well as basketball and volleyball courts. \$8M (est.), 2024 (est.)
- Country Club Renovation
Walnut Creek Country Club
South Lyon, MI
Principal
Project included new outdoor space, main member gathering area renovation, and interior upgrade, member grill renovation, and new member entrance and locker room. 30,000 SF, \$3M, 2015
- ADAPTIVE REUSE
Program Validation & Design, Adaptive Reuse - New Transit Center Hub
City of Detroit
Detroit, MI
Principal
The adaptive reuse design goals for the building included retaining the historic fabric of the former exhibition building while fully integrating the new operations, access, safety, amenities and technology into the program. 52,000 SF, \$19M, 2024 (est.)

**Performed with a previous affiliation.*

Daniel P. Schneider

AIA

Senior Project Manager | Preservation Architect

Dan's projects range from sensitive restorations to the practical rehabilitation of under-utilized and often vacant facilities for modern uses. As Project Manager he leads project meetings, communications, submittals, as well reporting requirements and oversees the project's schedule and quality, while coordinating expected construction costs. Dan is also an experienced Preservation Architect/Project Architect with expertise that includes a considerable background in historic tax credits, construction phase issues, and the development of construction details.



EDUCATION

University of Michigan, Rackham Graduate School
Ann Arbor, MI

- Master of Science in Project Management

Eastern Michigan University
Ypsilanti, MI

- Master of Science in Historic Preservation

Lawrence Technological University
Southfield, MI

- Bachelor of Architecture

Delta College, MI

- Associate of Science in Architectural Technology

PROFESSIONAL REGISTRATIONS

Registered Architect, State of Michigan

- 1301048385 (2001 - Present)
- Certified Historical Architect per the Secretary of Interior's Standards (36CFR61)

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- Association for Preservation Technology
EGL Chapter Board of Directors
- National Trust for Historic Preservation
Michigan Historic Preservation Network
Board Member 2006 – 2009
Workshop Leader, 2001 – present
- Northville Twp. Historic District Commission
Vice Chair 2007 – 2009

PROFESSIONAL EXPERIENCE

NORR

2020 – Present

Industry Experience

33 Years

SELECT PROJECT EXPERIENCE

RECREATION

Lobby Renovation – Adams Butzel
Recreation Center

City of Detroit
Detroit, MI

Project Manager

NORR provided interior design and architecture services, with the design updating the dated lobby space into a vibrant entry, which included addition of youth gathering spaces and energetic materials. 5,000 SF, 2021

New Chandler Park Athletic Dome
City of Detroit

Detroit, MI

Project Manager

Project scope for a new multi-sport athletic dome, located in the 200 acre park, includes indoor football/soccer field, community room, concessions, as well as basketball and volleyball courts. \$8M (est.), 2024 (est.)

SENIOR LIVING

Phase 3 Expansion*

Sunset Waterford

Jenison, MI

Project Manager | Project Architect

The luxury independent living facility, added approx. 160,000 SF to the campus which includes 62 independent living apartments new to the main building and a new development of 20 lakefront villas along the eastern landscaped portion of the site.

The new apartment addition houses living areas, amenity spaces, a classroom, a 100-seat chapel, along with a grab-and-go café with a glass-enclosed lounge. Additionally, a new fitness center and canopied entrance was designed to connect the Villas to the main building. 120,000 SF, \$4.7M, 2019

WORKPLACE RENOVATIONS

Daimler Truck Financial Office Renovation
Detroit Diesel Corporation
Detroit, MI

Project Manager

Existing office renovation for approximately 300 employees that are being consolidated from another location. Providing SD services to upgrade and modernize the facility to meet the client's technology and workspace needs, which will allow for in-seat and flexible work environments. 40,000 SF, 2023

Office Renovation

Comcast

Waterford, MI

Project Manager

Interior branding and office environment upgrades for a corporate consolidation program, along with offices and work areas transforming into a flexible multi-purpose office and training facility. 10,000 SF, \$1.5M, 2023

2388 Cole Street*

Birmingham, MI

Project Architect

The adaptive use of a 1950's former auto parts warehouse into loft-style commercial offices. 22,800 SF, \$1.2M, 2016

Program Validation & Design, Adaptive Reuse - New Transit Center Hub

City of Detroit

Michigan State Fairgrounds, Detroit, MI

Project Manager/Preservation Lead

The innovative adaptive reuse design goals for the building included retaining the historic fabric of the former exhibition building while fully integrating the new operations, access, safety, amenities and technology into the program. 52,000 SF, \$19M, 2024 (est.)

**Performed with a previous affiliation.*

Shaun Gignac

AIA, NCARB, LEED® AP BD+C
Senior Design Architect | Associate

Shaun is a proactive and engaged professional. He looks for opportunities to improve design decisions, detect challenges and improve stakeholder understanding. Through 3D modeling and virtual reality, Shaun helps the design team visualize design opportunities. These models help clients make quality design assessments during the design phases to maximize project understanding and diverse stakeholder buy-in. The digital models also minimizing changes during the construction documents, bidding, and implementation phases.



EDUCATION

- Lawrence Technological University
Southfield, MI
- Master of Architecture, Design and Practice
 - Bachelor of Science in Architecture
- St. Clair College
Windsor, ON
- Architectural Technology

PROFESSIONAL LICENSES & CERTIFICATIONS

- Licensed Architect — State of Michigan
1301062124 (2015 - Present)

PROFESSIONAL AFFILIATIONS

- USGBC, LEED® Accredited Professional with Building Design + Construction Specialty
- Member, AIA American Institute of Architects
- Member, USGBC Detroit Region (US Green Building Council)
- Member, NCARB (National Council of Architectural Registration Board)

PROFESSIONAL EXPERIENCE

- NORR Experience
2017 — Present
2006 — 2010
- Industry Experience
17 Years

SELECT PROJECT EXPERIENCE

SPORTS & RECREATION

- New Chandler Park Athletic Dome
City of Detroit, Detroit, MI
Senior Design Architect
Project scope for a new multi-sport athletic dome, located in the 200 acre park, includes indoor football/soccer field, community room, concessions, as well as basketball and volleyball courts. \$8M (est.), 2024 (est.)
- Lobby Renovation – Adams Butzel Recreation Center
City of Detroit, Detroit, MI
Lead Designer
NORR provided interior design and architecture services, with the design updating the dated lobby space into a vibrant entry, which included addition of youth gathering spaces and energetic materials. 5,000 SF, 2021
- St. Clair College Sports Park*
St. Clair College, Windsor, ON
Lead Designer
Soccer stadium with seating capacity for 1,500 spectators and Indoor Tennis Courts, a pro shop and locker rooms. Other highlights include a press box, jumbo video scoreboard; an outdoor sand volleyball complex with a snack bar and restaurant and a ladies softball diamond with capacity for 400 spectators. 4 acres, \$21.5M
- Central Park Athletics Facility*
King Developments, Owner
Windsor, ON
Designer/Project Manager
Multi phased renovation and addition project. This project included tenant fit-ups for the following: Windsor-Essex YMCA, Windsor AAA Zone hockey, Winstars Gymnastics, the Windsor Rugby Football Club, South Windsor Youth Soccer Club, Giovanni Caboto Soccer Club, and the Essex County Broomball Association.

COMMERCIAL

- Office Renovation and Expansion
Symmetry Development
28625 Northwestern Highway
Southfield, MI
Lead Senior Designer
A/E services for a two-story interior and exterior renovation. Project focused on modernizing the building's finishes and building systems, along with a tenant lease space. 38,000 SF, \$2M, 2023 (est.)
- Interior Lobby and Amenity Space Design
308 W. Erie
North Wells Capital
Chicago, IL
Senior Design Architect
Design of a transformative workspace that will occur in two distinct phases. Phase I will feature the renovation of the existing 7-story Heavy Timber Warehouse building at 306 West Erie Street, with a new 6 story floor-to-ceiling glass addition to the east. Existing: 57,898 SF; New: 40,908 SF
- Mennonite Central Committee Ontario Headquarters*
50 Kent Ave, Kitchener ON
Lead Designer
The Mennonite Central Committee's new 2 story multi-use facility. The building includes office space, retail space, and a warehouse. The facility was designed with sustainability in mind, following the Mennonite Creation Care Philosophy. The design utilizes rainwater and daylight harvesting systems, among other sustainable methods. The structure was also designed to accept the future installation of a Photovoltaic (solar) Array. 56,000 SF, \$10M, 2016

**Performed with a previous affiliation.*

Claudia Padilla

IIDA, NCIDQ

Senior Interior Designer | Associate

Claudia is an integral member of the design team who is involved from project initiation through to completion. She has successfully created design solutions for numerous client industries with an emphasis on user experience and high functionality within the building and program adjacencies. In the early stages, Claudia researches the proposed materials and methods, while providing critical insight into how these elements impact schedule, budget, and ongoing life-cycle maintenance requirements.



EDUCATION

Wayne State University
Detroit, MI

- Bachelor of Fine Arts, Interior Design

PROFESSIONAL AFFILIATIONS

- The National Council for Interior Design Qualification (NCIDQ)
- International Interior Design Association (IIDA)

PROFESSIONAL EXPERIENCE

NORR Experience
2019 – Present

Industry Experience
14 Years

SELECT PROJECT EXPERIENCE

Relocation/Renovation Health Services
St Clair County, MI

Senior Interior Designer

NORR is providing full-service programming/validation and A/E design services for the relocation and consolidation of the county health departments to this new location including Environmental Health, Health Educations/Outreach, Health Administration, Emergency Preparedness & Response, and Nursing. 36,000 SF, 2024 (est.)

Program Validation & Design, Adaptive Reuse - New Transit Center Hub
City of Detroit
Detroit, MI

Senior Interior Designer

The adaptive reuse design goals for the building included retaining the historic fabric of the former exhibition building while fully integrating the new operations, access, safety, amenities and technology into the program. 52,000 SF, \$19M, 2024 (est.)

New Chandler Park Athletic Dome
City of Detroit
Detroit, MI

Role

Project scope for a new multi-sport athletic dome, located in the 200 acre park, includes indoor football/soccer field, community room, concessions, as well as basketball and volleyball courts. \$8M (est.), 2024 (est.)

CAYMC, Workplace Office Renovations
Detroit Building Authority
Detroit, MI

Senior Interior Designer

Renovating and expanding existing conference room and providing new technology, interiors refresh to much of staff office areas and lobby. \$750K, 2023 (est.)

4th Floor Office Suite Renovations
Coleman A. Young Municipal Center
City of Detroit/Detroit Building Authority
Detroit, MI

Senior Interior Designer

New partitions, floor and wall finishes as well as millwork for the existing breakroom. 11,300 SF

Relocation and Renovation

Daimler Truck Financial / Detroit Diesel Corp
Detroit, MI

Senior Interior Designer

Existing office renovation for approximately 300 employees that are being consolidated from another location. Providing SD services to upgrade and modernize the facility to meet the client's technology and workspace needs, which will allow for in-seat and flexible work environments. 40,000 SF, Confidential Cost, 2023

Tenant Office Fit-Out
535 Griswold - Suite 930
Bedrock Detroit, Detroit, MI

Senior Interior Designer

NORR provided a dynamic new space within this growing commercial space. 2020

Focus:HOPE*

Campus Programming Study
Detroit, MI

Senior Interior Designer

Solanus Casey Center*
Center Addition and Renovation
Detroit, MI

Senior Interior Designer

General purpose classroom and technology upgrades*

Wayne State University, Detroit, MI
Interior Designer

Student Union*

University of Detroit Mercy, Detroit, MI
Sr. Interior Designer

**Performed with a previous affiliation.*

Nicole Jones

NCIDQ
Interior Designer

Nicole is an experienced interior designer with knowledge of all facets in the design process. She has provided resolution to complex technical design issues and regularly interfaces with project team members including contractors, fabricators, consultants and regulatory agencies. An expert with Revit, she utilizes various versions to design and model building systems as well as prepare document drawings.



EDUCATION

Art Institute of Philadelphia

- Bachelor of Science, Interior Design

PROFESSIONAL AFFILIATIONS

- The National Council for Interior Design Qualification (NCIDQ)

PROFESSIONAL EXPERIENCE

NORR Experience

2018 – Present

Industry Experience

15 Years

NON-PROFIT

Esperanza Health & Wellness Center,
Philadelphia, PA

Interior Designer

30,000 sf ground-up Community Health & Wellness Center in Kensington Philadelphia.

Space types include multi-purpose community room, group fitness rooms, childcare space, health offices for physical therapy program, conference center and rooftop.

PUBLIC BUILDINGS

Charlestown Township Municipal Office,
Malvern, PA

Interior Designer

5,000 sf renovation of existing office into new open and closed office space, community meeting spaces, emergency operations center and break room. Design concepts for exterior entry improvements include seating and signage.

COMMERCIAL

Comcast

Various Locations, USA

Interior Designer

- Bishops Gate, Mt. Laurel, NJ - 14,500 sf reno to create dynamic, activity- and technology-based adaptable open plan workspace with adjacent private conference rooms.
- Dry Creek, 2nd Floor, Centennial, CO - 32,000 sf renovation resulting in more activity-based environment with updated technology capabilities.
- 8031 Corporate Drive, Nottingham, MD - First floor renovation of 46,000 sf to convert the existing call center space into new office space for a different user group within Comcast. Renovation includes enclosed offices, open office, meeting rooms and a fitness center.

- Boot Road, Security Operations Center, West Chester, PA, Design of new Security Operations Center on first floor of 1134 Boot Road. The 1,650 sf space will work with much of the existing construction to create an efficient and innovative operations center.

Onyx Equities

340 Mount Kemble Morristown, NJ

Interior Designer, NORR

Shared amenity areas including: fitness center, conference center, coffee bistro and full service cafeteria.

Rubenstein Partners

Makefield Crossing, Yardley, PA

Interior Designer

Interior renovations of common areas and amenities including lobbies, fitness centers, cafés, and restrooms for an 8-building corporate campus. BOMA calculations.

RESIDENTIAL

Hankin Group, Various Locations

Interior Designer

- Weatherstone Apartments, Clubhouse & Pool House, West Vincent Township, PA, Two new 30-unit apartment buildings in existing complex. New 4,400 sf clubhouse w/ community spaces, activity areas, private meeting/dining area; private leasing office w/ conference room and reception. New pool house.
- River Station Clubhouse, Downingtown, PA, Design of a 7,400 sf clubhouse for residential development including leasing office, lounge, dining area, fitness & yoga center and patio.

325 North LaSalle Street

Friedman Properties, Chicago, IL

Interior Designer

Interior design upgrades for a mixed use building. Renovations included main lobby, common corridors and new amenity lounge and fitness room.

**Performed with a previous affiliation.*



Peter Papanikolaou, PE, Ph.D, LEED AP
 PROJECT MANAGER, LEAD MECHANICAL ENGINEER



As an IMEG Healthcare leader, Pete has led a broad range of healthcare projects, large and small. Pete's collaboration and communication skills help his project team achieve project goals. He has extensive experience developing systems concepts for healthcare projects including facility assessment, master planning, project planning, central utility plant design, sustainable and green building design practices, project budgets, and producing multiple bid packages for accelerated delivery packages. As a LEED Accredited Professional, he has a solid understanding of building energy use and helps identify sustainable solutions that align with client's goals. Several of the healthcare projects that Pete has led have been recognized with industry awards.

PROJECT HIGHLIGHTS

- Christ Child Society of Detroit, Detroit, MI, 28,000-sf New Christ Child House Residential Building, Including 30 Beds and 5,500-sf Gymnasium
- City of Birmingham, MI, Birmingham YMCA
- Moraine Valley Community College, Palos Hills, IL, 115,000-sf New Health Education & Wellness Facility with Indoor Pool
- St. Patrick's Residence, Naperville, IL, 1,500-sf Bathing Spa Renovations
- Peace Village, Palos Park, IL, 5,000-sf Dining Hall Expansion
- Clark-Lindsey Village, Urbana, IL, Two 10,000-sf Each New Memory Care Buildings, and 30,000-sf Pool & Wellness Addition - Part of Perkins-Eastman Master Services Agreement - 2015
- Consumers Energy Co, Marian, MI, 4,000-sf Wellness Remodel / Renovation and a 4,000-sf New Building
- Winterpast Capital Partners, Spring Hill, FL, Vitality Senior Living Renovation - Structural
- Franciscan Health - Crawfordsville, Dyer, IN, 16,258-sf Build-out for Senior Health and Wellness Facility
- Powerhouse Gym, Northville, MI, Northville Fit-Out for Fitness Center
- South Suburban Family Shelter, Homewood, IL, 4,600-sf Family Shelter/ Counseling Center Renovation
- The Habitat Company, Detroit, MI, Study of Laundry Exhaust
- Sunset Retirement Communities, Jenison, MI, 175,000-sf New 140 Bedroom Style Senior Living Complex, Including Dining and Chapel/Multipurpose Space
- Franciscan Health, Dyer, IN, Cardiovascular Services Department HVAC Study
- Fertility Center of Illinois, Chicago, IL, 6,000-sf Due Diligence Study
- Methodist Hospitals - Southlake, Merrillville, IN, Pavilion C HVAC Study

Experience

30 Total, 29 with IMEG

Education

Purdue University, BS Nuclear Engineering
 Purdue University, MS Nuclear Engineering
 Purdue University, Ph.D Nuclear Engineering

Registrations

Professional Engineer:
 Illinois (062.054070)
 Michigan (62013-11094)

Accreditations

LEED Accredited Professional
 CDB Project Management

Affiliations

ASHE

Awards

American Institute of Architects (AIA)
 Huron Valley Honor Award for New Construction 2021 — Livonia Medical Center
 Contractors Association of Michigan, New Construction Project 2017 — Sparrow Herbert-Herman Cancer Center
 Midwest Construction Magazine, Best New Construction Project 2006 — Marianjoy Rehabilitation Hospital

IMEG
Marsha Abro
ELECTRICAL DESIGNER



Marsha has a passion for sustainability and has experience as a solar design engineer analyzing jurisdiction and NEC requirements, providing drawings, and performing site assessments to design solar array layouts. She has compiled one-line and three-line electrical diagrams and created 3D models to perform structural and external shade analysis using SunEye Measurements, SketchUp, and 3D AutoCad. She received her Lean Six Sigma Green Belt certification and is very interested in incorporating sustainable design and technology with architecture.

PROJECT HIGHLIGHTS

- Christ Child Society of Detroit, Detroit, MI, 28,000-sf New Christ Child House Residential Building, Including 30 Beds and 5,500-sf Gymnasium
- City of Birmingham, MI, Birmingham, MI, Birmingham YMCA
- City of Detroit, MI, Detroit, MI, 1,000-sf Media Office Renovation
- Confidential Non-Profit Client, Detroit, MI, 3,200-sf Office Renovation
- Jackson District Library, Jackson, MI, 1,800-sf Renovation of Library and New 2,000-sf Addition
- Royal Oaks Assisted Living, Surprise, AZ, 400,000-sf New Assisted Living Facility
- Ascension Health - Michigan, Flint, MI, 27,000-sf Two-Story Renovation of a Bank Building to Accommodate an Adult Day Care Center Facility
- Kent County, Grand Rapids, MI, 38,500-sf New North Campus for the County
- Macomb County, Mount Clements, MI, 160,000-sf New Macomb County Jail
- Mass Transit Authority, Flint, MI, 200,000-sf Bus Transit Facility Renovation
- Mass Transportation Authority, Grand Blanc, MI, 10,000-sf Bus Garage Upgrade for use with CNG and LPG Vehicles
- Commercial Contracting Corp., Detroit, MI, 2,000-sf HVAC Study
- GSA, Port Huron, MI, Port Huron Federal Building and US Courthouse Elevator Study
- Ascension Health - Michigan, Bingham Farms, MI, Pharmacy HVAC Discovery - Multiple Locations
- Ascension Health - Michigan, Moross, MI, MRI Discovery Study
- Jackson District Library, Jackson, MI, 1,800-sf Library Renovation and 2,000-sf Addition

Experience

12 Total, 7 with IMEG

Education

Lawrence Technological University, BS Architecture

Lawrence Technological University, BS Interior Architecture

Lawrence Technological University, MA Architecture with Concentration in Sustainability

Accreditations

Lean Six Sigma Green Belt Certification



George Mansour, PE

STRUCTURAL ENGINEER



George has worked in a variety of markets, including higher education, healthcare, and corporate. George's primary responsibilities include schematic design, design development, supervision of structural systems, design coordination among trades and production of contract documents. Other duties include project management, client contact, budget review, quality control, shop drawing review, and construction observation.

PROJECT HIGHLIGHTS

- City of Birmingham, MI, Birmingham, MI, Birmingham YMCA
- Dexter Elmhurst Recreation Center, Detroit, MI, Renovation of Existing Facility for New Wellness Center
- University of Michigan Medicine, Ann Arbor, MI, CW IR 4-519 Radiology RM Study
- McIntosh Portis Associates, Detroit, MI, Motor City Restaurant RTU Framing Study
- Ascension Health - Michigan, Moross, MI, MRI Discovery Study
- Albion College, Albion, MI, 124,000-sf Wesley Hall Renovation Study
- White Chapel Memorial Association, Troy, MI, T-Mobile Review
- Erie Insurance, Erie, PA, Perry Square Building Structural Analysis Model
- ASCEND Climbing, Erie, PA, Tenant Improvement Study
- Medxcel Facilities Management - Indianapolis, Novi, MI, Boiler Room Structural Study
- Wacker Chemical Corporation - Adrian, MI. Plant, Adrian, MI, 0866 Thermal Relief PSV
- Wacker Chemical Corporation - Adrian, MI. Plant, Adrian, MI, 0867 Tank Replacement
- Corktown Health, Hazel Park, MI, Hazel Park Clinic Renovation
- Ann Arbor Public Schools, Ann Arbor, MI, 60,000-sf New Ann Arbor Public Schools Pathways High School
- Ann Arbor Public Schools, Ann Arbor, MI, 90,000-sf New Ann Arbor Public Schools Mitchell Elementary School

Experience

11 Total, 1 with IMEG

Education

Lawrence Technological University, BS Civil Engineering

Lawrence Technological University, BS Architecture

Registrations

Professional Engineer

Michigan (6201064442)

Affiliations

ASCE

ACI

ICRI



Ryan Searles, CPD

SECURITY CONSULTANT



Ryan has 21 years of professional experience and spent almost a decade in the U.S. Army. After his military career, he worked as a contractor for the government, providing anti-terrorism and counter insurgency training for the different branches of the U.S. and Foreign Militaries. He conducted intelligence, counter terrorism, counter piracy, and foreign advisor operations across five continents. Ryan leverages his comprehensive background and certifications to provide various types of security assessments, CPTED design services, security design, crisis management, active assailant, life safety, and enterprise wide security and risk management services for IMEG.

PROJECT HIGHLIGHTS

- Allied Universal Security, San Antonio, TX, Teach Armed Response for First Responders
- Ann Arbor Public Schools, Ann Arbor, MI, CPTED Design Charette
- Biscuitville Inc., Greensboro, NC, Security Consulting Table Top Exercises
- Castle Pines Metropolitan District, Castle Rock, CO, Update the District's Emergency Response Plan & Risk Resiliency Assessment
- Cherry Creek School District #5, Greenwood Village, CO, Student Services Building Renovation
- Cincinnati Children's Hospital, Cincinnati, OH, Security Management Consulting
- City of Benicia, CA, Risk & Resiliency Assessment & Emergency Response Plan
- City of Pico Rivera, CA, Water, Sewer and Storm Drain Master Plan
- City of Tracy, CA, Utility Department, Prepare Risk & Resilience Assessment (RRA) & Emergency Response Plan (ERP)
- Cleveland Public Schools, Cleveland, OH, Active Shooter Tabletop Exercise and Active Shooter Training
- Confidential Client, TX, 8,200,000-sf New Pediatric Campus
- Confidential Owner, Tempe, AZ, Technology Consulting Services to Assist with Master Plan Infrastructure and Service Provider Coordination
- Contra Costa Water District, Concord, CA, Active Shooter Response Consulting and Helping Develop Policy and Procedures
- County of Los Angeles Department of Parks and Recreation, Alhambra, CA, Existing Facility Exterior Lighting Assessments for 61 Park Sites
- Cuisine Solutions, Inc., San Antonio, TX, Active Shooter Training
- FUJIFILM Diosynth Biotechnologies, College Station, TX, Develop Threat & Security Plan
- Harris County Federal Credit Union, Houston, TX, Active Shooter Response Training
- Howco Group, Houston, TX, Active Shooter Response and Vulnerability Assessment Security Consulting Services for Headquarters
- IDEA Public Schools, San Antonio, TX, Security Training Services for Various Campuses
- Minnesota Department of Veterans Affairs, Minneapolis, MN, Multi-Facility Security Study
- South Dakota Bureau of Administration, Office of State Engineer, Sioux Falls, SD, 100,000-sf New Dakota State University Applied Research Lab (DSU ARL)
- Texas A&M University, College Station, TX, Center for Innovation in Advanced Development and Manufacturing (CIADM) Security Assessment
- University Hospitals of Cleveland, Cleveland, OH, Horvitz 2nd Floor CTICU Renovation
- State of Michigan, Department of Technology, Management, and Budget, Battle Creek, MI, 125,000-sf New Fort Custer Education and Housing Facility

Experience

21 Total, 4 with IMEG

Education

Henley-Putnam University, BS Terrorism and Counterterrorism Studies

Accreditations

CPTED (Crime Prevention Through Environmental Design Professional)

American Water Works Association Certifications (July 2020)

- Cybersecurity in the Water Sector
- Emergency Planning
- Facilitating Compliance with America's Water Infrastructure Act of 2018
- Risk and Resilience of Water and Wastewater Systems
- Security Practices for Operations and Management

Certified Department of Homeland Security FEMA

- Protecting Critical Infrastructure Against Insider Threats
- Introduction to Incident Command System
- Medical Countermeasures Awareness for Public Health Emergencies
- Mass Prophylaxis Awareness for Public Health Emergencies
- Sports Event and Venue Risk Management
- Sports and Special Event Evacuation Training and Exercise
- Threat and Risk Assessment

Certified ALERRT Instructor

- Civilian Response to Active Shooter Emergencies
- Law Enforcement Response to Active Shooter Emergencies
- Medical Response to Active Shooter Emergencies

Presentations & Publications

- Chapter Chair of ASIS International, San Antonio Chapter
- National Active Shooter Conference
- Rescue Task Force and Integrated Response Protocol

Awards

- ENR Texas & Louisiana 2023 Top Young Professionals Award
- 2021 Building Design + Construction 40 Under 40
- Security Systems News' 40 under 40 - 2020
- Armed Forces Expeditionary Medal
- Army Achievement Medal (2)
- Army Commendation Medal (3)
- Iraq Campaign Medal with Star
- Purple Heart (2)
- War on Terror Expeditionary Medal



amHIGLEY

RYAN DOYLE, P.E.

REGIONAL VICE PRESIDENT | PROJECT EXECUTIVE

As Regional Vice President, Ryan’s mission is to provide owners with valuable and mission-driven Construction Management throughout the life of a project. Ryan is responsible for delivering projects on time, under budget, and assumes overall responsibility for successful completion of the project. He manages the team to assure that we exceed team expectations for project management, craft quality, and safety. He acts as an active member of the project team from preconstruction through completion.

REPRESENTATIVE EXPERIENCE

LAFAYETTE WEST | DETROIT, MI

Ryan is currently serving on the \$43.5 Million, Lafayette West - phase 1 project. The project includes the new construction of two residential buildings: a 46,000 SF condominium building containing 35 units and an 89,000 SF apartment building containing 102 units. The new 5-story structural steel and light gauge metal framed structures will complete in the summer of 2023.

BEDROCK REAL ESTATE | 4TH & 5TH FLOOR CORPORATE OFFICES | DETROIT, MI

Ryan served on the 27,444 SF, \$1.8 Million tenant improvements of the 4th and 5th floor of Bedrock Real Estate. Corporate office space improvements included floor and wall finishes with new private offices and frameless glazing system. As well as re-attaching an existing historic staircase connecting the 4th and 5th floors. The scope of work included selective demolition, structural steel, concrete stair pans, finish carpentry, glazing, DFH, drywall, tile, resilient flooring, sealed concrete, painting, fire suppression, HVAC, electrical, low voltage and fire alarms. The project was completed December 2021.

LEGGETT & PLATT | OFFICE & LABORATORY FIT-OUT | DETROIT, MI

Ryan served on Leggett & Platt’s \$2.5 Million, 14,000 SF office and laboratory fit-out tenant improvements of new offices and lab area within an existing building suite. The scope of work included demolition of existing office space, floor prep, new metal studs and drywall, ESD flooring, paint and wall coverings, millwork, electrical, plumbing, HVAC, fire protection and landscaping. The project completed in December 2020.

BEAUMONT HEALTH SYSTEM | BREAST CARE CENTER RENOVATION | WAYNE, MI

Ryan served as Project Executive for the new 8,200 SF Beaumont Breast Care Center Renovation Project. The scope of work includes demolition of the walls, ceiling, flooring, windows, roof, and existing HVAC and electrical systems in the entire interior of the building. In addition, the team will build three ultrasound rooms, three mammography rooms, four exam rooms, two radiologist viewing rooms, a physician’s office, a break room, a reception, changing room, manager office, mechanical room, plus an enclosed walkway addition to the hospital.

MSU APPLE DEVELOPER ACADEMY | DETROIT, MI

Ryan served on the \$5 Million, 37,000 SF Michigan State University Apple Developer Academy in Dan Gilberts first National Building in Downtown Detroit. The Academy offers students a certificate of completion and exposure to opportunities in the tech industry that could include jobs with Apple, internships, building startups and furthering education. The scope of work included existing flooring (Carpet and Tile) removal and replaced with TeckCrete 1250 Access flooring throughout. Additions included a new gender-neutral bathroom and mother’s room, open and closed collaboration areas will be partitioned throughout, and learning workstations. The project was completed December 2019.

QUICKEN LOANS HEALTH HUB FIT-OUT | DETROIT, MICHIGAN

Ryan served as Project Executive on the \$3.5 million, 20,440 SF Quicken Loans Health Hub Interior office tenant build-out of the 24th floor of the First National Building. Scope of work included demolition of existing office space, floor prep, new metal studs and drywall, store front system, flooring, paint and wall coverings, millwork, electrical, plumbing, HVAC, fire protection, and building system integration. New spaces include pharmacy, treatment rooms, doctor/nurse’s offices, exam rooms, wellness, behavioral health, physical therapy, conference rooms, and reception areas. The project completed September 2019.

University of Detroit Mercy
Detroit, MI

Master of Architecture with
a Structural Concentration

Master of Engineering
(Civil & Environmental)

Warsaw Technological
University – Architecture;
Warsaw, Poland

Licensed Professional
Engineer (P.E.) - State of
Michigan

LEED Accredited
Professional (LEED AP
BD+C)

OSHA-30 Hour

15 Years Industry
Experience

4 Years at AMHigley

BOARD AFFILIATIONS

City Year Detroit Associate
Board Member

City of Royal Oak
Rehabilitation Board of
Appeals Member

CREW Detroit Member -
Co-Chair for Professional
Development



B.S. in Agricultural Construction Systems Management with a focus in Agricultural Business; The Ohio State University

OSHA 30-Hour

First Aid/CPR

20 Years Construction Experience

amHIGLEY

TJ PASADYN

PROJECT ESTIMATOR

As Chief Project Estimator, TJ leads the efforts in developing and managing our preconstruction team approach. He will draw upon our in-house expertise, database of current relevant projects, and trusted relationships with subcontractors to generate the right deliverables to best fit the project. TJ and our preconstruction team will aim to gain a complete understanding of the design intent as early as possible, allowing successive estimates that provide a high level of certainty and confidence.

REPRESENTATIVE EXPERIENCE

MCKINLEY GRAND HOTEL | CANTON, OHIO

TJ served as Project Estimator for The McKinley Grand Hotel to DoubleTree by Hilton conversion project. This joint venture project between the Pro Football Hall of Fame, and Industrial Realty Group includes an extensive renovation to the 165-room hotel. The \$21 million redesign and renovation will include new fixtures, carpeting, furniture, roofing and mechanical systems.

STATLER ARMS HOTEL RENOVATION | CLEVELAND, OH

TJ served as Project Estimator for the historic Statler Hotel building conversion in downtown Cleveland. The \$20 million mixed-use renovation of the 106-year-old building included new apartments, retail, hospitality and office space. The project completed in the Fall of 2019.

CLEVELAND ANIMAL PROTECTIVE LEAGUE RENOVATION | CLEVELAND, OH

TJ served as Project Estimator on the \$8 million addition and renovation project for the Cleveland Animal Protective League. The 20,000 GSF project included an expanded veterinary clinic, improved animal holding spaces, indoor training / exercise facilities, dedicated nursery for orphaned animals.

LAKE HEALTH ENCORE MEDICAL CENTER | BEACHWOOD, OH

TJ served as Project Estimator on the new \$25 million Encore Medical Micro- Hospital. This 2-story, 75,000 SF facility hosts 8 operating rooms, 24 inpatient suites & a full imaging department. The hospital, specializing in orthopedic surgeries, completed with a fast-tracked design while the team collaboratively worked as a design assist on the HVAC, Electrical & Plumbing systems.

SECTION 5

PROJECT FEE

ATTACHMENT C - COST PROPOSAL
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In order for the bid to be considered valid, Section 00 41 44 - Bid Form must be completed in its entirety.

COST PROPOSAL	
ITEM	BID AMOUNT
Phase 1	\$ 45,212.00
Phase 2	\$ 88,482.00
TOTAL BID AMOUNT	\$ 133,694.00
ADDITIONAL BID ITEMS	
Existing Furniture Inventory	\$ Not in Base Bid
3D Scanning	\$ Not in Base Bid
GRAND TOTAL AMOUNT	\$ 133,694.00

Firm Name NORR LLC

Authorized signature 

Printed Name Scott Catallo, Principal

Date 05 Jan 2024

Available Additional Services

These services were not requested and are not included in our project cost provided on page 19 but are available to be added to the project for an additional fee.

Furniture Equipment Inventory

NORR can provide an inventory of all furniture and equipment which may be relocated and provide the final results in a Excel spreadsheet format. Additionally, we can work with the team to provide our assistance in their decision on salvaging, reusing or removing furniture pieces.

3D Scanning

NORR provides 3D Scanning Services of existing buildings to produce highly accurate as-built conditions in a digital format for our client's projects. The data that is collected, provides valuable insight into the existing conditions of the facility. The scanning process produces a 3D point cloud which represents the precise location, shape and size of the building and site elements, typically to within a 1/4" accuracy. The laser scanning process is instrumental in quickly identifying and documenting key elements of the proposed building.

SECTION 6

PROJECT APPROACH & SCHEDULE

PROJECT APPROACH

The following is a summary of the NORR Team's plan for the successful execution of the City of Birmingham, Senior/ Recreation Feasibility Study/Conceptual Design project. The goal of the NORR Project Approach is to identify and resolve the critical issues in a timely and efficient manner, meeting the proposed project milestones, as well as understanding and meeting the needs of the City and its community members.

The project services have been organized according to the following service categories (as outlined in the RFP):

PHASE 1 - NEEDS ASSESSMENT

- Kick-Off and Field Investigation
- Conduct Tenant and Community Surveys
- Programming & Site Analysis
- Feasibility Study

PHASE 2 - RECOMMENDATIONS

- Conduct Second Community Engagement - Present Phase I Study
- Develop Conceptual Plans
- Submit Final Report

PROJECT PRIORITIES & GOALS

The following issues and priorities are understood from the information provided to date. The project approach has been organized to address these issues and priorities:

- Determine and identify any current Mechanical, Plumbing and Electrical deficiencies
- Identify any Building Code and ADA compliance issues
- Engage Community to determine current recreational and senior long-term needs and wants
- Collaborate with appointed stakeholders to procure a detailed program study
- Submit a detailed Feasibility and Conceptual Design Study to the City and Next
- Provide a detailed costing analysis to establish an order of magnitude budget



PROJECT APPROACH
PHASE I - KICK-OFF & FIELD INVESTIGATION

Study/Investigation: NORR will field-verify the existing conditions and prepare updated architectural base plans, interior elevations, and engineering base plans in Revit format. NORR has the ability, as an added service (not requested in the RFP), to laser scan as part of our field verification to develop a point cloud to ultimately develop an accurate BIM model of existing building engineering conditions.

*Asbestos investigation is excluded from the architect’s role.

Project Kick-off Meet with the client’s project team to validate project scope, ahead of site investigation. Establish lines of communication, review proposed approach along with roles and responsibilities. Identify stakeholders and schedule follow up meetings and projected timeline.

Field Survey / Investigation NORR will field survey the scope areas with our architectural and engineering partners to best understand and identify the existing conditions. It is expected that our Project Architect and Senior Designer including Mechanical & Electrical Engineers and Specialists will review the existing drawings and survey of the mechanical, electrical and fire/life safety systems; confirming their condition, architectural elements, ADA (i.e. barrier free access).

We will provide a description of the existing systems and equipment, and based on the drawings or nameplate, indicate the capacities, unless it's not apparent. We will rely on the building operators and documentation to convey the HVAC sequence of operations.

Facilities Meeting NORR will lead meeting(s) with on-site facility engineers to establish any engineering infrastructure challenges. The NORR team will work collaboratively with on-site facilities and Maintenance personnel to identify known maintenance concerns and deferred maintenance challenges. It is our experience that collaborating with the facilities and building engineering team(s) is imperative to fully understand the existing systems and known legacy maintenance deficiencies.

Existing Material Study / Standardization Discussion Identify existing materials to match and verify comparable materials, as well as projected material lead times. Work with stakeholders to understand standard materials and products. NORR will also work with the City of Birmingham and Next to understand any specific standards it utilizes.

Develop 3D BIM Model Develop base documents and 3D computer model of existing building based on field verification.

Site Visit Follow-Up Meeting with Team Following our teams’ site data gathering, NORR will host a follow-up meeting to present our findings and identify any potential challenges to solve ahead of the design phase.

KICK-OFF / FIELD INVESTIGATION DELIVERABLES

- Present Project schedule and work plan.
- Develop BIM model in order to design to exacting field conditions.
- Receive and research existing documentation provided by the Client.
- Provide Excel Spreadsheet of furniture Inventory if necessary

PROJECT APPROACH
PHASE I - TENANT AND COMMUNITY SURVEYS

Community Engagement: Our team will conduct a robust public engagement process to draw out ideas and secure buy-in from the public and key stakeholders.

In-Person and Virtual Engagement

This will consist of both in-person and virtual engagement to ensure that the voices of residents, businesses, government agencies, and other stakeholders are all heard. The focus of this outreach is to garner public feedback on the design, programming, and draw out new ideas and strategies that are unique to the potential re-use of the YMCA Center.

If on-line surveys are desired, we will assist and help coordinate information gathering through the city’s own survey system/vendor

Facilitation of Conversation and Dialogue

This vision, goals, and objectives will be used to develop and evaluate alternatives for different character areas and programming in the planning and design process.

To accomplish this, the following public outreach mechanisms may be utilized (to be determined based on final project scope with the the City of Birmingham and Next):

- Interactive public visioning workshops (mini-charrette).
- Round-table discussions (focus groups).
- Documentation of priority lists and focused areas of concern
- Identify potential options for phasing of project needs

COMMUNITY ENGAGEMENT DELIVERABLES

- Our team will work with the City of Birmingham to provide community notices of meetings and information exchange.
- In-person events / meeting - Proposal allows for up to two (2) in-person meetings
- Vision statement (with defined goals and objectives)
- Public engagement results summary



PROJECT APPROACH
PHASE I - FEASIBILITY STUDY

The Programming and Site Analysis scope of work is intended to define and initiate all aspects of the project at the outset in order to expedite the identification and resolution of all critical planning and design issues. The following is a summary description of both Programming and Site Analysis, including a brief description of the tasks and work products:

Program Development and Finalization: Based on the current understanding for this opportunity NORR intends to host, meetings and work sessions held with designated departmental representatives to validate the required spaces.. The Client will be kept updated throughout the process on the information obtained and developed. Final approval from each department will be required for all completed work. This phase of work will result in the following:

Programming Validation Meet with each applicable department team to validate the full project scope based on programming information previously provided..

Programming Session Based on information received, provide program summary including final staff headcounts, individual space allocations such as workstations, office or mobile / hoteling; formal and informal meeting and teaming spaces by quantity and seating capacity and support spaces such as amenity spaces.

Discuss and verify the MEP space functionality, review and establish the level of thermal comfort and control for the spaces, space pressurization requirements, and any specific needs.

Discuss lighting levels and controls

Preliminary Code Study Perform a preliminary Code Search to establish general regulatory guidelines affecting the development of the intended spaces.

Finishes Identify and review existing materials to remain, confirm availability, ability to match and lead times.

Site Analysis During the programming phase our team will provide further review perimeter of building for ADA compliance as well as identify proper parking counts.

PROGRAM VALIDATION DELIVERABLES

- Itemized list of spaces, indicating equipment, power data requirements, along with adjacencies.
- Space Program Summary, based from gathered program information
- Finalized criteria and space standard sheets (Room Data Sheets)
- Based on the existing system and equipment summary, code review and programming validation, we will provide a preliminary MEP design intent report for further review and consideration. The report shall not be considered a condition assessment of the base building MEP systems or provide a replacement strategy for the existing equipment that serves the building.

PROJECT APPROACH
PHASE I - FEASIBILITY STUDY

Feasibility Study: To date NORR has performed over thirty property condition assessments for several public municipalities and agency departments. We approach the study by bringing together the full team including ownership, architecture, engineering, facilities personnel, maintenance groups and civil engineers. We also work directly with the Construction managers to give ownership all the detail they need to make informed decisions.

Feasibility Kick-off	Establish lines of communication, review proposed approach along with roles and responsibilities. Identify stakeholders and schedule repeating meetings and deadlines.
Conduct Feasibility Planning Meeting with City of Birmingham and Next	Following the field surveys and facilities meetings the NORR team would like to meet with City of Birmingham & Next stakeholders to understand any potential future expansions or renovation intent. The team will send a pre-interview questionnaire (survey) to the City and Next appointed stakeholders for management and staff to complete.
NORR Team to provide Preliminary Feasibility Study Rough Draft to City of Birmingham and Next	<p>Our report will be formatted according to an ASTM E2018-15 Property Condition assessment template outline.</p> <p>Our team will submit a preliminary review draft to City of Birmingham & Next Stakeholders for review and comment to verify scope items are being met. NORR’s Project Manager will confirm the quality of the draft report before it is submitted. Any revisions will be completed as a revised draft to our costing consultant.</p> <p>Draft Feasibility Report will include all conclusions and recommendations based on our due diligence, field investigation and research to assist cost estimator develop order of magnitude.</p>
Provide Final Review Draft	The NORR team will present the City of Birmingham & Next Stakeholders with a final draft copy for review and comment. It is anticipated this report will be 90% complete. The NORR Team will submit final report including addressing all City of Birmingham & Next draft comments.

- FEASIBILITY STUDY DELIVERABLES**
- Deliver Meeting Minutes following City of Birmingham & Next maintenance / facilities stakeholders
 - NORR to deliver a draft Feasibility Study for ownership review and comment
 - NORR to conduct a page turn meeting to present the draft Feasibility Study.
 - NORR to implement review comments and present a final Feasibility Report and cost estimate.

PROJECT APPROACH

PHASE II - COMMUNITY PRESENTATION

Community Engagement: It is important to inform the community about the results of the Phase I work previously performed.

Provide Community with Phase I Document through the City of Birmingham's preferred information portal(s)

The NORR team will assemble PDF versions of all deliverables for easy distribution to the community ahead of a potential town hall style community meeting. We feel it is important for the community to get the information ahead of any meeting to best prepare of engaging questions and robust dialogue regarding the Phase I findings.

Interactive tools, both personal and group focused, will be provided during this workshop to chart discussion topics and to allow all participants to interact and to document their concerns.

Conduct preparatory meeting with the City of Birmingham and Next team ahead of town hall

Our full design team will meet with City of Birmingham and Next team to identify potential questions and help develop the presentation and subsequent slides.

Team to work with the City of Birmingham and Next to conduct Town Hall Style meeting to introduce findings

Our full design team will be at the Community Meeting (Town Hall) to assist in the presentation and add an expert commentary as well as field questions.

COMMUNITY ENGAGEMENT DELIVERABLES

- Provide City of Birmingham and Next a PDF set of all Phase I Deliverables
- Work with City of Birmingham and Next to develop Town Hall style presentation



PROJECT APPROACH

PHASE II - CONCEPT DESIGN / TEST FIT

The Concept Design and Test fitting stage will provide an early layout look based on the program validation information. The intent is to provide plans that will be conceptual in character and illustrate the arrangement of and relationships between spaces, and will not illustrate details of furniture, equipment or architectural treatments. The Test Fit Space Plans will also include notes describing the performance and operational characteristics of the space.

Prepare and Submit a Test Fit

Our team will prepare an overall test fit to include both floors and basement if necessary. We will work with the City of Birmingham to refine the plans and select one test fit for further development. We will in turn provide up to two revisions to develop a final approved "Test Fit" that will move forward into an eventual Schematic Design Phase. Test Fit will include first and second architectural floor plans with basement including all program information gathered, ADA compliance, and circulation.

Develop Building Mechanical, Plumbing, Electrical and Structural Systems

- Our engineering partner will establish the operational needs for the new design.
- Validate the zones for lighting requirements.
- Identify and structural recommendations.
- Perform the HVAC narratives based on program space and zone requirements
- Determine the fresh air and exhaust requirements for the program space
- Determine the plumbing requirements; hot and cold water, sanitary, venting, fixture types
- Assess the existing mechanical systems located in the program space to determine if it can be re-purposed (based on capacity/condition)
- Identify the new and existing equipment and systems to serve the program space.
- Access the existing electrical panels located in the program space and determine if they can be re-purposed (based on capacity/condition) Identify the new and existing equipment and electrical systems to serve the program space, which would include providing new LED lights, lighting control, receptacles, raceways for low voltage systems (telecommunication, audio/visual, security), fire alarm, etc.

Coordinate with Special Services & Systems

Coordinate with City of Birmingham and Next to generally establish the scope of the following systems as well as the responsibility for further development of each including but not limited to:

- Audio Visual
- Information technology
- Security

CONCEPT DESIGN / TEST FIT DELIVERABLES

- Submit test fit floor plans for City of Birmingham and Next approval.
- Provide conceptual renderings, a conceptual site plan and test fit plans

PROJECT APPROACH

PHASE II - SUBMIT FINAL DELIVERABLE

The final deliverable will include all documentation illustrating the process of the final product. It will include a comprehensive report that illustrates the approved goals and needs for the City of Birmingham and Next as well as addressing the community feedback. With the approved programming, Feasibility Report and conceptual plans our cost consultant will produce a detailed cost estimate with the goal of providing an order of magnitude budget for ownership.

Approved Programming Document	NORR will submit final programming documents including all data gathered during the program process including adjacency diagrams and survey information
Detailed Feasibility Report	The NORR team will present a detailed Feasibility Report including all data gathered as a result of our due diligence and research. Final Feasibility Report will include all conclusions and recommendations to assist cost estimator develop order of magnitude.
Approved Test Fit conceptual documents	The NORR team will present complete test-fit floor plans documenting layouts based results of the programming phase.
Final Community Engagement Report	NORR will provide ownership a final report / assessment of all information gathered in the Community open House meeting.
Perform detailed cost analysis	Cost consultant A.M. Higley will provide a detailed cost estimate and provide ownership with a probable cost to all intended scope of work to achieve projects goals and needs.
Present Final Draft Report	The full NORR team will conduct an in-person page turn of draft report at this point intended to be 90% complete. We will discuss all the finding with the ownership team and collaborate on any potential edits or revisions prior to finalizing.
Submit Final Report	NORR will incorporate all edits and revisions following the page-turn meeting and provide a clean final report.

FINAL DELIVERABLE

- NORR will incorporate all edits and revisions following the page-turn meeting and provide a clean final report.
- Final report will also include a copy of all meeting minutes for record.

Proposed Schedule

TASK	BEGIN	END
Award / Notice to Proceed	5-Feb-2024	
Phase 1 - Tasks		
Condition Assessment	5-Feb-2024	7-Feb-2024
Tenant Interviews*	12-Feb-2024	13-Feb-2024
Community Survey	14-Feb-2024	
Programming Study	19-Feb-2024	22-Mar-2024
Progress Review Meeting	25-Mar-2024	
Submit Report	8-Apr-2024	
Phase 2 - Tasks		
Community Open House	12-Apr-2024	
Conceptual Plans	15-Apr-2024	3-Jun-2024
Progress Review Meeting	4-Jun-2024	
Provide Final Report	14-Jun-2024	
Present to the City	28-Jun-2024	

**Anticipated tenants interviews include appointed personnel from the following groups Next staff, Birmingham recreation department representatives and YMCA stakeholders.*

SECTION 7

REFERENCES

NORR References

Similar Municipal Agencies

CITY OF DETROIT, DETROIT PUBLIC LIBRARY

Cledos Powell

Assistant Director of Facilities

T. 313 600 5550

cpowell@detroitpubliclibrary.com

DETROIT-WAYNE JOINT BUILDING AUTHORITY (DWJBA)

Mike Kennedy

Property Manager, Coleman A Young Municipal Center

T. 313 510 5212

mike.kennedy@dwjba.com

Projects with Similar Scope and Services

ESPERANZA HEALTH

PROJECT: COMMUNITY HEALTH & WELLNESS CENTER

Donald Price

Director of Operations

T. 215 302 3600

donald.price@esperanzahealth.com

CITY OF DETROIT, GENERAL SERVICES DEPARTMENT

PROJECT: CHANDLER PARK ATHLETIC FACILITY

Rhea Cristine Bautista

Capital Planning Manager

T. 313 628 1920

C 313 580 6357

bautistar@detroitmi.gov

ST CLAIR COUNTY

HEALTH DEPARTMENT RELOCATION AND RENOVATION

Jennifer Posey

Administrative Services Manager | Senior Citizens Millage Administrator

D. 810 989 6343

O. 810 989 6900

jposey@stclaircounty.org

SECTION 8

COMPLETED FORMS

Attachment A

NORR has read and understands the terms and conditions of the Draft Agreement on the following pages. We agree to these terms and conditions as stated in the Draft Agreement and clarified in the questions and answers provided by Mark Clemence, Assistant City Manager in the email dated January 2, 2024.

NORR agrees to maintain insurances in accordance with the Agreement.

NORR is able to begin work on the City of Birmingham Senior/Recreation Building, Feasibility and Conceptual Design project immediately following award.

DRAFT

Attachment A

AGREEMENT OF (BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION)

THIS AGREEMENT is entered into this ____ day of _____, 2023, by and between the **CITY OF BIRMINGHAM**, whose address is 151 Martin Street, Birmingham, MI 48009 (hereinafter referred to as the City) and NORR LLC, whose address is 150 W Jefferson Ave, Suite 1300, Detroit, MI 48226, ~~MI 48009~~, hereafter referred to as Contactor and the foregoing shall collectively be referred to as the parties.

WHEREAS, the City desires an assessment of the spatial needs of Next senior services, the YMCA and the Parks and Recreation Department of the City for conceptual designs for renovations and possible expansion and in connection therewith has requested proposals for a **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**; to the building at 400 E. Lincoln and

WHEREAS, Contractor has qualifications that meet the project requirements and has provided a response and cost proposal to perform **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION**.

NOW, THEREFORE, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

1. **MUTUALLY AGREE:** It is mutually agreed by and between the parties that the City's Request for Proposal for **BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION** posted November 17, 2023, shall be fully incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto (attached hereto as Attachment "A").
2. **TERM:** This Agreement shall have a term of one year from the date stated above. The City shall have the right to unilaterally terminate this Agreement on thirty (30) days written notice. In the event of termination, the Contractor shall receive compensation for services to the date the termination takes effect and the City shall be entitled to retain and use the results of all designs and renovations prepared by the Contractor through such date.
3. **TERMS OF PAYMENT:** The Contractor will invoice monthly for all labor supplied and work completed. In no event shall invoices be submitted more than 45 days after completion of services. Submitted invoices shall include the following detailed information: the type of work performed, the time spent on the work, the individual who performed the work and the per hour billing rate charged. The City may, at its sole discretion demand review and the right to request at any time further detailed accounting information for any or all bills. The right to inspection of any bill and invoice shall never be at any cost or billings to the City, nor shall preparation of said invoices be billed to the City or against the general retainer. Payment terms will be net 30 days unless otherwise specified by the City.
4. Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. INSURANCE SUBMISSION REQUIREMENTS: The Contractor has submitted proof to the City that it meets all City insurance requirements. Insurance, with coverage amounts at no less than the City's minimum requirements, must be held by the Contractor throughout the term of this Agreement. Certificates of insurance as stated below will be required no later than five (5) business days from the date of Contractors acceptance of the terms of this Agreement.

6. CONFIDENTIAL AND OR PROPRIETARY INFORMATION: The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. INDEPENDENT CONTRACTOR: The Contractor and the City agree that the Contractor is acting as an independent contractor with respect to the Contractors role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

8. COMPLIANCE WITH LAWS: Contractor agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the City, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which Contractor is subject, Contractor hereby agrees to be bound by all Federal, State, or City of Birmingham ordinances, rules, regulations and policies as are amended from time to time, and including without limitation the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

9. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS: Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the City, by and through its City Manager, to terminate this Agreement, or at the City's option, the City may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Contractor, either by offset to any amounts due and owing Contractor for services provided to the City, or, by separate bill and demand for payment. Nothing in this paragraph shall be deemed to create or be interpreted as establishing a "for cause" termination; Contractor agrees and understands that its engagement is at will and may be terminated by the City Manager for any cause or no cause.

10. INDEMNIFICATION: To the fullest extent permitted by law, the Architect shall

indemnify and hold the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City harmless from and against damages, losses and judgments, which may be asserted, claimed, or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, including reasonable attorney fees and expenses recoverable under applicable law, but only to the extent of the degree of fault of the Michigan licensed architect for negligent acts or omissions of the Architect, its employees and its consultants in the performance of their professional services, in the performance of this Agreement.

11. STANDARD INSURANCE REQUIREMENTS: The Contractor shall maintain during the life of this Agreement the applicable types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance:

For Non-Sole Proprietorships: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

For Sole Proprietorships: Contractor shall complete and furnish to the City prior to the commencement of work under this Agreement a signed and notarized Sole Proprietor Form, for sole proprietors with no employees or with employees, as the case may be.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractor Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following **Additional Insureds: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof.** This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

D. Professional Liability: If applicable, professional liability insurance with limits of not less than \$2,000,000 per claim if Contractor will provide services that are customarily subject to this type of coverage.

E. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City at least (10) days prior to the expiration date.

F. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

- 1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance, or a signed and notarized copy of the Sole Proprietor Form;
- 2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
- 3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
- 4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance, if applicable;
- 5) If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Maintaining Insurance: Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

12. WRITTEN NOTICES: Written notices regarding this Agreement shall be addressed to the following:

City: City of Birmingham
151 Martin Street
Birmingham, Michigan 48009
Attn: Assistant City Manager Mark Clemence

Contractor:
NORR LLC

150 W Jefferson Ave, Suite 1300

Detroit, MI 48226

Attn: John Polsinelli, Vice President Operations

13. COVID: The Contractor shall follow all of the City's COVID-19 safety protocols while on City property. Additionally, Contractor staff which will be in physical contact with city staff must have current vaccinations against COVID-19. The City, at its discretion, may ask for proof of vaccination of Contractors staff. Failure to provide proof of vaccination when requested will cause the City to request un-vaccinated personnel to leave, request alternate staff, and if the Contractor is unable to comply, this violation of safety protocols will constitute a breach of contract by the Contractor.

14. AMENDMENTS: No amendment, modification or supplement to this Agreement shall

be binding unless it is in writing and signed by authorized representatives of the parties.

15. WAIVER OF BREACH: No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

16. COMPLETE AGREEMENT: The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of Contractor agreement with the City of Birmingham. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the City and the Contractor shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

17. DIRECT OR INDIRECT INTEREST: If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

18. FAILURE TO PERFORM. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

19. LEGAL PROCEEDINGS: Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

20. RESPONSE TO REQUESTS FOR PROPOSALS: The Contractor shall be held to and bound by all terms, conditions, warranties and representations which it made in its written response dated January 5, 2024, to the City's Request for Proposals dated November 17, 2023 (attached hereto as Attachment "B"). In the event of a conflict in any of the terms of this Agreement and the Contractor NORR LLC response, the terms of this Agreement shall prevail.

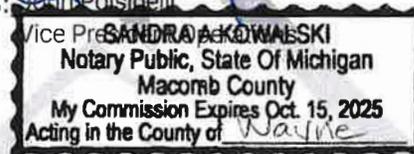
21. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham

will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the parties hereto agree to be bound by the above terms and conditions, and Contractor, by its authorized signature below, expressly accepts this Agreement upon the above provided terms and conditions contained in this Agreement as of the date first above written.

Contractor NORR LLC

By: [Signature]
Its: John Polsinelli



STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 5th day of January, 2024 before me personally appeared John Polsinelli who acknowledged that with authority on behalf of NORR to do so he/she signed this Agreement.

[Signature: Sandra A. Kowalski]
Notary Public
Macomb County, Michigan
Acting in Wayne County, Michigan
My commission expires: 10-15-2025

CITY OF BIRMINGHAM:

By: _____
Elaine McLain, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Mark A. Gerber, Finance Director
(Approved as to Financial Obligation)

Mary M. Kucharek, City Attorney
(Approved as to form)

Mark Clemence, Assistant City
Manager (Approved as to substance)

ATTACHMENT B - BIDDER'S AGREEMENT
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Request for Proposal and all other provisions of this document and understand the meaning, intent, and requirement of it.
2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

Scott Catallo	January 5, 2024
PREPARED BY (Print Name)	DATE
Principal	
TITLE	DATE
	scott.catallo@norr.com
AUTHORIZED SIGNATURE	E-MAIL ADDRESS
NORR LLC	
COMPANY	
150 W Jefferson Ave, Suite 1300, Detroit, MI 40226	(313) 324-3100
ADDRESS	PHONE
NORR America, Inc.	<i>Same as above</i>
NAME OF PARENT COMPANY	PHONE
2711 Centerville Rd #400, Wilmington, DE 19808	
ADDRESS	

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION FORM
For BIRMINGHAM SENIOR/RECREATION BUILDING ASSESSMENT AND
CONCEPTUAL DESIGNS FOR RENOVATIONS/EXPANSION

Pursuant to Michigan Law and the Iran Economic Sanction Act, 2012 PA 517 (“Act”), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an “Iran Linked Business”, as defined by the Act.

By completing this form, the Vendor certifies that it is not an “Iran Linked Business”, as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

Scott Catallo	January 5, 2024
PREPARED BY (Print Name) Principal	DATE
TITLE 	DATE scott.catallo@norr.com
AUTHORIZED SIGNATURE	E-MAIL ADDRESS
NORR LLC	
COMPANY	
150 W Jefferson Ave, Suite 1300, Detroit, MI 40226	(313) 324-3100
ADDRESS	PHONE
Parent: NORR America, Inc.	Same as Above
NAME OF PARENT COMPANY	PHONE
2711 Centerville Rd #400, Wilmington, DE 19808	
ADDRESS	
20-5159706	
TAXPAYER I.D.#	

Received after the agenda
packet was created for
2/5/24

Communications regarding
Shirley and Arlington

Fwd: Arlington/Shirley Proposal

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 12:48 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Elaine McLain** <emclain@bhamgov.org>
Date: Fri, Feb 2, 2024 at 5:44 PM
Subject: Fwd: Arlington/Shirley Proposal
To: Jana Ecker <jecker@bhamgov.org>

Elaine McLain
Mayor, City of Birmingham MI
248-225-9903

Begin forwarded message:

From: lou baughmam <jolobman@sbcglobal.net>
Date: February 2, 2024 at 5:26:37 PM EST
To: emclain@bhamgov.org, kschafer@bhamgov.org, tlonge@bhamgov.org, along@bhamgov.org, ahaig@bhamgov.org, bhostbham@gov.org
Subject: Fw: Arlington/Shirley Proposal

Sent from AT&T Yahoo Mail for iPad

Begin forwarded message:

On Friday, February 2, 2024, 4:20 PM, lou baughmam <jolobman@sbcglobal.net> wrote:

We moved to our Arlington home in 1967, 57 years ago. Our five children ranged in ages from 13 down to a 2 year olds. This year they will be 70 down to 59. They roamed the streets of Arlington and Shirley with playmates for years without getting hurt. Our four boys had paper routes for about 10 years without any incidents,

I remember about 5 years after we moved in we had a special assessment for a sewer project, The city at the same timed transferred the cutting of city grass between the sidewalk and Maple road to the home owners, This represented about 4000 square feet of grass, that has been 50 years of free grass cutting.

The title "Birmingham a Walkable City" is a very clever public relation slogan, but every street does not need sidewalks to be walkable. We oppose sidewalks and hope you vote no, so

people can continue to walk on our streets as a unique walkable experience.

We oppose the proposal to narrow our streets. We are cut through streets with a high volume of traffic and reducing the width to 26 feet is not very good idea. Please consider voting no on narrowing our streets.

Lou Baughman
117 Arlington

Commissioner's Vote - Arlington & Shirley

1 message

Eliza Nascimento Chayka <elizanc@icloud.com>

Mon, Feb 5, 2024 at 7:03 AM

To: emclain@bhamgov.org, along@bhamgov.org, kschafer@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: Ryan Chayka <ryanchayka@mac.com>, jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

My husband Ryan and I along with our 3 boys Lucas 14, Oliver 12 and Leo 10 moved to 600 Arlington 3 years ago. We were already living in Birmingham and start looking on this side of town because we wanted a larger property with trees and a more peaceful and quiet area. It's a understatement to say that one of the biggest charms of Arlington street is its wide road with 100 years mature trees and the beautiful landscape and well maintain houses. Every time we told friend we moved to Arlington, it was unanimous that everyone say they loved that street "it's so wide and beautiful, you guys are so lucky to be there". Being a mom with boys, we are very active, always walking the dogs, biking and getting in and out of our street. I don't missed sidewalks.....I do missed some speed bumps on Arlington to Shirley, because that's where cars come to cut the traffic from Maple to Southfield. Also adding some stop signs on the cross of Arlington Shirley will help traffic get slower.

Not much else I can say you haven't heard already from a majority of our neighbors, but I want to go on the record with our **strenuous opposition to the city staff proposal to narrow the street and add sidewalks on both sides.**

We are not oppose to sewer, water or road improvements but not at the expense of road width and sidewalks. I strongly urge the commission to consider some of the less invasive alternatives that has been brought up. We personally favor the Brandon Street connection (sidewalk in the park)

Thank you for your consideration and your service to our beautiful city.

Eliza Nascimento Chayka

Shirley/Arlington improvements

1 message

Debra Darvick <debradarvick@gmail.com>
To: clerk@bhamgov.org

Mon, Feb 5, 2024 at 9:46 AM

Dear Council Members,

As a 40-year Birmingham resident, I hope to add my voice to this evening's meeting. I am out of town and only over the weekend did I learn of the discussion over the plan to remove the trees on Arlington and Shirley.

A couple of months ago a survey asked citizens how the city might move forward to keep Birmingham green. One plan will forbid the use of gas powered leaf blowers. May I propose another? One with no monetary cost nor potential government overreach.

Trees process carbon dioxide and return to us breathable oxygen. By innate design, they are green. They scrub clean our air. Scientists are now discovering that trees also have the ability to increase their "scrubbing powers" in tandem with increased CO2 levels.

Scientists, as well as mental health professionals, understand impact of the ongoing nature deficit we and our youth experience by virtue of extended screen time over being outside. Being in nature, walking in forests, even raking leaves, has a positive impact on our mental state.

Trees are coming down all over our once leafy city. Many fall to age and DTE's pruning. Others are felled to make room for new homes. Why on earth would the city want to fell 200-300 trees and replace them with sidewalks on two out of the hundreds of blocks already accessible for biking and walking?

Please please reconsider this intention. Birmingham is already a wonderfully walkable city. Much of what makes it wonderful is the opportunity to be in nature, to walk beneath the remaining canopies of trees, while strolling into town to enjoy the other benefits of living in Birmingham.

Sincerely,
Debra and Martin Darvick
1150 Westwood Drive

Fwd: Proposed Installation of Sidewalks on Arlington and Shirley

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 12:51 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Therese Longe** <tlonge@bhamgov.org>
Date: Sun, Feb 4, 2024 at 12:43 PM
Subject: Fwd: Proposed Installation of Sidewalks on Arlington and Shirley
To: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **William Edmunds** <williamcedmunds@gmail.com>
Date: Sun, Feb 4, 2024, 8:42 AM
Subject: Proposed Installation of Sidewalks on Arlington and Shirley
To: emclain@bhamgov.org <emclain@bhamgov.org>, kschafer@bhamgov.org <kschafer@bhamgov.org>, along@bhamgov.org <along@bhamgov.org>, tlonge@bhamgov.org <tlonge@bhamgov.org>, ahaig@bhamgov.org <ahaig@bhamgov.org>, bhost@bhamgov.org <bhost@bhamgov.org>, cballer@bhamgov.org <cballer@bhamgov.org>

Dear Commissioners:

We are writing to express our opposition to the installation of sidewalks on Arlington and Shirley.

Part of what makes Birmingham great is the diversity of homes, neighborhoods and streets, including streets with and without sidewalks.

The City's master plan should not be interpreted as a method of eliminating this diversity. Many streets near Arlington and Shirley do not have sidewalks, including Latham, Norfolk, Worthington, Southlawn, and substantial portions of Northlawn and Fairway. Most notably, a substantial portion of Latham was completely reconstructed recently without the installation of sidewalks. The installation of sidewalks on Arlington and Shirley would be an irreversible step toward destroying the diversity that makes Birmingham and the Arlington/Shirley neighborhood so special.

If the City Commission nonetheless decides to approve the installation of sidewalks on Arlington and Shirley over the objection of the vast majority of its property owners, the Commission will, in effect, have concluded that the interests of the general public outweigh the interests of the property owners on Arlington and Shirley. In such a circumstance, it would be grossly unjust and hypocritical to impose a special assessment on the property owners on Arlington and Shirley since the true "benefit" of the project would be for the general public. Therefore, the cost of the sidewalk project, if approved by the Commission, should be borne by all property owners in Birmingham, and not solely by the property owners on Arlington and Shirley.

Respectfully submitted,

William and Nancy Edmunds

1420 West Lincoln
Birmingham 48009
(Northwest corner of Arlington and West Lincoln)

Sidewalk proposal

1 message

Christine Harriss <christinemarieharriss@gmail.com>

Mon, Feb 5, 2024 at 11:15 AM

To: city-commission@bhamgov.org

Cc: emclain@bhamgov.org, kschafer@bhamgov.org, cballer@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org

Dear Board,

I'm sending this from out of town because I think it's crucial to hear what seems to be the majority of Birmingham residents feel about this proposal, based upon what I've been able to read.

My husband and I have lived in Birmingham (first on Park Street and now on Hawthorne) for over 30+ years. We have been supportive of many of the initiatives that have been put in place over the years since we have lived here.

We feel very strongly that this proposal not be implemented. First, getting rid of so many beautiful, mature trees is shameful. Part of what makes this community so appealing are the aesthetics of all the "green" we have. Young trees take forever to grow; many of the people who live in these homes will never see them mature.

Not every street needs a sidewalk to be considered a walkable community, These streets are accessible and already extremely walkable. In fact, we choose Shirley and Arlington for our walks for just that very reason. They are wide and safe, especially for emergency vehicles to get through. Why in the world narrow them? How many accidents have there been?

On Hawthorne, where we have construction projects all the time, construction trucks habitually park on the grass, ruining that because the street is so narrow.

Please keep in mind that most people understand replacing needed infrastructure, but don't appreciate changing the look of a street when most homeowners object.

Thank you for taking time to read this note.

Thank you,

Christine and Bill Harriss

Sent from my iPhone

--

You received this message because you are subscribed to the Google Groups "City Commission" group.

To unsubscribe from this group and stop receiving emails from it, send an email to city-commission+unsubscribe@bhamgov.org.

To view this discussion on the web visit <https://groups.google.com/a/bhamgov.org/d/msgid/city-commission/161B5479-24FC-4DAB-A81D-C0F16003EB07%40gmail.com>.

Fwd: Arlington/Shirley proposed changes

1 message

Melissa Fairbairn <mfairbairn@bhamgov.org>
To: Jana Ecker <Jecker@bhamgov.org>, Alex Bingham <abingham@bhamgov.org>
Cc: Marianne Gamboa <mgamboa@bhamgov.org>

Mon, Feb 5, 2024 at 9:13 AM

Please see below for a resident's comments on Shirley/Arlington.

Melissa Fairbairn

Assistant City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
Direct Line: 248.530.1807
mfairbairn@bhamgov.org

Important Note to Residents

Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at www.bhamgov.org/citywideemail.

----- Forwarded message -----

From: **Irene Hathaway** <ibhathaway1@gmail.com>
Date: Sun, Feb 4, 2024 at 1:02 PM
Subject: Arlington/Shirley proposed changes
To: <website@bhamgov.org>

I live on Worthington and became aware of proposed changes by the city to Shirley and Arlington. Please pass this email to the Mayor and commissioners before the meeting tomorrow evening.

This proposal is strongly opposed by the vast majority of Birmingham residents. To give you an idea of the groundswell of opposition, I posted a brief note on Nextdoor about last weeks' report on channel 7. That post receive nearly 15,000 views (not a typo) and nearly 500 comments plus many "likes". Except for a small handful of vocal supports self-described "urbanists" virtually every comment was strongly against the proposal. I suggest you read them. There is great concern about cost, but even more about the changes this would bring.

I have not seen this level of resident involvement since the disastrous special election regarding the parking structure and the city's attempt to give property to a developer for \$1 lease for 100 years. We all know how that turned out.

Birmingham is already very walkable. There have been no accidents on these streets in anyones's memory. There are sidewalks on the streets to both the east and west of the proposed change areas. And there is a beautiful chip trail between Southfield and Arlington.

The "pro" alteration people seem to be proponent of the so-called "urbanism" view. But the residents and voters do not want more cement and pavement. We want to protect our green areas. We do not want greater density. We bought our homes in a suburb because we wanted suburban living. Trees keep the area cooler in summer, beautify the area, and come as we all know, clean the air.

Detroit and Pontiac are great urban areas that need help. The urbanites should put their effort into urban areas not suburban Birmingham.

Arlington and Shirley are the most beautiful streets in Birmingham. Removing the trees to put in unwanted sidewalks would be a terrible decision. It would destroy the beautiful tree canopy, which will take more than 100 years for it to grow back. Nine of us will be around to see that.

In sum, the sidewalks are not needed, they will make the city worse, not better, the expense is not necessary or advisable, and those persons who are pushing the urbanist view of Birmingham should not be listened to simply because

they are more vocal than the vast majority of the citizens are, who do not want this kind of change to the city. We are not opposed to change. We are not opposed to improvements, but we are opposed to following development fads which will unalterably destroy the ambience of our city.

Please halt this ill-advised project.
Irene Hathaway

Fwd: Shirley and Arlington Streets Project

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Fri, Feb 2, 2024 at 4:13 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Therese Longe** <tlonge@bhamgov.org>
Date: Fri, Feb 2, 2024 at 3:33 PM
Subject: Fwd: Shirley and Arlington Streets Project
To: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **Elaine C Hazel** <echazel2@yahoo.com>
Date: Fri, Feb 2, 2024 at 1:11 PM
Subject: Shirley and Arlington Streets Project
To: emclain@bhamgov.org <emclain@bhamgov.org>, kschafer@bhamgov.org <kschafer@bhamgov.org>, cballer@bhamgov.org <cballer@bhamgov.org>, ahaig@bhamgov.org <ahaig@bhamgov.org>, bhost@bhamgov.org <bhost@bhamgov.org>, along@bhamgov.org <along@bhamgov.org>, tlonge@bhamgov.org <tlonge@bhamgov.org>

Dear City Commissioners,

First I would like to thank all of you for participating in the Shirley-Arlington walking tour meeting on the cold and snowy day of Tuesday, January 29th and for agreeing to experience first-hand the beauty and walkability of our two streets. By joining in the walk, you were also able to appreciate the deep commitment of the residents here to safeguard our streets and trees. And you had the opportunity to see for yourselves the majesty of our mature trees, especially the evergreens, that provide such a lovely canopy and backdrop for our beautiful homes.

I would like to point out to you that your proposed project to narrow Shirley and Arlington would create an unnecessary hardship for our residents, both as pedestrians and motorists, especially since we are a school bus route and also have a lot of construction and home maintenance vehicles here during the week, so that narrowing the streets would create serious traffic hazards for everyone. The fact that there has never been an accident on our streets supports our affirmation that they are safe. Furthermore, the traffic studies that were carried out did not indicate excessive speeds on either street, which also controverts the necessity of narrowing them.

As you are aware from the surveys submitted, the majority of our residents are also opposed to adding sidewalks. I can think of four strong reasons for this opposition:

1.) The construction of sidewalks would involve the removal and death of hundreds of well-established and healthy trees, including the beautiful evergreens that are decades old. New plantings, probably deciduous trees, would require YEARS to achieve the height and fullness of our present trees. Trees also contribute to a healthy environment by providing oxygen, improving air quality, climate amelioration, conserving water, preserving soil, and supporting wildlife. Our arboreal friends, the squirrels, would also lose their habitat.

2.) On an additional environmental level, concrete sidewalks are a source of great air pollution:

“Concrete is the world’s most widely used building material, and it’s also one of the world’s biggest sources of carbon emissions. The production of all the concrete for our sidewalks, buildings, and bridges is responsible for about 8% of the carbon dioxide emitted into the atmosphere globally. In the face of a changing climate, the material that builds our world is the same one destroying it.”

(<https://www.fastcompany.com/90684420/most-concrete-produces-pollution-this-concrete-is-made-of-it>)

3.) On an aesthetic level, sidewalks detract from the beauty and character of the natural, verdant setting of our neighborhood. Our streets are unique for their park-like appearance, which is highly-valued by the majority of our residents.

4.) Many residents have expressed a concern about the cost of building sidewalks. There are numerous seniors who live here who may be on a fixed budget and not able to afford the high cost. Foisting this expense on them runs counter to the City’s vision of “Aging in Place.”

Another important point to make is that both Shirley and Arlington are **improved streets**, according to the definition in the City’s website:

https://www.bhamgov.org/about_birmingham/city_departments/engineering_department/construction_projects/unimproved_streets.php

Improved Road – An improved road is a road with curb and gutters which has a surface of concrete or asphalt.

■ Once improved, an improved road is maintained by the City for any future road repairs.

Therefore, the City would have to bear the costs of any project on Shirley and Arlington to “improve” already improved streets.

Finally, I find it quite disturbing that, despite the clear opposition to the City’s planned construction by the majority of the residents who will be directly impacted by it, our Commissioners are so adamantly focused on foisting such an undesirable and unjustifiable project on us with total disregard for the will of their constituents.

Sincerely yours,
Elaine Hazel
188 Shirley Rd.

Fwd: Shirley and Arlington Streets Project

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 1:09 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Therese Longe** <tlonge@bhamgov.org>
Date: Mon, Feb 5, 2024 at 12:26 PM
Subject: Fwd: Shirley and Arlington Streets Project
To: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **Donald J Hazel** <djhazel1@yahoo.com>
Date: Mon, Feb 5, 2024 at 12:25 PM
Subject: Shirley and Arlington Streets Project
To: emclain@bhamgov.org <emclain@bhamgov.org>, kschafer@bhamgov.org <kschafer@bhamgov.org>, ahaig@bhamgov.org <ahaig@bhamgov.org>, bhost@bhamgov.org <bhost@bhamgov.org>, along@bhamgov.org <along@bhamgov.org>, tlonge@bhamgov.org <tlonge@bhamgov.org>

Dear City Commissioners,

Please vote no on Proposal A! I've always thought that the Shirley and Arlington neighborhood is the jewel of Birmingham! To narrow the streets and install ribbons of unattractive sidewalks, as well as removing the beautiful scenery provided by the trees would be a crying (and irreversible) shame!!

Thank you for your reconsideration of this abominable proposal.

D.J. Hazel

Arlington and Shirley Streets

1 message

Barbara Heller <bheller@dia.org>

Mon, Feb 5, 2024 at 4:54 PM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>
Cc: "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>

Dear City Commissioners,

Please vote "No" tonight for Arlington and Shirley sidewalk and street narrowing project. These streets are not "unimproved". City Treasurer's Office has the Special Assessment District (SAD) records from 1968 through 2005 which prove that Arlington/Shirley residents paid for the improved street upgrades and, according to written City policy, "Once improved, an improved road is maintained by the City for any future road repairs."

I am in favor of the alternative sidewalk through Linden Park to Shirley. This will make an accessible path from W. Lincoln St to Linden Rd to Maple since there's a steep hill at the beginning of Shirley. I agree with my neighbors that this option will save Birmingham taxpayers approximately \$1 million and avoid the destruction of 200 mature trees along Arlington and Shirley Streets.

I would also support the concept of a designated bike / pedestrian path created in the road on Shirley and upgrading the unimproved Brandon Street to an improved street with sidewalks, gutters, and curbs.

Sincerely,

Barbara Heller

176 Linden

Fwd: Vote NO tonight on the Arlington/Sherley Plan to destroy our city's trees!

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 1:46 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Sonia Just** <losjusts@yahoo.com>

Date: Mon, Feb 5, 2024 at 1:16 PM

Subject: Vote NO tonight on the Arlington/Sherley Plan to destroy our city's trees!

To:

Vote NO tonight on the Arlington/Sherley Plan to destroy our city's trees!

We implore you to vote NO tonight on this plan that will damage Planet Earth and forever affect the charm and beauty of our streets by destroying our 80-100 years old trees. This would be damage that cannot be undone and will impact our lives in many ways. We moved to Birmingham to rise our family looking for this great, peaceful ambience and do not want it destroyed.

Thank you.
Sonia Just and family.

Urging a No Vote to Arlington and Shirley Road Re-design

1 message

Bruce Kasl <bkasl@msn.com>

Mon, Feb 5, 2024 at 2:54 PM

To: "To: bhost@ghamgov.org" <bhost@ghamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "emclain@bhamgov.org" <emclain@bhamgov.org>, "CC: mkucharek@bhamgov.org" <mkucharek@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "jecker@bhamgov.com" <jecker@bhamgov.com>

Dear City of Birmingham Commissioners:

I am writing you to urge you to vote "no" to the proposed re-design of the Arlington and Shirley Roads. My name is Bruce Kasl. I have lived on Northlawn Boulevard for 41 years and treasure the many mature trees and the gracious neighborhoods we have in Birmingham. I feel that this quality of life will be sacrificed with this proposal.

One of the qualities I most appreciate about Birmingham is its diversity of neighborhoods. There is an urban core downtown. There is a more traditional suburban community south of Lincoln, east of Southfield Road with its grid of properties and streets, and then there is the more rural area west of Southfield Road where I chose to live. I value this rural feeling very highly. I have walked and bicycled throughout my neighborhood frequently during my 41 year residency and have never had any difficulty navigating the roadways in all kinds of weather.

I feel that this proposal for Arlington and Shirley will destroy so many mature trees and landscaping which has been in place for decades and will erode the quality of life which is so unique and special in Birmingham. A tree planted today will take 20, 30, or even 40 years to grow to maturity. That is a long time for us to wait for the cooling shade and the habitat for wildlife to return which is provided by the existing trees.

Also, please listen to the majority of residents on Arlington and Shirley Roads who do not want this proposed street re-design and vote "no" to this proposal.

Thank you for your unselfish and generous service to the City of Birmingham and to those who live and work in the City.

Sincerely,
Bruce Kasl

Arlington/Shirley Sidewalk Project

2 messages

Doug Krizanic <djkrizanic@gmail.com>

Fri, Feb 2, 2024 at 3:22 PM

To: "bhost@ghamgov.org" <bhost@ghamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "emclain@bhamgov.org" <emclain@bhamgov.org>
Cc: "mkucharek@bhamgov.org" <mkucharek@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "jecker@bhamgov.com" <jecker@bhamgov.com>

Dear Commissioners:

I want to first start by thanking you for your service to our beautiful city. It is through your selfless service and the service of previous individuals that have made our great city what it is today.

I have recently become aware of the proposed sidewalk project on Shirley and Arlington streets; a project that will significantly alter the natural environment of the neighborhood and that is opposed to by a large number of residents living on these streets. I strongly encourage you to vote NO on this proposal.

I have lived in Birmingham with my wife, Tina, for over 30 years and have raised our two girls in this community. It was the natural beauty and diversity of the neighborhoods that attracted us to Birmingham. We loved the ability to experience an exciting urban city center and live in one of the city's neighborhoods with a more rural-like setting. I have biked with my family on Shirley and Arlington over the years and have enjoyed the natural setting and beautiful tree-lined streets. It is streets like Shirley and Arlington that add to the diversity and choice of neighborhood environments offered by the city. "Since its first plat in 1836, Birmingham has been a well-planned and managed city. The original plan was based on Jefferson's small 300' x 300' block grid allowing for a walkable city center, a variety of land uses and growth. For generations, the downtown parks, upscale specialty shops and restaurants have offered the lifestyle of a major city, in a small-town scale." (City of Birmingham's Website-City History -Evolution of Birmingham's City Planning)

I encourage you to heavily consider the desire of the neighborhood residents, the impact on the historical trees, the reduction of greenspace, and the drastic change to the charm and natural character provided by the current environment of both streets. I encourage you to consider focusing on the historic value of neighborhood variety and leveraging the word AND; Birmingham is a walkable city AND offers neighborhoods with historical trees, more greenspace, and natural environments.

Thank you again for your consideration to my comments and for your service to our city.

Doug

Doug and Tina Krizanic

Mobile (313) 919-3261

Doug Krizanic <djkrizanic@gmail.com>

Fri, Feb 2, 2024 at 3:28 PM

To: "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "emclain@bhamgov.org" <emclain@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>

Cc: "mkucharek@bhamgov.org" <mkucharek@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "jecker@bhamgov.com" <jecker@bhamgov.com>

Dear Commissioners:

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I have lived in Birmingham with my wife, Tina, for over 30 years and have raised our two girls in this community. It was the natural beauty and diversity of the neighborhoods that attracted us to Birmingham. We loved the ability to experience an exciting urban city center and live in one of the city's neighborhoods with a more rural-like setting. I have biked with my family on Shirley and Arlington over the years and have enjoyed the natural setting and beautiful tree-lined streets. It is streets like Shirley and Arlington that add to the diversity and choice of neighborhood environments offered by the city. "Since its first plat in 1836, Birmingham has been a well-planned and managed city. The original plan was based on Jefferson's small 300' x 300' block grid allowing for a walkable city center, a variety of land uses and growth. For generations, the downtown parks, upscale specialty shops and restaurants have offered the lifestyle of a major city, in a small-town scale." (City of Birmingham's Website-City History -Evolution of Birmingham's City Planning)

I encourage you to heavily consider the desire of the neighborhood residents, the impact on the historical trees, the reduction of greenspace, and the drastic change to the charm and natural character provided by the current environment of both streets. I encourage you to consider focusing on the historic value of neighborhood variety and leveraging the word AND; Birmingham is a walkable city AND offers neighborhoods with historical trees, more greenspace, and natural environments.

Thank you again for your consideration to my comments and for your service to our city.

Doug

Doug and Tina Krizanic

Mobile (313) 919-3261

Arlington & Shirley Renovation

1 message

kalynch16@yahoo.com <kalynch16@yahoo.com>

Fri, Feb 2, 2024 at 10:49 AM

To: emclain@bhamgov.org, kschafer@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, tlonge@ghamgov.org, cballer@bhamgov.org, jecker@bhamgov.org, mkucharek@bhlaw.us.com, abingham@bhamgov.org

Dear City Commissioners,

It amazes me how "quiet" some issues regarding the City of Birmingham are kept. Until I read the article in the Detroit Free Press and saw the report on WXYZ regarding the sidewalk issues for Arlington & Shirley, I never knew this was happening.

Birmingham is the **4th walkable city in the state of Michigan**.....yet you all want to keep taking away what little green space we have left and add more concrete!

This City of Birmingham 2040 Plan is being shoved down our throats, unfortunately, at the resident's expense.

The families that live on Arlington and Shirley do NOT want your vision for the way their neighborhood should be - - they want **their vision and they pay the City of Birmingham dearly to have that vision**. Some of these families have been there for decades, they take great pride in their property and you all want to come in and destroy that. It won't be/look better and it will take years to replace the trees that will come down and the landscaping to come back. I watched the sidewalks go in on Cranbrook and 14 Mile, I saw/see what was done to the easements, it will take years for all of that to come back.

I am also appalled that the City wants to assess these families \$45,000 per home or more for a project that the City of Birmingham is now calling a "benefit for the entire City of Birmingham". If that is the case then the City of Birmingham needs to foot this bill - - but because we don't have the funds - - you are throwing it back on the community to pay for your "vision". How many of you live on Arlington or Shirley? How many of you are being impacted by your "vision"?

Do you understand the financial burden you are putting on these families? Are you prepared for a number of homes going up for sale and not selling because no new homeowner wants to pay for the City's "vision". Birmingham real estate is in high demand, you want the new money, you want to be able to increase taxes on new homeowners, with little regard for the residents that built this city.

I believe, along with my fellow neighbors, that the Commissioners in the City are out to leave a name/mark for yourselves. You are not bettering the City, you are turning it into a Concrete Jungle. You don't care what the communities you are renovating think or feel, proof is you ignore the surveys you send out for our thoughts. You don't care what WE, the residents of Birmingham want our city to be.

Please leave the historic parts of Birmingham alone. Once you remove that history, or change it, it is gone forever. There is no need for sidewalks on every street in Birmingham. The streets without them are wide enough to allow people, bikes, cars, buses skateboarders etc to travel, without incident, together.

Sincerely,

Kimberly Lynch

1216 S. Eton Street

Birmingham

SHIRLEY & ARLINGTON PROJECT

1 message

docmilford@aol.com <docmilford@aol.com>

Sat, Feb 3, 2024 at 10:31 AM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>, "jecker@bhamgov.org" <jecker@bhamgov.org>, Alex Bingham <abingham@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>

SAVE SHIRLEY & ARLINGTON

DEAR COMMISSIONERS,

After many months of attending meetings, writing letters, touring our beautiful streets on a snowy day, we are hoping and praying that you have listened to the residents of Shirley & Arlington... both long time residents as well as new residents.

We have offered an alternative, which would satisfy the MAJORITY of homeowners as well as address sewer & water.

Please show us that the government works with "WE THE PEOPLE" not against us.

Please vote "NO" to sidewalks & destruction of our beautiful mature trees.

We will be there Monday!

Dr Creagh & Kathy Milford
361 Shirley Rd

Arlington - Shirley sidewalks proposal

1 message

Kerry Milliron <kerrymilliron@gmail.com>

Sun, Feb 4, 2024 at 11:11 AM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org

Cc: jecker@bhamgov.com, abingham@bhamgov.org, mkucharek@bhamgov.org

Dear Commissioners,

My wife and I are new to Arlington Street, having moved here from New York in September. Our first communication from the City of Birmingham was notice of the Arlington and Shirley street improvement plan, that would likely cost us tens of thousands of dollars, on top of Birmingham's already steep taxes. That was a shock to the system.

Having since attended City Council and MMTB meetings on the subject, I see the benefits of re-piping and re-paving. What I do not see is commensurate benefit to adding sidewalks, by narrowing our streets and shrinking the magnificent front yards of this unique neighborhood. People walk and drive and live on these streets for precisely those attributes.

Birmingham is, indeed, a walkable city – that's part of what brought us here. Paved sidewalks in place of these broad meandering streets and lawns will not improve that. The best places to walk in our area are the rough and unpaved paths along the Rouge; "over the river and through the woods."

Accessibility is a laudable goal, yet anything taken to the extreme can be damaging. Uniformity is the enemy of uniqueness; of charm; and of history. These things, too, make Birmingham one of America's most aspirational cities.

I urge the council to balance their mandates. Yes, improve our streets and piping – for which, we will bear the greater percentage of cost. But please leave the character of this neighborhood intact, by sparing us and those who visit the ravage and expense of cookie-cutter concrete sidewalks and confined "tree lawns."

Thank you for your time and consideration.

-Kerry Milliron

218 Arlington Street

SAD Payments & HDD Pipelines

1 message

jmirro <jmirro@intromarketing.com>

Fri, Feb 2, 2024 at 11:38 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

Dear Commissioners,

I hope that the letter I sent you last evening with photos of improved and unimproved streets has helped you understand that Arlington and Shirley Streets are clearly "improved streets" like Latham and not "unimproved streets" like nearby Brandon, Pilgrim and Puritan. But, if you still have a question about the Special Assessment District (SAD) treatment that occurred with Latham, I think that we found the answer today.

SAD Payments: One of our senior residents came forward this week with a recollection of having paid a 10-year assessment not long after moving into his house over 50 years ago. He could not find his record of this, but the Treasurer's Office found it in their files.

This was no small feat since Birmingham's digital records only go back to the early 2000's. But some very dedicated employees (Ryan, Teresa and Pam) were kind enough to check the paper records. And, voila, there it was. In 1976, 1982, 1986, 1991 and 2005, Arlington & Shirley property owners paid assessments for double chip seal upgrades and seal coating. This revelation allows the City to make necessary repairs to our streets without a new SAD under the current policy used for Latham that, once the street is upgraded and paid for by a SAD, no further assessments should occur.

HDD Pipelines: We did some other research on infrastructure upgrades and found good news to minimize the cost to upgrade our water main system. This will give the fire department increased water pressure/volume to suppress any fires that might occur with the new larger homes being built on our streets. That new technology is called HDD or "Horizontal Directional Drilling" that does not require street replacement. This is how it works.

First developed for crossing under rivers, HDD uses special sensors/cameras to drill a tunnel from the beginning to the end of a street. The drill bit can be guided around any obstruction like rocks, tree roots and existing pipes. Once the tunnel is completed, a PVC pipe is attached to the end of the drill bit and dragged back under the street to the starting point. By using the same sensors/cameras, connections to lateral lines and fire hydrants can be made anywhere along the length of the new PVC pipe. Both water mains and sewers can use this system.

The City of Ft. Wayne, IN, recently completed an 11,000-foot HDD pipeline to replace a 1930's corroded, cast-iron water main in its Belmont neighborhood of 200 homes without needing to replace any streets. By comparison, Arlington/Shirley Street lengths are closer to 3,000 feet from Maple to Lincoln and we would be serving 72 homes. The Utility Engineering Department of the City of Ft. Wayne is willing to work with us and has already provided the contact info for 3 HDD companies, two from MI and one from northern IN.

Under this plan, if we also choose to upgrade our streets, we can always employ the asphalt milling approach to re-use the top layer of chip seal by scraping it from the surface and milling it in a mobile vehicle, laying it back down on the

street and applying a top layer of asphalt from a second truck. This can be done without the expense of hauling away the old street and hauling back soil, sand, gravel, and asphalt to build a completely new street.

Summary: The purpose of this letter is to explain that you need not be concerned about voting “No” to the City Staff proposal for Arlington/Shirley Streets since we have done all the research to achieve the infrastructure upgrade without the \$1 million price tag, without destroying any trees, without disrupting the lives of our senior/handicapped residents and without requiring a SAD so that seniors may “age in place.” If the City still wants a sidewalk from Maple to Lincoln, it can implement the alternative Linden Park sidewalk at 7% of the cost in the City Staff proposal.

Jim Mirro, Resident Agent

Save Our Streets & Trees

A MI Nonprofit Foundation

248-420-5113

Commissioners' Vote on Arlington/Shirley

1 message

jmirro <jmirro@intromarketing.com>

Sun, Feb 4, 2024 at 4:26 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

Dear Commissioners,

City Staff Error: Your vote on the Arlington/Shirley proposal tomorrow must be “No” for the principal reason that the resolution contains the major City Staff error that these streets are “unimproved” and, therefore, subject to a city-initiated unimproved street project. As you can see from your Walking Tour on 1-30-24 and my letters/photos to you of 2-1-24 and 2-2-24, Arlington/Shirley are clearly “improved” streets based on the City’s own definition.

This definition states that an improved street may be asphalt or concrete and have the following engineered features: concrete curbs with regular leaf pickup/street sweeping, concrete gutters for water management and other engineered street features which, in the case of these two streets, include center crowns for water management, 40 cast iron drain grates, 24 sewer/water main covers/access chambers, a curb bump out near Maple and an engineered water main and sewer system tied into the Linden Park retention basin. Furthermore, the City Treasurer’s Office has the Special Assessment District (SAD) records from 1968 through 2005 to show that Arlington/Shirley residents paid for the improved street upgrades and, according to written City policy, “Once improved, an improved road is maintained by the City for any future road repairs.”

Save The Planet: By voting “No” on the City Staff proposal to install sidewalks on Arlington and Shirley Streets, we will directly save over 100 mature trees identified by the City Staff as slated for immediate destruction in the ROW and over 100 more trees on private property slowly destroyed by sidewalk construction root disturbance. Because a mature tree will absorb 48 pounds of carbon dioxide from our atmosphere in one year, the destruction of these 200+ trees would prevent the absorption of 480 tons of carbon dioxide during the period of time it will take for newly-planted trees to reach the same level of maturity and absorption as the trees destroyed.

During this same photosynthesis process, a mature tree provides one day’s supply of oxygen for 4 people. So, the destruction of these 200+ trees will eliminate the daily oxygen supply for 29 million people during the same period of time it takes for any newly-planted trees to reach the oxygen-producing maturity of trees destroyed to construct sidewalks in their place. And none of this takes into account the loss of photosynthesis from the grassy areas that are displaced by sidewalk space and carbon dioxide released into our atmosphere from cement produced to make the sidewalks. So, please do not be misled by the City Staff explanation that replacing all the destroyed trees with new trees solves the environmental problem created by these sidewalks.

Save Our Money: As explained over the past few days, voting “No” on the Arlington/Shirley street proposal will directly save the City over \$1 million in tree removal/replacement and sidewalk costs. It will also save property owners \$5 million in assessments to replace their streets, curbs, gutters and pavement and \$2 million to repair their driveways, landscaping, retaining walls, sprinkler systems, etc. On top of this, national real estate firms estimate that property owners will experience a loss of 10% to 20% in property value from the destruction of over 200 mature trees and the perceived property loss of a shorter front lawn and unwanted sidewalks and this is worth \$15 to \$30 million for all Arlington/Shirley lots. Therefore, when added together, the total damages for all property owners combined is a staggering \$22 million to \$37 million.

Summary: Please recognize the City Staff error in this proposal as the principal reason for your “No” vote tomorrow, as well as the money-saving and planet-saving benefits your “No” vote achieves. To avoid the cost/time to research this issue in the future, please direct the City Staff through a second motion tomorrow not to make this proposal ever again for Arlington and Shirley Streets and, instead, to repair our streets as needed from the City’s general fund. Thank you.

Jim Mirro, Resident Agent

Save Our Streets & Trees

A MI Nonprofit Foundation

Public Relations Results

1 message

jmirro <jmirro@intromarketing.com>

Mon, Feb 5, 2024 at 3:54 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

Dear Commissioners,

Please print out these 3 attachments before you leave for the Commission Meeting this evening. My remarks will pertain to them. Thank you.

Jim Mirro, Resident Agent

Save Our Streets & Trees

A MI Nonprofit Foundation

248-420-5113

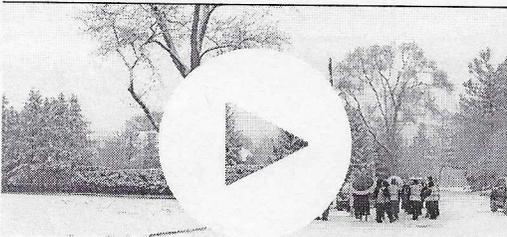
3 attachments

 **Channel 7 News Report, 1-30-24..pdf**
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 **Detroit Free Press Article, 1-31-24..pdf**
2341K

 **Oakland Press Article, 2-3-24..pdf**
2682K

Birmingham residents rally to stop proposed neighborhood construction that would kill historic trees



Tuesday morning, through heavy snowfall, Birmingham resident Jim Mirro was able to show the Birmingham City Commission something he is deeply passionate about, the natural history of his neighborhood.



By: Sarah Michals , Kent Saunders

BIRMINGHAM, MICH. (WXYZ) — Tuesday morning, through heavy snowfall, Birmingham resident Jim Mirro was able to show the Birmingham City Commission something he is deeply passionate about, the natural history of his neighborhood.

He, along with some of his neighbors, took the commission on a walking tour of Arlington Street and Shirley Road.

Mirro has lived on Arlington Street in Birmingham for 45 years and told us that this past fall the commission told homeowners on Arlington and Shirley that they are considering narrowing the streets and creating a sidewalk.

Its construction would kill hundreds of historic trees and destroy some brick walls.

"This is part of the history of this city and you want to just take it down," said Mirro.

Neighbors who we talked to said they were shocked.

Lauren Buttazzoni grew up on Arlington and now lives here with her own children, she said; "Nobody seems to understand why the city is so adamant about making the sidewalks happen here when 99% of the 80 homeowners on Arlington and Shirley do not want them."

"This was built in the 1920s!" said Mirro gesturing to the roads.

Mirro told us that he recently called the DNR for an assessment of what trees would be affected by the construction and was told, "Not only will 138 trees be destroyed right away, but probably another 138 trees will be destroyed on private property from root disturbance caused by sidewalk construction."

majority of them are prohibited species because they're not good for urban environments. They're prone to breaking and splitting and hollowing out inside and falling."

Ecker said she talked to the DNR as well and learned only about 31-to37 of the trees on these streets are in good condition.

She said those trees would be dug out and moved, and 200 younger trees would also be planted.

Ecker said it's improvement needed as part of the city's initiative to be more walkable.

"And that involves new pavement, curbs, gutters, in this case, its 100-year-old water and 100-year-old sewer lines basically," said Ecker.

Homeowners at the tour argued there are ways to make the improvements without impacting as many trees and the road size which they worry about being narrowed, saying they don't see that as safe.

The walking tour ended Tuesday with Mirro saying he hopes their concerns are heard because once any kind of history is destroyed, there's no way of getting it back.

"This is more than aesthetics, more than character, more than stupidity regarding environmental actions," said Mirro.

The Birmingham City Commission said the potential construction will be discussed again at the next city commission meeting.

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OAKLAND

Birmingham leaders hold outdoor meeting before vote on replacing trees with sidewalks



Bill Laytner

Detroit Free Press

Published 6:13 a.m. ET Jan. 31, 2024 | Updated 6:13 a.m. ET Jan. 31, 2024

To hold public office in Birmingham, you need a warm coat.

On Tuesday at 9 a.m., the Birmingham City Commission held an official meeting — outdoors. In attendance and bundled against the winter were the mayor, the city attorney, the city manager and all but one of the elected city commissioners.

Staff from public works crew were there, too, and thank goodness. One of them handed a disposable hand-warmer to a chilled reporter, who was taking bare-handed notes. City Clerk Alexandria Bingham was ready with her clipboard, and a city audiovisual tech had his camera running, when the group gathered to say the Pledge of Allegiance, although no flag was in sight.

“We do have a quorum,” Mayor Elaine McLain announced, beneath an umbrella that said, “Love is in the air.” Billed as the “Shirley Road and Arlington Street Walk,” the walking tour took officials through a lovely neighborhood, studded with old trees but one lacking sidewalks, and beset with debate about just those things. Standing in the snow among the officials were dozens of residents who implored them to oppose a plan by city planners to remove more than 100 trees, then lay sidewalks. An underlying issue, appearing nowhere on the agenda, seemed just as important: freedom of speech. At the level of local governance, the question in a nutshell is: To what extent can local leaders control their opponents’ speech?

Other cities wrestle with it, as do township boards and school board members. Leading up to the meeting, Birmingham’s elected commissioners said they wanted to meet, and talk with residents and tour their area, but to do so in a group, because allowing one commissioner to

meet, and talk and tour alone, they decided, was illegal. In a vote earlier this month, they decided that allowing one commissioner meet and talk and tour by himself was a violation of Michigan's Open Meetings Act, if that speech involved an issue pending before the group. That limitation rules out most of the reasons that people want to speak to their elected officials.

The one commissioner, who frequently takes on the other commissioners, and who says he has met and talked with residents face-to-face in their neighborhoods for years, and who was the city's top vote-getter in the last two elections, outpolling even the mayor, was Brad Host. Time after time, Host has been the target of city officials to silence him. Before he was elected, Host and others were silenced by a previous mayor for speaking in opposition to a city ballot proposal. The group then sued in federal court. They were so thoroughly vindicated in 2019 that the city immediately granted them and other residents full rights to speak at future meetings. Soon thereafter, Host was elected. But at Tuesday's chilly walking tour, he was muffled, and not just in wool but by order of Birmingham City Attorney Mary Kucharek.

"This is an official commission meeting, so none of the commissioners can talk to anyone. That would be inappropriate," Kucharek told the Free Press, adding: "The commissioners like to hear the people, so they agreed to tour the neighborhood." That neighborhood of multimillion-dollar houses is unusual, even by Birmingham standards. Streets are wider than elsewhere, with curbs bordering old trees, some of which date back more than a century to when the area was a tree nursery, resident Jim Mirro told the gathering, during one of the allotted comment sessions.

Mirro went on: "Over there is the home of Ethan Davidson, the adopted son of Bill Davidson, who owned the Detroit Pistons. The Davidsons have a heavy concentration of mature trees right up to the street," many of which would become wood chips if sidewalks are laid. Mirro then pointed out a new house across the street, soon to be occupied by the family of Calvin Ford.

"He's the great-grandson of Henry Ford. They have quite a few trees that go almost to the curb, and a lot of those would be destroyed" by the city's plan, Mirro said. City officials heard from anyone who wished to speak. After each finished, the mayor said: "Thank you. Your comments are date stamped and part of the record. Who's next?"

The trend to build sidewalks is a strong one, powered by decades of growing interest in walking and jogging, and by a 20-year-old urban design trend called "Complete Streets,"

which says roadways should be just as friendly to walkers, cyclists, wheelchair users and those with disabilities as they are to trucks and sports cars. The National Complete Streets Coalition was founded in 2005 by a coalition of advocacy and trade groups, including AARP, the American Planning Association and the American Society of Landscape Architects., according to the Washington, D.C., think tank Smart Growth America.

Still, as one resident pointed out, Birmingham is ranked among the most walkable cities in Michigan. More than 80% of residents oppose adding sidewalks in Birmingham's neighborhood of Shirley Road and Arlington Street, according to a city survey mailed last fall.

Birmingham's own "Multi-Modal Plan" for getting around, locally, states that sidewalks are essential, should be on both sides of each street, and "shall be installed" during major projects such as street resurfacing or sewer-main replacement. That mirrors the policy in many other cities in Michigan, although two notable exceptions border Birmingham: Bloomfield Hills and Bloomfield Township.

The scene, and scenery, couldn't have been more different early this month when Hazel Park City Council heard residents speak on almost identical issues involving opposition to tree removal and sidewalk construction. That, too, was an official city meeting, with a quorum of elected officials chaired by a mayor, and with city staff arrayed nearby. As residents repeatedly posed questions, Hazel Park's longtime mayor, Michael Webb, replied to many of them, sometimes turning to city staff for details. City Attorney Melissa Schwartz did fast research on her laptop, pulling up the number of trees removed from city easements in recent years. City Manager Ed Klobucher told the tree lovers, "None of us want to take down trees. It costs money!" Only trees that are deemed hazardous, mainly those likely to fall in storms, are tagged for removal, Klobucher told the residents.

"We do have a fund for replanting trees, and we offer that to every resident where we take down a tree," he said.

At Birmingham's outdoor meeting, some residents voiced a hope for a plan less than wholesale tree removal and sidewalk construction but one that still would improve conditions for pedestrians at several intersections, and one that would consider the high cost that the city's plan would impose on homeowners. The owner of a corner lot said he projected the plan as stated would cost him \$80,000.

Birmingham's city commissioners are expected to vote on the tree-removal-and-sidewalk-laying plan at their next meeting on Monday. The meeting is scheduled to be indoors

Contact Bill Laytner: blaitner@freepress.com

LOCAL NEWS

Residents fighting to save trees in Birmingham, keep sidewalks out



This neighborhood is fighting a proposal to remove about 130 trees and install sidewalks. Sophia Frye/MediaNews Group.



By **ANNE RUNKLE** | arunkle@medianewsgroup.com | The Oakland Press

February 3, 2024 at 7:22 a.m.

Opponents are vowing to pursue legal action if the Birmingham City Commission approves a plan to remove about 130 trees and install sidewalks on Arlington and Shirley streets.

The commission is scheduled to vote on the plan at a meeting at 7:30 p.m. Monday, Feb. 5 at City Hall, 151 Martin St.

Commissioner Brad Host, who opposes the project, said the administration favors it because it follows the city's master plan and will improve walkability.

Jenny Shebib, who lives in the neighborhood in the area of Maple and Southfield roads, said a city survey showed at least 80% of residents oppose the plan.

Even though most residents don't want the sidewalks, they will be assessed for them, and for needed sewer work, Shebib said. The bill will be \$40,000-\$60,000 per property, she said.

Shebib said she bought a home on Shirley about 30 years ago because she liked the mature trees and the character of the street without sidewalks.

She estimated the trees targeted for removal are 50-100 years old.

"The city said they are going to put in new trees. But they will be young trees. OK, when are they going to look nice? When I'm 90?"

She said the city is promoting the sidewalk project as a safety enhancement and to improve access for the disabled.

Shebib said she raised her children on the street and never feared for their safety. She doesn't know of any accidents in the decades she's lived there.



A look at the neighborhood near Shirley and Arlington in Birmingham.
(Sophia Frye / For MediaNews Group)

She said the neighborhood has an attorney on retainer and is ready for a legal fight if necessary.

Host said the two streets are about 33 feet wide, a rarity in Birmingham, as most streets are much narrower. The two streets also feature large homes on large lots, also uncommon in the city.

The city's plan is to narrow both streets to 26 feet. With vehicles parked on the street, that will likely mean only one car can travel at a time down the middle, he said.

"It's a nightmare for the Fire Department," Host said.

Birmingham city officials could not be reached for comment on the plan as of Friday afternoon.

The commission held an outdoor meeting that included a walking tour of Arlington and Shirley streets on Tuesday morning, Jan. 30.

Amid steady snowfall, a number of residents joined the tour to speak against the proposal.

**Start your day with us: Our local news alerts delivered – become
an insider in your community.**

Thank You & Street Photos

jmirro <jmirro@intromarketing.com>

Thu, Feb 1, 2024 at 11:51 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

Dear Commissioners,

Thank you for braving the snow storm on Tuesday to visit Arlington, Shirley and Brandon Streets. While the residents appreciate your efforts, we are sorry that you did not really get a chance to see the streets because they were so snow-covered. Therefore, we would like you to see a few photos that were taken the day before your visit that shows why Arlington and Shirley are "improved" and Brandon is "unimproved."

The first photo is of south Arlington facing north and shows its concrete curbs and gutters engineered on a curve which is much more difficult than on a straight street. It shows the crown on the multi-layer chip seal asphalt street engineered for water management to the sides and how the asphalt pavement complements the asphalt driveway to the left.

As you walked Arlington and Shirley on Monday, you also saw the 24 engineered sewer manhole covers and water main covers that are above the engineered access chambers for both sewers and water mains and 40 engineered, cast iron drains. You were also informed that Arlington and Shirley have curb leaf pickup, another feature of an improved street.

The second photo is of north Arlington at Maple facing south. It shows another significant feature of a bump out curb and gutter on both sides of the street to accommodate a wider turning radii which is again more difficult to engineer than a straight curb and gutter. This was done to accommodate the faster speeds of vehicles turning from Maple Road at a time when Maple was 4 lanes wide and with a higher speed limit than now.

The third photo is of Brandon Street facing west after making the turn from Shirley. In contrast to Arlington and Shirley, this unimproved street has no concrete curbs or gutters and no crown on the pavement. It also has no manhole access covers or water main covers and no cast iron drains. Rain water drains to Linden Park and the Rouge River rather than into an engineered sewer system and the retention basin. Property owners must place boulders on their lawn to prevent vehicles from driving or parking there. The fourth photo is of Brandon Street facing east and it shows a much thinner crust of asphalt pavement than exists on Arlington/Shirley and where the gravel can be seen under the surface of a failed portion of the pavement.

The fifth and sixth photos are of Pilgrim and Puritan Streets facing north which are just across Maple Road from Arlington and Shirley Streets. They, like Brandon, are part of Birmingham's 26 miles of unimproved streets that the Ad Hoc Committee on Unimproved Streets studied and for which Ordinance 94 was meant to address. As you can see from the photos, these streets have no curbs, no gutters, no drains, no leaf pick up, no manhole or water main covers over access chambers, and no crowns on the road for engineered water management.

Because of these photos, the residents of Arlington and Shirley believe that their streets have been mis-categorized by the City Engineering Department and the City Staff proposal to change them with assessments to property owners is not correct. Please consider this information when you vote Monday on the City Staff proposal. Thank you.

Jim Mirro, Resident Agent
Save Our Streets & Trees
A MI Nonprofit Foundation
737 Arlington Street
248-420-5113

6 attachments



Arlington Street Facing North..jpeg
153K



Arlington Street Bump Out..jpeg
170K



Brandon Street Facing West..jpeg
146K



Brandon Street Facing East..jpeg
169K



Pilgrim Street Facing North..jpeg
170K



Puritan Street Facing North..jpeg
162K

Arlington/Shirley Streets

1 message

loretta mirro <lmirro@intromarketing.com>

Fri, Feb 2, 2024 at 1:09 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhamgov.org

Dear Commissioners:

Arlington/Shirley Streets are directly across Lincoln Road from Latham Street. Our streets are the same width, our sloping yard topography similar and we both have mature trees. City Manager, Jana Ecker, stated in a letter (of April 2021) that the sloping yards, extensive landscaping and mature trees on Latham would make sidewalks challenging to install. AND when Latham was resurfaced recently, the street was not narrowed, sidewalks were not installed, no trees were removed and the residents were not assessed.

Our streets, like Latham, are improved, engineered streets with great concrete curbs/gutters, metal storm drains and manholes. That designation exempted Latham from an assessment, so why not Arlington/Shirley? And why is concrete planned for the Arlington/Shirley road surface versus Latham's asphalt road at a much lower cost and more environmentally friendly? This double standard is perplexing and may even be illegal. Drive down Latham and see the similarities for yourself. The city owes the residents of Arlington/Shirley an explanation and the same action as Latham.

In addition, Birmingham was rated the 3rd most walkable city in Michigan by Zillow. Presently there are 19 miles of roads in Birmingham without sidewalks and certain roads in the city have been exempt from sidewalks due to the topography, trees and landscaping and will never have sidewalks (e.g., Brookside). So Birmingham will never be 100% walkable, but being #3 is very good. So why the big push on Arlington/Shirley that will devastate the historic, bucolic nature of these streets designed by the founder of this area, AJ Coryell, over 100 years ago. In fact he even named these two streets after trees!

An alternative sidewalk plan has been proposed and would meet the city's desire to have a sidewalk to Linden Park for those wishing to walk there from Maple Road. It would run from Maple Road down Linden, cross over Brandon and then on to a concrete sidewalk through the east side of Linden Park that would then connect to Lincoln. No trees would be disturbed and how pleasant that walk would be versus walking along a street.

Please consider these facts/alternatives as you review the city's plan in view of the outcry of residents not only of Arlington/Shirley but other Birmingham residents who wish to save the unique nature of this little gem of Birmingham.

Loretta Mirro
737 Arlington
248-420-8665

Shirley and Arlington streets

4 messages

Mosquet, Xavier (Sr. Partner Emeritus) <Mosquet.Xavier@bcg-emeritus.com>

Mon, Feb 5, 2024 at 2:19 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>

Cc: Maeva <mosquetmaeva@gmail.com>

Dear Commissioners,

As a Shirley Road resident and regular walker on our streets, and our parks, I would like to share a few thoughts from personal experience.

As I walk on Shirley and Arlington, what I appreciate is the wide space that enhances my walking pleasure, and the ability to walk on the street itself with a smooth ride without interruptions of driveways or patches of different materials. And with a prawn or a wheelchair, or as elderly people, this is what people who walk on those streets are looking for. Others have Linden Park or other Birmingham streets to be closer to nature or on regular pavements. In addition, making these streets narrower might reduce their safety.

The charm of our city is its diversity of differently designed spaces, not its uniformity. And these 2 streets are some of the last ones of their kind, this is why people like to come and walk there. And they do find it safe, as I do every week when I do my own walking time.

I think that cutting so many streets for most likely reducing the appeal of these streets to all kinds of walkers is a step backwards from what the city wants to achieve: charm, convenience, pleasure and safety.

I am not a partisan on this topic, but I felt I had to share an honest opinion from my wife and my own experience along all these past 18 years, with and without kids.

Sincerely,

Xavier and Maeva Mosquet

Xavier Mosquet
Senior Partner Emeritus
M +1 248 245 1030
EA + 1 470 726 9926



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Mosquet, Xavier (Sr. Partner Emeritus) <Mosquet.Xavier@bcg-emeritus.com>
To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>
Cc: Maeva <mosquetmaeva@gmail.com>

Mon, Feb 5, 2024 at 2:28 PM

Resent with a few edited bugs below.

Dear Commissioners,

As a Shirley Road resident and regular walker on our streets, and our parks, I would like to share a few thoughts from personal experience.

As I walk on Shirley and Arlington, what I appreciate is the wide space that enhances my walking pleasure, and the ability to walk on the street itself with a smooth ride without interruptions of driveways or patches of different materials. And with a prawn or a wheelchair, or as elderly people, this is what people who walk on those streets are looking for. Others have Linden Park or other Birmingham streets to be closer to nature or on regular pavements. In addition, making these streets narrower might reduce their safety.

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I am not a partisan on this topic, but I felt I had to share an honest opinion from my wife and my own experience along all these past 18 years, with and without kids.

Sincerely,

Xavier and Maeva Mosquet

Xavier Mosquet
Senior Partner Emeritus
M +1 248 245 1030
EA + 1 470 726 9926



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Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 2:30 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

[Quoted text hidden]

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 2:31 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----
From: **Mosquet, Xavier (Sr. Partner Emeritus)** <Mosquet.Xavier@bcg-emeritus.com>
Date: Mon, Feb 5, 2024 at 2:28 PM
Subject: Shirley and Arlington streets
To: city-commission@bhamgov.org <city-commission@bhamgov.org>
Cc: Maeva <mosquetmaeva@gmail.com>

[Quoted text hidden]

Fwd: Arlington-Shirley -- reasons to compromise

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 12:49 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Elaine McLain** <emclain@bhamgov.org>
Date: Fri, Feb 2, 2024 at 5:45 PM
Subject: Fwd: Arlington-Shirley -- reasons to compromise
To: Jana Ecker <jecker@bhamgov.org>

Elaine McLain
Mayor, City of Birmingham MI
248-225-9903

Begin forwarded message:

From: Gary Saltzgiver <gsaltzgiver@yahoo.com>
Date: February 2, 2024 at 5:18:38 PM EST
To: emclain@bhamgov.org, kschafer@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.or
Cc: cballer@bhamgov.org
Subject: Arlington-Shirley -- reasons to compromise

Thank you for braving the weather and walking Arlington-Shirley on Tuesday. Please consider these additional comments before you vote on the City's proposal.

(1) Destruction of the Extensive Mature Evergreens Will Never Be Replaced

I'm sure you realized during the walking "tour" that much of the beauty that the Arlington-Shirley landscape provides for Birmingham is the **extensive mature evergreen growth adjacent to the roads**, that the City would destroy and not replace as such evergreens planted in a tree lawn would tend to grow branches into the proposed sidewalk and road, and would not be considered acceptable. Thus, this beauty and carbon capture would be lost forever.

Despite the City's characterization that the hundreds of trees that it would destroy or damage are prohibited or not in good condition, I feel confident that it was not your impression from what you saw on the tour that only 35 trees (per City Mgr Ecker) were in good condition -- particularly all of the **evergreens** that frame the beauty of the streets, especially in winter.

You may recall that when the tour stopped at 188 Shirley, I spoke regarding our mature blue spruce, yew, and Austrian Pine. All would be damaged or removed by the proposed sidewalks. Only the deciduous American Sweetgum, planted by the City in its tree lawn, might be spared under Plan A, according to the City.

(2) The City May Bear a Considerable Cost as Arlington and Shirley Are Improved Roads

And, of course, there is the issue of the City's attempt to impose the entire cost of this destruction on the residents, the majority of whom particularly disfavor narrowing the road and adding sidewalks due to their impact on the trees / landscaping and cost. This anti-democratic project would have been modified or discarded long ago if the City had to bear the immense cost. No doubt that is why the City has mischaracterized these roads as unimproved.

The reality is that the **City may well have to pay for its proposed roadwork** as (contrary to the City's representations in its documents presented to the MMTB and Commission) Shirley and Arlington **are improved roads**. According to the definition in the City's website: "An improved road is a road with curb and gutters which has a surface of concrete or asphalt. . . . Once improved, an improved road is maintained by the City for any future road repairs." https://www.bhamgov.org/about_birmingham/city_departments/engineering_department/construction_projects/unimproved_streets.php Both Arlington and Shirley are **asphalt** roads (a cape seal was added on top of the asphalt some years ago as a cheap solution to smooth the asphalt) with a crown so that water flows to the **concrete curbs** and along the curb into visible existing **gutters**, as was pointed out during the tour. The sewer - manhole covers are also visible in the streets.

This is in stark contrast to the roads north of Maple in the Quarton Lake estates, most of which do not have curbs or gutters, and muddy water simply pools in the streets until it evaporates (think Lakepark, which is also too narrow and should be widened).

(3) City Proposal A Must Be Rejected

I thus urge that the Commissioners reject Proposal A and return this matter to the City to reconsider altogether or reach a more cost-effective compromise. If the City or Commission believe that these streets can be made more usable to people, the obvious cost-benefit compromise, at least for Shirley, is a striped, well-marked, all peoples / bike trail alongside one curb within the existing road from Maple to Linden Park. Not a narrowed road or ugly, destructive sidewalks.

Thank you,

Gary Saltzgeber

188 Shirley
Birmingham

Fwd: Arlington/Shirley

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Fri, Feb 2, 2024 at 4:05 PM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Therese Longe** <tlonge@bhamgov.org>
Date: Fri, Feb 2, 2024 at 1:07 PM
Subject: Fwd: Arlington/Shirley
To: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **JOHN SMITH** <johnjrspop@aol.com>
Date: Fri, Feb 2, 2024 at 11:38 AM
Subject: Arlington/Shirley
To: <lain@bhamgov.org>, <kschafer@bhamgov.org>, <along@bhamgov.org>, <tlonge@bhamgov.org>, <ahaig@bhamgov.org>, <bhost@bhamgov.org>

This is to ask that you please vote NO on the current city plan for Arlington/Shirley. Instead, we encourage you to treat Arlington/Shirley like you treated Latham. All these Birmingham streets are improved, with concrete curbs and gutters and crowns in the middle. We ask, after repairs to water and sewer lines as needed, that Arlington/Shirley be repaved with asphalt, like was done for Latham.

This would be an approach that is least expensive to Birmingham taxpayers. It would also preserve the roads, which for 100 years have provided comfort and safety to both pedestrians and motorists. It would also preserve the trees and landscaping, which make Arlington/Shirley a desirable and attractive neighborhood.

All the best,
John and Joan Smith
[230 Linden Rd](#)
Birmingham

Sent from my iPhone

Arlington/Shirley Rds. - Letter from Nick Talmers, civil/pavement contractor

1 message

Lauren Buttazzoni <lmbuttazzoni@comcast.net>

Mon, Feb 5, 2024 at 11:23 AM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>, "jecker@bhamgov.org" <jecker@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>

Please see letter below from Nick Talmers, [555 Pleasant St.](#), civil/pavement contractor in Birmingham for 30 years, who gave me permission to share this letter with you and to read at tonight's meeting. Thank you very much for reading.

=====

Dear Commissioners:

I have just recently become aware of the road project being pushed upon the residents which I knew nothing about it. And though I am out of town right now, I will give you a bit of history/perspective and my opinion about the subject.

While I'm not sure if my timelines are perfect but the push to re-do the roads began several years ago under Paul Omera's tenure as City engineer. It was somehow determined that the sleepy chip seal residential streets in the city should be replaced with concrete. I forgave Paul immediately upon hearing this as I knew that this flawed idea would meet resistance. There were too many people with appetites for aesthetics that lived in the city who knew that such construction, if carried out, would forever ruin the look of Birmingham.

As a Birmingham resident and civil/pavement contractor for almost 30 years, I knew Paul quite well and was very familiar with chip-seal and cape seal pavements. Paul was easy to work with, handled the challenges associated with his job with enthusiasm and precision. What I liked most is that he had the confidence to make decisions quickly and was exceptionally practical. Paul was available to community members, their contractors and returned all phone calls most always within hours. In my eyes, except for him thinking concrete roads were good for the quiet residential streets, he was a great City engineer.

Under his administration, the path to permits took minutes, not months and Paul would tell you exactly which application forms were needed. On most pavement related projects in both the residential and commercial arena, he made the process easy. He appreciated the contractors that made the effort to permit work and knew that in most projects, surveys, civil drawings, and topography were not needed.

In short, Paul Omeara managed the delicate balance between the needs of residents, contractors, and the city with the maturity of a skilled executive. Paul was likeable and competent. And while much of the staff, who moved the documents through the system, did so with great efficiency even though they may have had little interest or understanding of what they were processing, and it didn't matter. They tiny City of Birmingham ran well.

After hearing of the plan to re-do residential streets in Birmingham with concrete and that he would retire soon, I met with Paul and talked about the direction they were going was a mistake and

would not be received well. **I explained to him that concrete is largely an industrial material that belongs on a factory floor, not on residential streets in Birmingham and encouraged him to change directions. I told him in a humorous way that unless he did so that his legacy, after a long and successful tenure, would be that of the well-liked City Manager that singlehandedly ruined the charm of the city and lowered property values.**

Like many engineers, Paul did not get what I was talking about. Aesthetics did not resonate. I continued to explain this concept in terms I thought he could grasp. "Do you think Greenwich, CT or Lake Forest, IL would allow residential streets in concrete? Do homes in the Hamptons, who employ the best landscape architects in the world, have concrete specified as a residential road or driveway pavement material? Why do you think the winding roads in Harbor Springs are chip sealed Paul?" – I remember asking.

When I told him that gravel was top on the chart in terms of the pavement pecking order his face went blank. He just didn't get it. Paul could not get his head around it. **He did not understand that in towns like Birmingham residents pay extra to live in an old area with sleepy rustic roads, mature trees, and architectural beauty. Paul grinned when I told him in a matter-of-fact way that if you really had money and great taste you probably lived off a gravel road or something that looked like gravel. Roads were to blend into the landscape.**

With respect to the plans to cut down a couple hundred trees on Arlington and Shirley and re-do the roads by shrinking their width and installing sidewalks- I knew nothing about it. And I agree it is ridiculous if it is being force fed to the residents.

While it pains me to say this, the current administration is much different than it was, and the change is not for the better. Simple permits that under Omara took minutes, now take several months and I'm not exaggerating. No one is empowered to make decisions and ridiculous amounts of surveys, drawings, topography, and civil drawings with engineering stamps on them are the norm. Construction delays and costs are skyrocketing, and builders, contractors and property owners are not happy at all. Among the builders in Birmingham, the city has become a bad joke. I recently received a letter from the city reminding me not to discriminate when reviewing applications to a rental home I have in Birmingham as well as a violation for paint chipping near a light switch. The new administration seems to want a voice and is installing tentacles and conditions for things that are were not broken.

What the City needs to realize is that it is their job to listen to our wants and needs.

The current administration, like other poorly run cities, think they know what is best for the residents.

It's as though they feel entitled to do what they think is best, not what we tell them we want. They have failed to realize that we employ them for our benefit, and we are not their incubator for whatever trend of the day they wish to push forward.

Perhaps the city should consult with landscape architects in the area and others who live in the community who know something about roads and infrastructure so that the tension that clearly exists could be solved.

While I typically do not get involved in anything government, I am glad to donate some time in this arena.

Best,

Nick Talmers

555 Pleasant Street

Birmingham, MI

Shirley and Arlington Streets Proposed Alterations

1 message

gatree@aol.com <gatree@aol.com>

Sat, Feb 3, 2024 at 8:36 AM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>
Cc: "jmirro@intromarketing.com" <jmirro@intromarketing.com>, GEOFFREY TRIVAX <gatree@aol.com>

I am a Birmingham resident at 924 Arlington Street, and I am reaching out to express my deep concern about the proposed changes that will negatively impact Shirley and Arlington Streets. Having lived in West Bloomfield for 30 years, we were elated to find the lot of our dreams on Arlington Street several years ago. The charm of the deep lots and large winding streets adorned with decades-old trees made this the ideal place to build our forever home.

My purpose in writing to you today is to convey our specific apprehensions about the proposed alterations. These alterations would narrow our streets, require each resident to uproot extensive landscaping and irrigation systems (at substantial costs to each resident), and saddle each resident with an approximate \$80,000 bill owed to the city.

Aside from these frustrations, this news has left us anxious and disheartened, particularly in consideration of my wife's disability, which makes walking difficult for her. As we are both in our mid-70s, the prospect of navigating such significant changes is daunting. The lack of clarity on how we will accommodate my wife's disabilities during the construction is disconcerting, to say the least. The response given thus far, indicating that it will be "figured out," is unacceptable, leaving us with significant uncertainties about our accessibility and the overall impact on our daily lives.

As a firm believer in democracy, as evidenced by the American flag proudly waving at the front of our house, I propose that the residents of Shirley and Arlington be given the opportunity to vote on this matter. This decision directly impacts us the most, and our voices and concerns deserve serious consideration before implementing changes that will alter the very essence of our neighborhood. If the majority of residents agree with the city's proposed plan, then I will go along with the majority's wishes, but the voices of Shirley and Arlington residents need to be heard on this matter.

Sincerely,
Geoffrey Trivax, M.D.

Re: Fwd: Commission Meeting Results

1 message

Clinton Baller <clinton@baller4bham.com>

Wed, Feb 7, 2024 at 1:24 PM

To: jmirro <jmirro@intromarketing.com>

Cc: lou Baughman <jolobman@sbcglobal.net>, karleenovice@gmail.com, asimmons@boon-health.com, Kerry Milliron <kerrymilliron@gmail.com>, loribconway@comcast.net, Lisa Drake <carnegied@msn.com>, Mike Walsh <mike_walsh_4@yahoo.com>, Midge Moran <midgemoran@kw.com>, georgenemoran@gmail.com, n.ramdev@yahoo.com, Mike Minelli <mike@minellifamily.com>, Pamela Minelli <pam@minellifamily.com>, christinetobiascolman@gmail.com, Sherry McCormick <szmccorm789@aol.com>, Eliza Nascimento <elizanc@icloud.com>, Ryan Chayka <ryanchayka@mac.com>, Lorry Schwegman <llschwegman18@gmail.com>, Heidi Pinkert <gtbmidr@gmail.com>, shayspaniola@gmail.com, sawbone <sawbone@comcast.net>, Lisa Miller <lisa.katt.miller@gmail.com>, bconnolly1@aol.com, Mary Connolly <mlconnolly7@gmail.com>, Kevin Marsh <kmarsh@angleadvisors.com>, Lindsay Vansyckle <lindsay.lee.vansyckle@gmail.com>, Gail Abraham <babydoc54@gmail.com>, gabraham@comcast.net, vtree@aol.com, Donna Gach <dgach@mhpdoctor.com>, dabloom2002@yahoo.com, antiquer62@aol.com, Yan S <poshrental@gmail.com>, jlannen57@aol.com, jeanlannen@mac.com, Lana Gmail <lshaffou@gmail.com>, tshaffou@gmail.com, Elaine C Hazel <echazel2@yahoo.com>, Gary Saltzgiver <gsaltzgiver@yahoo.com>, Nick and Jenny <jcshebib@yahoo.com>, Nick Shebib <nshebib@yahoo.com>, Alfred Fisher IV <AJFisher4@fisherco.com>, brookesfisher@me.com, Alice Silbergleit <asilbergleit@gmail.com>, drteetime@aol.com, Kathleen Milford <kmilford47@aol.com>, docmilford@aol.com, Alex Davis <kalex328@aol.com>, andrea@andreabrowninteriors.com, David Mendelson <DM@mendelsonlaw.net>, duncan.eldred@gmail.com, davidfw8@gmail.com, dave.mitchell@trpfund.com, Stuart Borman <sb@borman.net>, hiliaryborman@gmail.com, mosquetfamily@hotmail.com, sjlnyc@aol.com, sdodge2011@gmail.com, William Edmunds <williamcedmunds@gmail.com>, brethencapital@gmail.com, JOHN SMITH <johnjrpop@aol.com>, lightbodysmith@aol.com, cherbear1648@yahoo.com, kcdevereaux@yahoo.com, lbalian@comcast.net, David Provost <DProvost@sgdetroit.com>, Lauren Buttazzoni <lmbuttazzoni@comcast.net>, Paul Reagan <pmreagan@gmail.com>, Barbara Heller <bheller@dia.org>, Thomas booth <tlbooth999@gmail.com>, serenafmarshman@yahoo.com, djkrizanic@gmail.com, Corey holter <Corey_Holter@msn.com>, Jay Shell <jay.shell@gmail.com>, EDWARD KULNIS <ekulnis@comcast.net>, Sonia Just <losjusts@yahoo.com>, bfinkbeiner@maxbrook.com, dianeshrift@comcast.net, njdarr@hotmail.com, keaksilver@yahoo.com, Dave Smith <dldcas36756@gmail.com>, carolsmith36756@gmail.com, Lee Hubbard <hubbardlm@hotmail.com>, cardsbycarol.artist@gmail.com, John Stockdale <jjstockdale@sbcglobal.net>, sylviacs@sbcglobal.net, Bob Eliassen <reliassen@twmi.rr.com>, Betty & Bob Eliassen <reliassen@mi.rr.com>, Chuck Moss <cjmoss20@hotmail.com>, City Commission <city-commission@bhamgov.org>, Department Heads <departmentheads@bhamgov.org>

Mr. Mirro,

Close observers of this process should know by now that the cost of sewer and water improvements will be borne solely by the city and paid for by the allocation of money from the water and sewer funds, which are fed by water and sewer fees, as well as general tax revenue. This fact -- contrary to what you report here -- has been stated repeatedly in public, in both written and oral reports to the Multi-Modal Board and the City Commission. It has been difficult, if not impossible, to overcome the avalanche of false information surrounding this project. That it continues is most disheartening to those of us who respect the truth and have desired only to see a fair and reasonable process unfold. Those who cheer the outcome should take no pride in how it was reached.

Sincerely,

Clinton Baller
(writing as a private citizen and resident of the project area)

PS: We had another water main break on Arlington this morning

On Tue, Feb 6, 2024 at 3:26 PM jmirro <jmirro@intromarketing.com> wrote:

Dear Neighbors & Friends,

As a result of incredible support from all of Birmingham (and beyond), last evening the Commissioners voted not to narrow our streets, not to install sidewalks and not to destroy our trees. They also voted to install new water mains and sewers on our streets and to replace the current pavement with asphalt, not concrete.

Contributing to these favorable results was good meeting attendance, an avalanche of emails/social media postings over the past 4 months and favorable news articles from Channel 7 News, the Detroit Free Press, the Oakland Press and CBS News that was present at the meeting last evening. Not to be overlooked was the Walking Tour of our streets which helped the Commissioners understand that our streets are different from other streets in the City and should remain that way.

The only downside of last evening's results is that the Commission has not recognized that Arlington and Shirley Streets have been "improved" streets since they were first installed a hundred years ago. This is based on the City's improved streets' definition of concrete curbs/gutters, mid street crowns for water diversion and other "engineered" features such as cast iron drain grates, sewer access chambers/manhole covers, water main access covers and a complete water main/sewer system tied into the Linden Park Retention Basin. Improved streets can be either asphalt or concrete.

If the City cannot be convinced that our streets are "improved," property owners will be responsible for a major assessment for the water main/sewer replacement, as well as for a street replacement if we cannot also convince the City to use Horizontal Directional Drilling to avoid digging up both streets. If this is the case, then we would only escape the sidewalk assessment. But we are continuing to work on the improved road theory by looking for early street records.

Jim Mirro, Resident Agent

Save Our Streets & Trees

A MI Nonprofit Foundation

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You received this message because you are subscribed to the Google Groups "City Commission" group.
To unsubscribe from this group and stop receiving emails from it, send an email to city-commission+unsubscribe@bhamgov.org.

To view this discussion on the web visit <https://groups.google.com/a/bhamgov.org/d/msgid/city-commission/CAG8Vh9GaQWgrtUHRfwn-99Y4sgud5pxPH96u%2BDtDfaiyYixpPw%40mail.gmail.com>.

Arlington & Shirley streets; thank you

1 message

Lauren Buttazzoni <lmbuttazzoni@comcast.net>

Wed, Feb 7, 2024 at 6:13 PM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschaefer@bhamgov.org" <kschaefer@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>
Cc: "jecker@bhamgov.org" <jecker@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>, "abingham@bhamgov.org" <abingham@bhamgov.org>

Dear Commissioners:

I wish I could have expressed the sentiments of this letter to you in person at Monday's meeting, but because as someone said it was information overload, and I was still slightly confused about the overall implications of the new motion, I was unable. Hence this email.

Thank you. And I want to be specific about the things I am thanking you for as I have given a lot of thought about everything I have observed. Thank you for your service to the city, in all ways. Thank you for the enormous amount of time you spent on this issue--the long Monday meetings, the time you carved out of your personal and professional lives to attend the walk, the time to read so many emails, the time you have spent in other meetings, reading reports, and so much other time I am sure I am totally unaware of which is necessary to carry out your duties. Thank you for all of your effort and hard work thinking about and wrestling with complicated issues and then explaining those issues to citizens with varying levels of ability to understand which must be exhausting.

And thank you for listening. At the meeting when several of you said/showed how many emails were received, and that each and every email was read, I think everyone in the room really appreciated hearing that, and that may have been the moment when the people finally felt they were being heard. From my vantage point as someone opposed to the original proposal, that seemed to be the crux of the unfortunate adversity. The citizens just want to be heard, and moreover they need *to believe* they are being heard, which did not seem to be the case until perhaps that moment or perhaps it was when the other motion was made, despite earnest comments along the way that you were listening.

And that is an important, relevant topic for another day, which I would like to talk about if given the opportunity. I will mention a few things and try to be brief, and I would welcome speaking with any of you who would like to, which I think is ok to do because it is not an issue before you right now. It is an intimidating environment that room. And it is difficult to speak when what you want to say is in opposition to your elected leaders. I sat in several meetings before I was able to do it, and then did not do it well, and I am a professional person who has spoken plenty of times to larger crowds and authority. Also, it was extremely uncomfortable being repeatedly told that a citizen could not talk to you one on one about the issue. While I have been trying to understand that, and think there are some misapplications at the very least, my point here is how it creates an environment which *discourages* rather than encourages citizens' ability to speak up and be heard, which in turn *hinders the city's ability to listen* to potentially helpful input and information that the city may not know about and/or have fully considered. Which is not good, and hurts everything. Which is the opposite of the city's goal of wanting to provide a welcoming environment in which citizens feel free to speak with their elected leaders.

The last thing I want to share, which may be moot because the issue has been tabled, is about the effect standardizing the roads of Arlington and Shirley with sidewalks would have on property

values, and therefore city tax revenue, and potential liability to the city. I am unclear if the issue is tabled forever, indefinitely, or for a specific amount of time, and therefore I apologize if this is not relevant anymore. But IF sidewalks are going to be considered again in the near future, along with bike lanes and other things that were mentioned at the last meeting, then I want to say it now because I do not anticipate that I will write another email on this subject. Commissioner Haig touched on this when he brought up that an assessment must be disclosed (upon the marketing of a home in the seller disclosure statement which is required for the listing on the MLS), which becomes a liability on the property. An assessment also makes it more difficult to sell overall. Regarding property values, it is surprising to me that no one has brought this up (except that it was implied by the homeowner who said she would immediately put her home up for sale if the original proposal went through). Shirley and Arlington are the Boardwalk and Park Place of Birmingham. With values approximately 10-20% if not more than otherwise comparable properties on any other street. This is commonly known, by agents and the public. If this neighborhood is standardized with sidewalks, a huge part (all?) its uniqueness will be lost, along with its higher property values. How much is difficult to guess. But it is a risk, and one to consider. All it takes is for one homeowner to decide that their decreased property value is due to standard sidewalks/loss of trees, and others could follow suit, which would be horrible. And of course, with any decrease in value would come tax appeals and decreased property tax revenue for the city. As with everything in this letter, I am glad to discuss further.

In closing, I want to especially thank Mayor McLain for holding so much together during the meetings, especially the last one. I was blown away by how she kept the meeting in order, managing the discussions procedurally, communicating with the people in the room and online, all the while thinking on her feet as things were coming at her left and right, keeping focused and leading us through complicated topics. It was exhausting to watch; I cannot imagine how it was to do it, and under very stressful circumstances. She showed concern for everyone. I do not know how else to describe it, but her skillful handling of that meeting was excellent. I could say similar sentiments about each of you commissioners and your excellent contributions throughout, but will save that for in person or phone conversations with you.

Sincerely,
Lauren Buttazzoni
6085 Idlewyle Rd.
Bloomfield
248.866.2830

PS. I do not want to end this on a negative note, and I did not know where to fit this in, but I need to say that I am so sorry for the disrespectful and rude behavior you experienced during the last meeting. I felt terrible for you, all of the instances, and again am sorry for how that must have felt for you.

Please have your takeaway from this letter be of my appreciation, and my willingness to engage further about anything.

On 01/22/2024 4:20 PM CST Lauren Buttazzoni <lmbuttazzoni@comcast.net> wrote:

Dear City Commissioners:

My name is Lauren Mirro Buttazzoni. My parents are Loretta and Jim Mirro (737 Arlington), and I have lived on Arlington for many years. First as a kid from about age 10 until I was a young adult; I lived with my parents while I was finishing law school at Wayne State University in Detroit. And then about ten years later I moved next door to them (at 645 Arlington) with my husband and 4 small kids while my parents' mothers, my grandmothers, lived with them; we had four generations between the two homes.

Below I will share my personal experiences about the safety of living on Arlington (and Shirley), which streets I will hereafter refer to as "Our" streets.

I have attended several of the public meetings and I am informed about what has transpired. By way of summary: The city proposed a plan to do three major things: replace water/sewer lines, replace the streets/surfaces, and add sidewalks. When the plan was met with overwhelming resistance and outrage by the affected homeowners--which was almost entirely resistance to adding sidewalks--the city introduced new reasons for adding the sidewalks including: (1) that sidewalks are for the benefit of the city and *not* for the benefit of Arlington and Shirley, and (2) that the streets are *unsafe* without sidewalks. I strongly suggest that you take a close look at these purported reasons.

First: Sidewalks on are for the benefit of the City:

At the end of the last meeting when the commissioners gave their closing remarks, it seemed that the focus was to drive home the idea that sidewalks are for the benefit of THE CITY. Quite a few times, it was stated that the sidewalks are for **"the benefit of the 21,000 other citizens of Birmingham,"** with added language and emphasis that it is **"NOT about the 80 homeowners on Arlington and Shirley."** (As an aside, I could not respectfully disagree more. It is absolutely and 1000% about the 80 homeowners who are being *told* that their homes, yards, finances, property values, part of the reason why they purchased their homes here, and the unique character of *their neighborhood* are about to be irrevocably destroyed, and against their will. Not to mention the destruction of faith and reliance on their local government. But I digress.) Back to the commissioners' and city's position that sidewalks on Our streets are for the city. How exactly? And if that is the city's position, then why did the city present the plan as an assessment on Arlington and Shirley homeowners only? Why was a survey sent to only those homeowners and not the entire city? While I can appreciate that these things were said in the context of summarizing remarks, there are serious, troubling inconsistencies here.

Secondly: Sidewalks are necessary because the streets are unsafe:

First, If safety was/is a reason for sidewalks, why was it not presented by the city at the beginning and introduced only after resistance? I would posit because it is not a reason, or at least not the driving reason for the city's plan. However, even if it is a concern, where is ANY proof or evidence that the streets are UNSafe? There is none. We have not been shown any evidence that Our streets are unsafe. When the city tried to present support for sidewalks under the guise of safety at the last meeting, it was quick, scant, and exceptions glossed over. There was some data showing speeds on Our streets of slightly over the 25 mph limit, but this alone does not show either that Our streets are unsafe nor that sidewalks will reduce those speeds or that sidewalks will make Our streets safe. No other data was shown about any other comparable street, to see if these speeds are similar on streets with sidewalks, and even if it we had this information -- where is the correlation, evidence, proof? It is a stretch to make such conclusions from that. Thirdly, again if safety really is a concern-- read: those slightly higher mph speeds-- then address THAT concern. And do it with better, smarter, less expensive solutions such as speed bumps, or the lighted signs showing an oncoming vehicle's speed. At the very least we must see information about what makes a street safe. Lastly, exceptions were presented including that sidewalks may not be safe if there is a bus route on the street, which there are on Our streets! This is an important exception, and it was glossed over. The issue of safety that was added to this matter seems to be an afterthought, not thought out well, with scant/incomplete analysis with serious holes in all of it --the assertion, studies and conclusions-- which is again troubling regarding a topic as serious as safety.

On the topic of safety, I would like to suggest that you look to the homeowners on Our streets for their opinion of whether Our streets are safe. (And the fact that their have been no accidents on our roads, ever.) We chose to live here. You have heard from many, if not most of us. You have heard from people of all ages, with children of all ages, including the very elderly, and whose families include those with physical and mental disabilities. Everyone feels safe. We live here, and we know. As for me, I lived here from age 10 to my early 20s. My brother and I walked/ran/rode our bikes and moped all over Arlington and Shirley playing kick the can, pool hopping, you name it, with all of our best friends who lived on these streets with us -- there were about two dozen of us kids all over Our streets all year long. When I lived here with my own four children (ages 1 to 10), they likewise had friends on Our streets and they also walked/ran and rode their bikes all over the place to their friends' homes here and the park. It is safe. Ask anyone who lives here.

Thirdly: Lack of transparency/information:

It is becoming increasingly disheartening the longer this goes on the way the homeowners keep uncovering things as they continue to try to stop what they do not want to happen to their neighborhood. Since the last meeting, it has been discovered that Latham Road was repaved WITHOUT adding sidewalks and AT NO COST TO THE HOMEOWNERS. Latham is the same as Our streets. Same width/size, same sloping landscape, same with bus route, and same infringement on homeowners' properties. And there is a letter from four city department managers, one of whom is the present city manager, (in 2021) advising that adding sidewalks would not be good; that doing so "...would pose a number of significant challenges" which challenges must have been significant enough that they were **not** added to Latham. Why the different treatment/plan for Arlington and Shirley? Without any explanation, this is really wrong. And also wrong is why has this not been talked about by any commissioner or anyone during the numerous meetings and discussions about the cost of the project and other streets? This is HIGHLY RELEVANT. It seems like there were myriad opportunities for someone to share this information. So many times it should have been discussed. Did any of you know about this? And if you did, did you not think it was relevant?

Lastly, BIRMINGHAM IS A WALKABLE CITY ALREADY:

The most important point is last. If there is anything you take away from this letter, please have it be this. The thing I lie awake thinking about is WHY the city wants these sidewalks. I have really tried to understand. I figured if we could just understand why it means so much to the city, then we could work together to find a solution for all. And the only thing I can come up with is what was said sometime around the beginning -- to make Birmingham a "walkable city." Well, it is. And we always knew that. But perhaps you need more and the best I can do it offer the following: **Please see Redfin article published just last week (Jan 16, 2024) ranking Birmingham the 4th* most walkable city in Michigan.**

<https://www.redfin.com/blog/most-walkable-cities-in-michigan/>

*Even though the article ranks Birmingham #6, because the cities which are ranked 4th 5th and 6th all have the same Walkscore of 60, Birmingham could have been ranked 4th (not sure how the order of these three cities were decided). Note that of all the cities, Birmingham has the highest median sale price of \$700,000. The other cities' median sale prices range from \$150,000 (Eastpointe) to \$323,000 (Royal Oak). If someone were moving to Michigan and wanted a walkable city, Birmingham really stands out. I also have some unique perspective on this given my position as the Principal Broker of Zillow for the state of Michigan (and other states), and before that I had the same position with Redfin. When I was the market manager for Redfin in Michigan, *more than half of our buyer customers came to us from out of state, and*

significantly most of them wanted to live in a walkable city. Most of these out of state buyers were not familiar with Michigan. Many were transferees. And the 3 most popular, walkable cities these buyers wanted to be in, in no particular order were: downtown Detroit, Royal Oak and Birmingham. The point is: BIRMINGHAM IS ALREADY AN AMAZING, WONDERFUL, WALKABLE CITY. And we absolutely do not need to ruin our two uniquely wonderful streets with sidewalks to make it so.

I implore you to please not vote to put sidewalks on our streets. And I thank you very much for your consideration of my letter.

(From a procedural standpoint, I think it quite prudent to implement Commissioner Andrew Haig's smart idea to separate the three issues of the original proposal for another survey because the responses were likely inaccurate given how much was being proposed and the varying possible responses to each. Thank you.)

Sincerely,
Lauren M Buttazzoni
and family
Angelo L Buttazzoni
Giovanna, Francesca, Aldo and Angelo
248.866.2830

Fwd: Thank you

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Tue, Feb 6, 2024 at 11:14 AM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Elaine McLain** <emclain@bhamgov.org>
Date: Tue, Feb 6, 2024 at 2:16 AM
Subject: Fwd: Thank you
To: Jana Ecker <jecker@bhamgov.org>
Cc: Mary Kucharek-cell <Mkucharek@bhlaw.us.com>

Glad I chose to meet with Ms Drake,

Elaine McLain
Mayor, City of Birmingham MI
248-225-9903

Begin forwarded message:

From: "Drake, Lisa (M.)" <ldrake@ford.com>
Date: February 5, 2024 at 11:59:51 PM EST
To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, Haig Andrew <ahaig@bhamgov.org>, bhost@bhamgov.org
Subject: Thank you

Mayor McLain and City Commissioners —

Since we had such time to send you our 'viewpoint' emails, we should spend as much time to send you our thanks.

So thank you for listening, and for taking the time to allow us to see your deliberations and thought process. And while the decision obviously landed on the side for which I was advocating, your leadership tonight did so much more for the community than this particular decision.

I am incredibly sincere when I say that I appreciate every one of you for volunteering your time to serve our community. I know it's thankless at times (probably most of the time), and I know you don't do it for the public praise.

But tonight, a big part of the public with big hearts praises you. Mixing senses, we saw you hear one of the heartbeats of Birmingham, and that means a lot.

I think you all were great in each of your own ways tonight.

PS — I have ever been identified as 'Lisa Drake, 243 Arlington' so much in my life.....so please, you all can reach out to me for things you may need help with for the City as just 'Lisa'...;)

PSS — Commissioner A. Long was right on the auto clays....they never come out exactly like the first design.....

Thanks, again.

Lisa Drake
'243 Arlington'



Alex Bingham <abingham@bhamgov.org>

Shirley/Arlington Sidewalk Proposal

1 message

'Suzanne Faber' via City Commission <city-commission@bhamgov.org>

Mon, Feb 5, 2024 at 6:29 PM

Reply-To: Suzanne Faber <suzanne.faber@yahoo.com>

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>, "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>

Dear Birmingham Board,

I'm sending this email because I believe it's critical that the city hears loud and clear what the residents of this city have to say, not only about the Shirley/Arlington street proposal, but also about the entirety of the new so-called 40 year Master Plan.

I have lived in Birmingham for nearly 30 years (first in Pembroke Park and now on Stanley). I love this city, and while I'm supportive of some of the changes that have been made over the years, I largely feel that many changes have actually made the city far worse than it once was. You state in the new plan that your mission for our town is to be a walkable city that can be enjoyed by all. In my opinion, so much of what has been done to our roads and infrastructure over the past 10-20 years has created a city that is far less "walkable" and frankly, less "safe" than it ever was. You've narrowed roads, eliminated lanes altogether, put in bump outs, put in islands, eliminated parking, put in bike paths, all of which have done mostly the opposite of what was intended. The city is now ridiculously over-crowded and traffic is at a "rush-hour" pace at almost all hours of the day, 7 days a week. In my opinion, as a resident who walks and drives these roads daily for nearly 30 years, this chaos and congestion is not because there are more people coming to our town (yes this may attribute to some of it, but not the bulk), but more so because the roads are now so narrow, parking spaces in town have been reduced by (my guess) 30-50% of what they once were, islands cause even more congestion and the inability to turn into businesses or move around drivers waiting for spots, as well as forcing drivers onto residential side roads just to try to get where they need to go, bump-outs make it difficult to turn, no left turn signals cause more issues than help, and the list goes on and on. I could go on for hours, but the purpose of this email is to address the current issue at hand, which is the proposal to add sidewalks etc to the streets of Shirley and Arlington.

I have read the city's rationale for these changes and I could not disagree more. As mentioned, I regularly walk the streets of Birmingham, and specifically, Arlington and Shirley (as well as all over the city) almost daily and most importantly, I choose these streets specifically because they are so WIDE and SAFE and they are some of the most enjoyable streets to walk down. In fact it is the streets with sidewalks that I feel far less safe on. Myself and many countless friends have had multiple near-falls that could have been life-altering due to bad sidewalks that are in need of repair. Additionally, if you were to narrow these streets and add sidewalks, the congestion you would create, would absolutely make me feel far less safe and would ruin the entire appeal of the street.

I live on Stanley and the city added curbs to our street several years ago and made the streets so narrow that residents cannot even leave their cars parked in the street without fear of having their cars being hit. I for one, have parked my car in front of my house probably less than 10 times in 8 years and have had my car hit twice out of those 10 times. Additionally, when the city regularly neglects to plow our streets during winter storms, and with such narrow roads, the snow mounds in the street easily push your car nearly into parked cars along the road as you're driving along (And

I'm talking about driving at speeds of 10-20 miles per hour). The point is - narrow roads are not something that residents want. The city needs to listen to the residents who are paying the taxes and quit doing things the residents don't want. Also, you talk about wanting to make the streets better for senior citizens. Well, let me tell you that narrow streets is not something that is good for senior citizens. When you make the streets so narrow, there is very little room for even an ever so slight error of judgement, which is something that senior citizens need a little help with when driving. Additionally, getting rid of so many beautiful mature trees is beyond shameful and environmentally tragic.

Per the city website, the vast majority of the cost for this project (and frankly others like it that are in the works) will be paid for by the City and the Taxpayers. I personally like the city streets the way they are, and as a paying taxpayer, don't want to have to incur additional costs for something I, nor from what i can see most residents don't want (as over 80% of the Shirley/Arlington residents are opposed - as well as just about every person I know of in Birmingham). Please note, that most residents understand the need to replace certain infrastructure at times, but to go beyond what is needed and create additional cost and changes that the majority of residents do not want, is simply going against the oath of what the office of government is assigned to do.

Thank you for your time and consideration.

Kind Regards,

Suzanne Faber
[1161 Stanley Blvd](#)

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You received this message because you are subscribed to the Google Groups "City Commission" group.

To unsubscribe from this group and stop receiving emails from it, send an email to city-commission+unsubscribe@bhamgov.org.

To view this discussion on the web visit <https://groups.google.com/a/bhamgov.org/d/msgid/city-commission/1216123051.3150182.1707175787409%40mail.yahoo.com>.

Fwd: Arlington & Shirley Road Project

1 message

Jana Ecker <Jecker@bhamgov.org>
To: Alex Bingham <abingham@bhamgov.org>

Thu, Feb 8, 2024 at 9:37 AM

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Elaine McLain** <emclain@bhamgov.org>
Date: Thu, Feb 8, 2024 at 12:54 AM
Subject: Fwd: Arlington & Shirley Road Project
To: Jana Ecker <jecker@bhamgov.org>

FYI-

Elaine McLain
Mayor, City of Birmingham MI
248-225-9903

Begin forwarded message:

From: Dorothy Friedel <dorothy@ddpdm.com>
Date: February 7, 2024 at 8:50:36 PM EST
To: emclain@bhamgov.org, Katie Schafer <kschafer@bhamgov.org>, cballer@bhamgov.org, ahaig@bhamgov.org, Brad Host <bhost@bhamgov.org>, along@bhamgov.org, tlonge@bhamgov.org
Cc: "Douglas Friedel, Jr." <dougjr@ddpdm.com>
Subject: Arlington & Shirley Road Project

Dear Mayor, Mayor Pro Tem, and Commissioners,

My name is Dorothy Friedel, and my husband, Doug, and I own 577 Arlington. I had written to you previously to express my support for improving Shirley and Arlington, including the addition of sidewalks, which I still wholeheartedly support. After attending Monday's City Commission Meeting, I understand that sidewalks may not be part of the final project. While I am disappointed, I completely understand the impossible situation you find yourselves in and applaud your motion to repair the aging infrastructure and upgrade the road surface to asphalt. Those are the key issues and need to be addressed with some urgency, so thank you for agreeing to move the infrastructure and road resurfacing forward to the next step.

In addition to thanking you, I also wanted to express a couple of concerns. During Monday's meeting, Commissioner Host agreed that the infrastructure needs to be upgraded; however, he stated that "these people" want the same road surface to be re-installed after the infrastructure upgrades. Commissioner Host mentioned "these people" several times. I am not sure who

“these people” are, but I am part of those people who live in that area who want the road to be improved. Furthermore, during public comment, a number of residents who were adamantly opposed sidewalks, spoke out in support for the asphalt road improvement. Some residents even went as far as to say they would change their responses to the original survey in favor of the infrastructure and road surface improvements had they understood that all of these issues were not tied together. Their change of heart is notable given Commissioner Haig questioned whether those of us who responded yes to the survey would have answered differently if we knew the project would utilize the easement abutting our property for sidewalks. (For the record, I would still say yes to all of it.) So, had the sidewalks not been included on the survey or addressed on a separate survey, perhaps more residents would have said yes to begin with.

During the discussion, Mayor Pro Tem Schafer brought up a very interesting point. Based on all of the disinformation, spurious arguments about trees and sidewalk safety, and pointed effort to lobby, bully, and/or intimidate those of us in favor of or those of you considering the plan, it is difficult to gauge what the residents really want. That concerns me because what I think some of the residents want is to do nothing. They used trees and sidewalks as a red herring to whip up other residents, create a mob mentality, and weaponize the media in hopes that city officials would be intimidated enough to shelve the whole project. Now that you have agreed to move forward without adding sidewalks or removing trees, I sense that the real issue - the assessment - will be a significant hurdle.

As I mentioned in my previous email, I am not thrilled about the assessment and I understand that the road needs improvement. Ultimately, I want the street where I live to be safe and the infrastructure to be sound. If an assessment is required to achieve those goals, that is part of the deal I signed up for when we bought a house on an unimproved road.

I am hopeful the next step in this process will be much easier and that all of us residents can move forward together without all the lobbying, intimidation, and infighting. It is unfathomable that Mayor McLain or any city official would receive threats for any reason and I fear that those who were leading the charge and/or making the threats may be emboldened to continue using those tactics because they “won” the issue with the sidewalks . My husband, who attended the special meeting in person and spoke out in favor of sidewalks, was confronted by two other attendees during the meeting. In a less than polite manner, they asked Doug why we bought our house on Arlington if we felt a street with sidewalks would be safer. He and I were both taken aback because the insinuation was we are not entitled to live in our neighborhood if we support improving it. If we are not going to fall in line with what a vocal few want, then we should have moved elsewhere. Doug said he did not make any friends at the special meeting and he hoped he did not make any enemies either. I guess gone are the days where we can be civil and agree to disagree. For all of our sakes, I hope that everyone takes a deep breath and cooler heads will prevail.

I apologize for my long-winded email. You have all mentioned that you read every email, letter, etc. that comes to you, so I thank you for taking the time to read mine.

Sincerely,
Dorothy Friedel



Alex Bingham <abingham@bhamgov.org>

Arlington and Shirley Streets

3 messages

Barbara Heller <bheller@dia.org>

Mon, Feb 5, 2024 at 4:54 PM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>
Cc: "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>

Dear City Commissioners,

Please vote "No" tonight for Arlington and Shirley sidewalk and street narrowing project. These streets are not "unimproved". City Treasurer's Office has the Special Assessment District (SAD) records from 1968 through 2005 which prove that Arlington/Shirley residents paid for the improved street upgrades and, according to written City policy, "Once improved, an improved road is maintained by the City for any future road repairs."

I am in favor of the alternative sidewalk through Linden Park to Shirley. This will make an accessible path from W. Lincoln St to Linden Rd to Maple since there's a steep hill at the beginning of Shirley. I agree with my neighbors that this option will save Birmingham taxpayers approximately \$1 million and avoid the destruction of 200 mature trees along Arlington and Shirley Streets.

I would also support the concept of a designated bike / pedestrian path created in the road on Shirley and upgrading the unimproved Brandon Street to an improved street with sidewalks, gutters, and curbs.

Sincerely,

Barbara Heller

176 Linden

Alex Bingham <abingham@bhamgov.org>

Mon, Feb 5, 2024 at 5:00 PM

To: Jana Ecker <Jecker@bhamgov.org>

got it

[Quoted text hidden]

--

Alexandria D. Bingham, CMC, MiPMC

City Clerk

City of Birmingham

151 Martin Street

Birmingham, MI 48009

(248) 530-1802 Office Direct

(248) 530-1080 Fax

Important Note to Residents

Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at www.bhamgov.org/citywideemail.

Barbara Heller <bheller@dia.org>

Tue, Feb 6, 2024 at 9:36 AM

To: "emclain@bhamgov.org" <emclain@bhamgov.org>, "kschafer@bhamgov.org" <kschafer@bhamgov.org>, "along@bhamgov.org" <along@bhamgov.org>, "tlonge@bhamgov.org" <tlonge@bhamgov.org>, "ahaig@bhamgov.org" <ahaig@bhamgov.org>, "bhost@bhamgov.org" <bhost@bhamgov.org>, "cballer@bhamgov.org" <cballer@bhamgov.org>
Cc: "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>, "mkucharek@bhlaw.us.com" <mkucharek@bhlaw.us.com>

Dear Commissioners,

To those members I was not able to apologize in person last night, I'd like to extend my apology for the misinformation I had received about Arlington and Shirley streets being improved. I also wanted to thank you for your thoughtful process and coming to an agreement with the Arlington and Shirley residents.

Here's to much continued success,

Barbara Heller

176 Linden Road

From: Barbara Heller

Sent: Monday, February 5, 2024 4:55 PM

To: emclain@bhamgov.org; kschafer@bhamgov.org; along@bhamgov.org; tlonge@bhamgov.org; ahaig@bhamgov.org; bhost@bhamgov.org; cballer@bhamgov.org

Cc: jecker@bhamgov.org; abingham@bhamgov.org; mkucharek@bhlaw.us.com

Subject: Arlington and Shirley Streets

Dear City Commissioners,

[Quoted text hidden]



Alex Bingham <abingham@bhamgov.org>

Commissioners' Vote on Arlington/Shirley

2 messages

Kelsey Kramer <kelskram@icloud.com>

Mon, Feb 5, 2024 at 7:21 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

Dear Commissioners,

I am unable to attend the meeting tonight due to being out of town on a work trip, but I am a Birmingham resident and do not want to see this destroy our neighborhoods and tree-lined streets.

City Staff Error: Your vote on the Arlington/Shirley proposal tomorrow must be "No" for the principal reason that the resolution contains the major City Staff error that these streets are "unimproved" and, therefore, subject to a city-initiated unimproved street project.

This definition states that an improved street may be asphalt or concrete and have the following engineered features: concrete curbs with regular leaf pickup/street sweeping, concrete gutters for water management and other engineered street features which, in the case of these two streets, include center crowns for water management, 40 cast iron drain grates, 24 sewer/water main covers/access chambers, a curb bump out near Maple and an engineered water main and sewer system tied into the Linden Park retention basin. Furthermore, the City Treasurer's Office has the Special Assessment District (SAD) records from 1968 through 2005 to show that Arlington/Shirley residents paid for the improved street upgrades and, according to written City policy, "Once improved, an improved road is maintained by the City for any future road repairs."

Save The Planet: By voting "No" on the City Staff proposal to install sidewalks on Arlington and Shirley Streets, we will directly save over 100 mature trees identified by the City Staff as slated for immediate destruction in the ROW and over 100 more trees on private property slowly destroyed by sidewalk construction root disturbance. Because a mature tree will absorb 48 pounds of carbon dioxide from our atmosphere in one year, the destruction of these 200+ trees would prevent the absorption of 480 tons of carbon dioxide during the period of time it will take for newly-planted trees to reach the same level of maturity and absorption as the trees destroyed.

During this same photosynthesis process, a mature tree provides one day's supply of oxygen for 4 people. So, the destruction of these 200+ trees will eliminate the daily oxygen supply for 29 million people during the same period of time it takes for any newly-planted trees to reach the oxygen-producing maturity of trees destroyed to construct sidewalks in their place. And none of this takes into account the loss of photosynthesis from the grassy areas that are displaced by sidewalk space and carbon dioxide released into our atmosphere from cement produced to make the sidewalks. So, please do not be misled by the City Staff explanation that replacing all the destroyed trees with new trees solves the environmental problem created by these sidewalks.

Save Our Money: As explained over the past few days, voting "No" on the Arlington/Shirley street proposal will directly save the City over \$1 million in tree removal/replacement and sidewalk costs. It will also save property owners \$5 million in assessments to replace their streets, curbs, gutters and pavement and \$2 million to repair their driveways, landscaping, retaining walls, sprinkler systems, etc. On top of this, national real estate firms estimate that property owners will experience a loss of 10% to 20% in property value from the destruction of over 200 mature trees and the perceived property loss of a shorter front lawn and unwanted sidewalks and this is worth \$15 to \$30 million for all Arlington/Shirley lots. Therefore, when added together, the total damages for all property owners combined is a staggering \$22 million to \$37 million.

Summary: Please recognize the City Staff error in this proposal as the principal reason for your "No" vote tomorrow, as well as the money-saving and planet-saving benefits your "No" vote achieves. To avoid the cost/time to research this issue in the future, please direct the City Staff through a second motion tomorrow not to make this proposal ever again for Arlington and Shirley Streets and, instead, to repair our streets as needed from the City's general fund. Thank you.

Best,

2/5/24, 7:35 PM

City of Birmingham MI Mail - Commissioners' Vote on Arlington/Shirley

Kelsey Kramer
Sent from my iPhone

Kelsey Kramer <kelskram@icloud.com>

Mon, Feb 5, 2024 at 7:28 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, cballer@bhamgov.org

Cc: jecker@bhamgov.org, abingham@bhamgov.org, mkucharek@bhlaw.us.com

[Quoted text hidden]

RE: Arlington & Shirley Renovation

1 message

kalynch16@yahoo.com <kalynch16@yahoo.com>

Tue, Feb 6, 2024 at 12:59 PM

To: emclain@bhamgov.org, kschafer@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org, cballer@bhamgov.org, jecker@bhamgov.org, mkucharek@bhlaw.us.com, abingham@bhamgov.org

Good Afternoon City Commissioners,

I want to thank you all for listening to the residents that live on Arlington and Shirley! I understand that a positive/mutual decision was reached last night and that all parties worked together.

Sincerely,

Kimberly Lynch

[1216 S Eton](#)

[Birmingham](#)

From: kalynch16@yahoo.com <kalynch16@yahoo.com>

Sent: Friday, February 2, 2024 10:49 AM

To: 'emclain@bhamgov.org' <emclain@bhamgov.org>; 'kschafer@bhamgov.org' <kschafer@bhamgov.org>; 'ahaig@bhamgov.org' <ahaig@bhamgov.org>; 'bhost@bhamgov.org' <bhost@bhamgov.org>; 'along@bhamgov.org' <along@bhamgov.org>; 'tlonge@bhamgov.org' <tlonge@bhamgov.org>; 'tlonge@ghamgov.org' <tlonge@ghamgov.org>; 'cballer@bhamgov.org' <cballer@bhamgov.org>; 'jecker@bhamgov.org' <jecker@bhamgov.org>; 'mkucharek@bhlaw.us.com' <mkucharek@bhlaw.us.com>; 'abingham@bhamgov.org' <abingham@bhamgov.org>

Subject: Arlington & Shirley Renovation

Dear City Commissioners,

It amazes me how "quiet" some issues regarding the City of Birmingham are kept. Until I read the article in the Detroit Free Press and saw the report on WXYZ regarding the sidewalk issues for Arlington & Shirley, I never knew this was happening.

Birmingham is the **4th walkable city in the state of Michigan**.....yet you all want to keep taking away what little green space we have left and add more concrete!

This City of Birmingham 2040 Plan is being shoved down our throats, unfortunately, at the resident's expense.

The families that live on Arlington and Shirley do NOT want your vision for the way their neighborhood should be - - they want **their vision and they pay the City of Birmingham dearly to have that vision**. Some of these families have been there for decades, they take great pride in their property and you all want to come in and destroy that. It won't be/look

better and it will take years to replace the trees that will come down and the landscaping to come back. I watched the sidewalks go in on Cranbrook and 14 Mile, I saw/see what was done to the easements, it will take years for all of that to come back.

I am also appalled that the City wants to assess these families \$45,000 per home or more for a project that the City of Birmingham is now calling a "benefit for the entire City of Birmingham". If that is the case then the City of Birmingham needs to foot this bill - - but because we don't have the funds - - you are throwing it back on the community to pay for your "vision". How many of you live on Arlington or Shirley? How many of you are being impacted by your "vision"?

Do you understand the financial burden you are putting on these families? Are you prepared for a number of homes going up for sale and not selling because no new homeowner wants to pay for the City's "vision". Birmingham real estate is in high demand, you want the new money, you want to be able to increase taxes on new homeowners, with little regard for the residents that built this city.

I believe, along with my fellow neighbors, that the Commissioners in the City are out to leave a name/mark for yourselves. You are not bettering the City, you are turning it into a Concrete Jungle. You don't care what the communities you are renovating think or feel, proof is you ignore the surveys you send out for our thoughts. You don't care what WE, the residents of Birmingham want our city to be.

Please leave the historic parts of Birmingham alone. Once you remove that history, or change it, it is gone forever. There is no need for sidewalks on every street in Birmingham. The streets without them are wide enough to allow people, bikes, cars, buses skateboarders etc to travel, without incident, together.

Sincerely,

Kimberly Lynch

1216 S. Eton Street

Birmingham

Fwd: Commission Meeting Results

Clinton Baller <cmballer@avidpays.com>

Wed, Feb 7, 2024 at 12:45 PM

To: City Commission <city-commission@bhamgov.org>, Department Heads <departmentheads@bhamgov.org>

----- Forwarded message -----

From: jmirro <jmirro@intromarketing.com>

Date: Tue, Feb 6, 2024 at 3:26 PM

Subject: Commission Meeting Results

To: lou Baughman <jolobman@sbcglobal.net>, <karleenovice@gmail.com>, <asimmons@boon-health.com>, Kerry Milliron <kerrymilliron@gmail.com>, <loribconway@comcast.net>, Lisa Drake <carnegied@msn.com>, Mike Walsh <mike_walsh_4@yahoo.com>, Midge Moran <midgemoran@kw.com>, <georgenemoran@gmail.com>, <n.ramdev@yahoo.com>, Mike Minelli <mike@minellifamily.com>, Pamela Minelli <pam@minellifamily.com>, <christinetobiascolman@gmail.com>, Sherry McCormick <szmccorm789@aol.com>, <elizanc@icloud.com>, <ryanchayka@mac.com>, Lorry Schwegman <llschwegman18@gmail.com>, Heidi Pinkert <gtbmidr@gmail.com>, <shayspaniola@gmail.com>, sawbone <sawbone@comcast.net>, Lisa Miller <lisa.katt.miller@gmail.com>, <bconnolly1@aol.com>, Mary Connolly <mlconnolly7@gmail.com>, Kevin Marsh <kmarsh@angleadvisors.com>, <lindsay.lee.vansyckle@gmail.com>, Gail Abraham <babydoc54@gmail.com>, <gabraham@comcast.net>, <vtree@aol.com>, Donna Gach <dgach@mhpdoctor.com>, <dabloom2002@yahoo.com>, <antiquer62@aol.com>, Yan S <poshrental@gmail.com>, <jlannen57@aol.com>, <jeanlannen@mac.com>, Lana Gmail <lshaffou@gmail.com>, <tshaffou@gmail.com>, Elaine C Hazel <echazel2@yahoo.com>, Gary Saltz giver <gsaltz giver@yahoo.com>, Shebib, Nick and Jenny <jcshebib@yahoo.com>, Nick Shebib <nshebib@yahoo.com>, Alfred Fisher IV <AJFisher4@fisherco.com>, <brookesfisher@me.com>, Alice Silbergleit <asilbergleit@gmail.com>, <drteetime@aol.com>, Kathleen Milford <kmilford47@aol.com>, <docmilford@aol.com>, Alex Davis <kalex328@aol.com>, <andrea@andreabrowninteriors.com>, David Mendelson <DM@mendelsonlaw.net>, <duncan.eldred@gmail.com>, <davidfw8@gmail.com>, <dave.mitchell@trpfund.com>, Stuart Borman <sb@borman.net>, <hiliaryborman@gmail.com>, <mosquetfamily@hotmail.com>, <sjlnyc@aol.com>, <sdodge2011@gmail.com>, William Edmunds <williamcedmunds@gmail.com>, <brethencapital@gmail.com>, JOHN SMITH <johnjrpop@aol.com>, <lightbodysmith@aol.com>, <cherbear1648@yahoo.com>, <kcdeveraux@yahoo.com>, <lbalian@comcast.net>, David Provost <DProvost@sgdetroit.com>, Lauren Buttazzoni <lmbuttazzoni@comcast.net>, Paul Reagan <pmreagan@gmail.com>, Barbara Heller <bheller@dia.org>, Thomas booth <tlbooth999@gmail.com>, <serenafmarshman@yahoo.com>, <dkrizanic@gmail.com>, Corey holter <Corey_Holter@msn.com>, Jay Shell <jay.shell@gmail.com>, EDWARD KULNIS <ekulnis@comcast.net>, Sonia Just <losjusts@yahoo.com>, <bfinkbeiner@maxbrook.com>, <dianeshrift@comcast.net>, <njdarr@hotmail.com>, <keaksilver@yahoo.com>, Dave Smith <dlcas36756@gmail.com>, <carolsmith36756@gmail.com>, Lee Hubbard <hubbardlm@hotmail.com>, <cardsbycarol.artist@gmail.com>, John Stockdale <jjstockdale@sbcglobal.net>, <sylviacs@sbcglobal.net>, Bob Eliassen <reliassen@twmi.rr.com>, Betty & Bob Eliassen <reliassen@mi.rr.com>, <cjmoss20@hotmail.com>

Dear Neighbors & Friends,

As a result of incredible support from all of Birmingham (and beyond), last evening the Commissioners voted not to narrow our streets, not to install sidewalks and not to destroy our trees. They also voted to install new water mains and sewers on our streets and to replace the current pavement with asphalt, not concrete.

Contributing to these favorable results was good meeting attendance, an avalanche of emails/social media postings over the past 4 months and favorable news articles from Channel 7 News, the Detroit Free Press, the Oakland Press and CBS News that was present at the meeting last evening. Not to be overlooked was the Walking Tour of our streets which helped the Commissioners understand that our streets are different from other streets in the City and should remain that way.

The only downside of last evening's results is that the Commission has not recognized that Arlington and Shirley Streets have been "improved" streets since they were first installed a hundred years ago. This is based on the City's improved streets' definition of concrete curbs/gutters, mid street crowns for water diversion and other "engineered" features such as cast iron drain grates, sewer access chambers/manhole covers, water main access covers and a complete water main/sewer system tied into the Linden Park Retention Basin. Improved streets can be either asphalt or concrete.

If the City cannot be convinced that our streets are "improved," property owners will be responsible for a major assessment for the water main/sewer replacement, as well as for a street replacement if we cannot also convince the City to use Horizontal Directional Drilling to avoid digging up both streets. If this is the case, then we would only escape the sidewalk assessment. But we are continuing to work on the improved road theory by looking for early street records.

Jim Mirro, Resident Agent

Save Our Streets & Trees

A MI Nonprofit Foundation

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**NOTICE OF INTENTION TO APPOINT TO THE
MULTI-MODAL TRANSPORTATION BOARD**

At the regular meeting of Monday, March 4, 2024, the Birmingham City Commission intends to appoint to the Multi-Modal Transportation Board two regular members with terms expiring March 24, 2027.

Interested citizens may submit an application available at the City Clerk’s office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's Office on or before noon on Wednesday, February 28, 2024. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

In so far as possible, the seven member committee shall be composed of the following: one pedestrian advocate member; one member with a mobility or vision impairment; one member with traffic-focused education and/or experience; one bicycle advocate member; one member with urban planning, architecture or design education and/or experience; and two members at large living in different geographical areas of the City. Applicants for this position do not have to be a qualified elector or property owner in Birmingham.

Duties of the Multi-Modal Transportation Board

The purpose of the Multi-Modal Transportation Board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the City and to advise the City Commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting.

Criteria/Qualifications of Open Position	Date Applications Due (by noon)	Date of Interview
<p>In so far as possible, members shall represent pedestrian advocacy, mobility or vision impairment, traffic-focused education/experience, bicycle advocacy, urban planning, architecture or design education/experience, or different geographical areas of Birmingham.</p> <p>Members may or may not be electors (registered voter) or property owners of the City of Birmingham.</p>	2/28/2024	3/4/2024

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

REPORT

DATE: February 8, 2024
TO: Jana Ecker, City Manager
FROM: Mary M. Kucharek
SUBJECT: Setting the Record Straight

Over the past seven weeks there has been much discussion regarding the Shirley/Arlington Street Project. The purpose of this communication is to set the record straight regarding the legal advice that has been offered to the City Commission to ensure full and transparent discussion of issues, and to provide equal access to all members of the public to participate in such discussion and deliberation.

The conversations began with whether it would be appropriate for a select group of residents of Arlington and Shirley Streets in the City of Birmingham to be able to set up their own personal private walking tours with individual Commissioners. This began on Saturday, December 16th, when select groups of individuals were trying to speak to commissioners one on one, without open invitation and accessibility to all. I gave my legal advice, based upon past research and continued conversations that we have had with the Commission for some time regarding the best practices for openness and transparency and best practices for public engagement and governance.

On December 16th, 2023, I advised that I believed that "it is proper for everyone to receive the same information at the same time so that all of your deliberations and considerations are discussed in the public forum. This is necessary for strict compliance with the law and for the public's confidence in how you arrive at your decisions." I advised the Commission at that time to follow proper process and to wait until all invested participants were present at a public meeting and as a united legislative body to learn the thoughts of all of the interested public in a properly noticed, open and transparent public forum. See attachment 1.

On Saturday, December 16th, at 5:01 p.m. I also reached out to the City Commission after receiving communications from City Commissioners expressing concerns regarding an individual resident knocking on Commissioners' doors and offering them information and a gift. I suggested to the Commission that it is best not to engage in communications with individuals that could lead to Commissioners making decisions and rendering their votes, or promises of votes, outside of the public arena. As has recently been said by one Commissioner, it is correct and appropriate to hold your final decision and vote until you are called to cast it. On a third communication I suggested to the City Commission that if they were interested in touring Arlington and Shirley Streets that they should do so during a special meeting of the entire City Commission which would be open to the public with notice to all. See attachments 2 and 3.

It has been stated that I have advised the commissioners that they are not allowed to speak to their constituents. This is not correct. Commissioners can and should talk to their constituents. All commissioners are encouraged to learn the views of residents on issues to better represent them.

However, City Commissioners are also required to come to meetings with an open mind, and to hear presentations on proposals, comments from fellow commissioners, members of the public and to discuss the issue with the entire City Commission in an open forum, so that everyone is receiving the same information. My advice has been, and will continue to be, for City Commissioners to come to meetings with an open mind, not having a predetermined decision in mind or having promised constituents how they will vote on an issue. This is deliberation in public. This is what our laws, ordinances, and rules of conduct prescribe.

Please feel free to watch the meeting of [December 18, 2023](#) to hear my specific comments. I will always advocate for transparency, and openness in the public forum for all to see, for all to hear, and to permit all to interface with the legislative body. This issue is further discussed in public at the City Commission meeting on [January 8, 2024](#). Citizen engagement is at the heart of everything we do in local government. At the same time, transparency is paramount and essential to ensure the integrity of government, and to maintain public confidence.

Attachment 1

Mary Kucharek

From: Mary Kucharek
Sent: Saturday, December 16, 2023 8:03 AM
To: City Commission
Cc: Jana Ecker
Subject: Walking tour with resident Mirro

Dear City Commissioners ,

I have had an opportunity to see the email sent to you by Mr. Mirro, requesting that you attend , individually , a walking tour of the proposed Shirley /Arlington Street project. This item will be in front of you very soon. Individually walking the project and learning of information outside of the normal process for your consideration and deliberation would be inappropriate, and depending upon facts and circumstances, could be volatile of the oma and certainly your rules of procedure. At the City Commission meeting , staff will present a lengthy presentation , detailing the options for this proposed project. It's proper for everyone to receive the same information at the same time so that all of your deliberations and considerations are discussed in the public forum. This is necessary for strict compliance with the law and for the public's confidence in how you arrive at your decisions. Of course, the public will also provide their thoughts to all of you at once. So as conscientious Commissioners and caring persons, I know you will want to take these individually guided tours , however, I implore you to follow the proper process and await the meeting so as one united body you learn of all the information and discuss all your thoughts at the proper public ,open and transparent forum. Thank you, Mary Kucharek Sent from my iPhone

Attachment 2

Mary Kucharek

From: Mary Kucharek
Sent: Saturday, December 16, 2023 5:01 PM
To: City Commission
Cc: Jana Ecker

Good evening, commissioners,

I understand Mr. Mirro is knocking on commissioner's home doors this evening and trying to hand them a packet of information and a gift. While Mr. Miro has his constitutional rights, I will remind you please of the email I sent this morning. One commissioner reached out to me to let me know that Mr. Mirro was told by the commissioner that his comment should be at a public meeting in front of the whole commission at once. The commissioner also declined the packet and suggested to Mr. Mirro, that he give it to the clerk and or the city manager or the city engineer for proper handling. The commissioner also politely declined the gift that Mr. Mirro tried to give. The commissioner handled it very well, remembering his hat is that of a city commissioner and not just as a general citizen and resident. I'm sure it was very challenging to do- but they handled it perfectly. Mr. Mirro will have his opportunity to say everything he would like to all of you at a public forum as we discussed earlier today. To engage him in this fashion could lead you to have then made decisions, regarding something that will be coming before you quite soon -it could be argued that you were therefore deliberating outside of the public arena. Thank you for your time and for your anticipated, correct handling of a potential situation. Have a great evening, yours, Mary.

Sent from my iPhone

Attachment 3

Mary Kucharek

From: Mary Kucharek
Sent: Tuesday, January 2, 2024 5:56 PM
To: Jana Ecker
Subject: Fwd: Group Tour & Alternative Sidewalk Proposal
Attachments: Alternative Sidewalk Proposal, 1-2-24..pdf; Alternative Sidewalk Proposal Diagram..pdf

Jana ,
As you recall from the last city commission meeting, this issue was brought up by Mr. Mirro . I had responded to the city commission at the first request of Mr. Miro to the private tours. Then the group tour was discussed at the last city commission meeting. No motion was made to do this special meeting. Of course, anytime the city commission meets by quorum, then the open meetings act dictates that the meeting must be properly noticed to the public so that the public may be part of the process. No meeting of the city commission can occur without this public interface. Therefore, it is my recommendation that if the city commission is interested in touring the Arlington, Shirley property and hearing from the homeowners on site, Then they should make a motion at the next city commission meeting on Monday night, January 8 to do so, and then proper notice must be given with at least 18 hours of notification to the public at large to attend. Thank you and if you have any further questions, I am happy to discuss.
Mary Kucharek

Sent from my iPhone

Begin forwarded message:

From: Mary Kucharek <Mkucharek@bhlaw.us.com>
Date: January 2, 2024 at 2:12:

From: Elaine McLain <emclain@bhamgov.org>
Date: January 2, 2024 at 12:58:34 PM AST
To: Jana Ecker <Jecker@bhamgov.org>
Cc: Mary Kucharek <Mkucharek@bhlaw.us.com>
Subject: Fwd: Group Tour & Alternative Sidewalk Proposal

FYI—

Elaine McLain
Mayor, City of Birmingham MI
248-225-9903

Begin forwarded message:

From: jmirro <jmirro@intromarketing.com>
Date: January 2, 2024 at 11:34:09 AM EST
To: emclain@bhamgov.org, kschafer@bhamgov.org, cballer@bhamgov.org, ahaig@bhamgov.org, bhost@bhamgov.org, along@bhamgov.org, tlonge@bhamgov.org
Subject: Group Tour & Alternative Sidewalk Proposal

Dear Commissioners,

Happy New Year. The property owners on Arlington & Shirley Streets wish you well for the new year, but were disappointed that you chose not to accept the offer to tour our streets in 2023.

The good news is that we are repeating this offer for any day this week or coming weekend. This will permit you to understand our concerns before your January 8 vote on the City Staff proposal to add sidewalks, narrow our streets, destroy hundreds of trees and extensive landscaping in the process. We are able to accommodate all 7 Commissioners for a group tour to avoid any appearance of violating the Open Meetings Act.

While our 2023 letters gave numerous reasons for opting out of the City Staff proposal, the attached letter provides an alternative sidewalk proposal that meets the City Staff goal of a sidewalk between Maple and Lincoln Roads for Birmingham residents who live outside of our two streets. And, by taking the 2024 tour, you will be able to see first-hand where this alternative sidewalk can be installed.

Best of all, this alternative sidewalk proposal destroys no trees, requires no dangerous street narrowing, preserves all present landscaping, meets the City's climate/sustainability goals and preserves the unique character of our 2-street neighborhood. What is not to like about it? Please call me with the date and time you have chosen for the 2024 group tour. Thank you.

Jim Mirro
Resident Agent, Save Our Streets & Trees
248-420-5113



1200 N. Telegraph Road, Dept. 479
Pontiac, MI 48341-0479
(248) 858-0611
oakgov.com/treasurer

Robert Wittenberg, Treasurer

Jody Weissler DeFoe, Chief Deputy Treasurer

Oakland County Treasurer's Office Foreclosure Prevention

The Oakland County Treasurer's Office is in the final stretch of our Foreclosure Prevention efforts. The tax foreclosure deadline for the 2021 or prior year taxes is on April 1, 2024. That means if these taxes aren't paid off by April 1st or any interested party hasn't entered into a repayment schedule with the Treasurer's office by then, the property will be foreclosed.

Since December of 2023, the Treasurer's office has conducted over a thousand Taxpayer Assistance Meetings to assist taxpayers with keeping their properties by working with them to get on a repayment schedule and/or by identifying resources that may be beneficial to them and their situation. We are here to help and strongly encourage taxpayers to contact us before the tax foreclosure deadline if they have delinquent taxes for 2021 or prior tax years. Taxpayers interested in scheduling a Taxpayer Assistance Meeting may call us at 248-858-0611 or they may visit www.oakgov.com/treasurer

Some of the resources available to assist taxpayers include:

- **Financial Empowerment Center** in the Treasurer's Office which provides one-on-one financial coaching and services to help taxpayers achieve their financial goals. Contact Reda at nafsor@oakgov.com or 248-807-5287.
- **Lakeshore Legal Aid** provides free legal services to people who are low income and seniors. 1-888-783-8190 is the number for new clients.

Again, we are here to help and strongly encourage taxpayers to contact the Treasurer's office if they have delinquent taxes for 2021 or prior tax years. If taxpayers are interested in scheduling a Taxpayer Assistance Meeting, they may call us at 248-858-0611 or they may visit www.oakgov.com/treasurer.

Thank you!

A handwritten signature in black ink, appearing to read "Robert Wittenberg".

Robert Wittenberg
Oakland County Treasurer



January 31, 2024

Michigan Public Service Commission
7109 W. Saginaw Highway
Lansing, MI 48917

Dear Michigan Public Service Commission members,

I am writing to express my concern and to urge the Michigan Public Service Commission to reconsider the provision of financial incentives for DTE Energy and Consumers Energy unless they meet or exceed minimum performance standards as set forth in the Commission's Service Quality and Reliability Rules (SQRs).

As the City Manager of the City of Birmingham, residents frequently contact my office to express their frustration stemming from frequent power outages and delayed restoration. Residents have reported dangerous temperatures in their homes, the inability to work in their homes, and needless food waste due to the frequent power outages. The frequency and duration of these outages are unacceptable for the City of Birmingham's residents and for all Michiganders.

Thank you for your attention to this matter, and I appreciate your dedication to ensuring the provision of reliable utility services for the people of Michigan.

Sincerely,

Jana L. Ecker
City Manager

POLITICS

Ratepayer-financed incentive fund plan for DTE, Consumers draws ire of cities, advocacy groups



Beth LeBlanc

The Detroit News

Published 7:21 p.m. ET Feb. 2, 2024 | Updated 7:21 p.m. ET Feb. 2, 2024

Lansing — Communities and advocacy groups are pushing back on an emerging proposal that would charge every DTE and Consumers Energy customer an extra \$10 annually to finance an incentive pot that would reward utilities for improved performance.

Several Michigan cities this week panned the "incentives" proposal by the Michigan Public Service Commission's staff, arguing the estimated \$23 million incentive pool for DTE and \$19 million incentive pool for Consumers Energy would take additional money from customers already paying high rates to reward DTE and Consumers Energy for simply doing their jobs.

Under the PSC staff report, the performance metrics the utilities would have to meet to get the incentive cash would actually fall below the commission's own minimum reliability standards in some cases, stakeholders argued in filings this week.

Among the communities opposing the plan are Ann Arbor, Birmingham, Flint, Livonia, Kentwood, Pleasant Ridge and Meridian Township.

"Ann Arbor opposes any mechanism that would give an 'extra' financial reward (bonus, incentive payment, etc.) for a utility that improves its reliability to a minimally-compliant level," the city said in a Thursday filing.

"This is especially true given it was DTE's own behavior and choices that caused it to deliver some of the worst reliability in the country — despite being granted the opportunity (which it exploited) to secure above-average earnings. No other industry is rewarded for not meeting basic standards — and Michigan's utilities should not be the exception."

The Michigan Public Service Commission stressed that the staff proposal is in the "discussion phase" and that the plans "are likely to change before they're finalized, based on input from participants." Staff are required to hold an engagement session on the plan by Feb. 12 and file a report to the commission on the group's findings by May 3.

Consumers Energy said in a Friday statement it would continue to participate in the stakeholder process on performance-based ratemaking.

"We are confident the MPSC will adopt a (performance-based ratemaking) mechanism which is fair to all stakeholders and designed to achieve the shared goal of improved reliability," said Katie Carey, a spokeswoman for Consumers Energy.

DTE Energy did not immediately respond to a request for comment.

Rewarding 'unacceptable performance'

In recent years, as the frequency and duration of widespread outages in Michigan have increased, the commission has been studying ways to improve the state's grid reliability. Part of the analysis has included discussions on creating

disincentives for utilities — credits or refunds to customers who have lost power — and incentives to encourage better reliability.

A staff “straw proposal” issued in August began to seek feedback on potential disincentive and incentive plans, including how much money should be on the line, which benchmarks would need to be met and how those factors would affect utility performance. The initial proposal resulted in nearly 300 comments.

Staff revised the straw proposal in December for additional input. The Dec. 19 recommendation, which was put out for comment by interested parties and stakeholders, would allow the utilities to charge an extra \$10 annually that would go into incentive pools for the utilities to tap if they met certain criteria set by the commission.

The \$10 charges likely would create an incentive pool of about \$23 million for DTE and \$19 million for Consumers Energy, the staff comments said.

The incentive pool, under the proposal, would be distributed to the utilities based on factors such as reductions to the minutes of interrupted service and the improved ability to restore power within 48 hours after a storm. The commission is looking for input on other benchmarks that must be met.

Under the plan, the utilities also could face potential monetary penalties or disincentives for issues such as long-running poor-performing circuits.

But the benchmarks proposed so far for the incentives would not even meet the commission’s minimum standards in its Service Quality and Reliability Rules, stakeholders argued in responses that were due Friday.

For example, state administrative rules consider restoration of less than 90% of customer power within 48 hours of a catastrophic event to be unacceptable. But the proposed incentive matrix would consider a utility eligible for incentive money if 85% to 90% of customers had their power restored within 48 hours of a catastrophic event, according to a filing from the Association of Businesses Advocating Tariff Equity.

“In other words, the revised straw proposal would provide a financial incentive for what the commission itself has identified as an unacceptable level of performance,” the group said.

How Michigan's reliability compares

Cities and other groups argued against giving rewards to utilities in a state whose average residential electric rate was the ninth highest in the nation last year and whose grid reliability was less than stellar.

In 2021, Michigan ranked the sixth worst in the nation for the average number of minutes of outage per customer; when averaged over five years — between 2017 and 2021 — Michigan ranked seventh worst in the nation, according to the Citizens Utility Board's 2023 Utility Performance Report. Michigan ranked 12th worst in the nation in 2021 for the number of outages per customer per year, the report found.

Under the Public Service Commission's reliability standards, not more than 6% of a utility's customers can experience four or more sustained electric service interruptions a year. But DTE reported about 7%, or about 163,417, of its customers had four or more interruptions in 2022, and Consumers Energy reported 9.5% or 173,273 customers that same year, the Consumers Utility Board said.

“I could not offer bonuses to poorly performing employees in my organization, so I cannot see how we would offer bonuses to our poorly performing public utilities,” Pleasant Ridge City Manager James Breuckman wrote in a packet of community leader letters submitted by the Michigan Municipal Association for Utility Issues.

The Citizens Utility Board of Michigan argued in its Friday filing that the commission should focus on penalties and not on incentives when it comes to improving utility reliability. DTE and Consumers Energy already receive returns on

equity that are some of the highest in the Midwest, even without additional incentives, the group said.

The board also argued the plan, without the correct benchmarks, would violate the commission's own rules regarding financial incentives: Service Quality and Reliability Standards authorize the commission to allow financial incentives only if the utility "exceeds all of the service quality and reliability standards."

DTE suggested the commission could waive that rule to allow for the improvement-based incentives, said the Citizens Utility Board, which warned against such a move.

"It would be a mistake and an injustice to ratepayers who bear the costs of this poor performance to lower our standards in return for an uncertain result," the utility board's filing said.

eleblanc@detroitnews.com