

BIRMINGHAM CITY COMMISSION AGENDA - AMENDED¹
REGULAR MEETING
August 25, 2025
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Therese Longe, 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

APPOINTMENTS

- A. Advisory Parking Committee
1. James Esshaki
 2. Michelle Moody
 3. Kevin Kozlowski

To appoint _____ to the Advisory Parking Committee as a regular member, a resident, to serve a three-year term to expire September 4, 2028.

To appoint _____ to the Advisory Parking Committee as a regular member, a resident shopper, to serve a three-year term to expire September 4, 2028.

To appoint _____ to the Advisory Parking Committee as a regular member who is a retail owner to serve the remainder of a three-year term to expire September 4, 2026.

- B. Museum
1. Robert Moll

To appoint _____ as a regular member to the Museum Board to serve the remainder of a three-year term to expire July 5, 2028.

INTRODUCTION OF STAFF

- C. Department of Public Services
1. Clinise Kirkwood

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

¹ Agenda amended to include items D and G of New Business.

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 City Commission workshop meeting minutes of August 11, 2025.
- B. Resolution to approve the City Commission regular meeting minutes of August 11, 2025.
- C. Resolution to approve the warrant list, including Automated Clearing House payments, dated August 13, 2025 in the amount of \$8,332,879.52.
- D. Resolution to approve the warrant list, including Automated Clearing House payments, dated August 20, 2025 in the amount of \$1,584,967.68.
- E. Resolution to approve a request from the Birmingham Shopping District to hold the 2025 Winter Markt special event on Friday, December 5, 2025 – Sunday, December 7, 2025 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further, pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.
- F. Resolution to approve a request by the Birmingham Shopping District to hold the 2025 Santa House special event beginning the weekend of November 29, 2025 through December 24, 2025 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further, pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.
- G. Resolution to approve a Special Event Permit as requested by the City of Birmingham to hold the Celebrate Birmingham Hometown Parade on May 17, 2026 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event, or event cancellation that may be deemed necessary by administrative staff, leading up to or at the time of the event.
- H. Resolution to eliminate two part-time dispatch positions and add one full-time dispatch position within the Birmingham Police Department Dispatch Operating Budget.

VI. CITY MANAGER'S REPORT

The City Manager's Report regularly occurs on the second City Commission meeting of the month. Additionally, reports from prior months can be viewed on the City's [website bhamgov.org/manager](https://www.bhamgov.org/manager).

- A. August 2025 City Manager's Report

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

- A. Resolution to adjourn the Special Land Use Permit Amendment and Final Site Plan & Design Review application for 298 S. Old Woodward to permit the modification of the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. In addition, to require the applicant to cover the cost of the additional noticing that will be required to reset the public hearing.
- B. Resolution to adjust the position pay ranges and individual wages of Non-Organized Administrative, Management and Permanent Part Time employees by 3% effective July 1, 2025.

And, authorize the City Manager and Human Resources to apply merit adjustments for Non-Organized Administrative, Management and Permanent Part Time employees based on the outcomes of performance evaluations.

Further, to authorize the budget amendments from the wage adjustment to account 101.0-272.000-709.0000 to appropriate departments.

- C. Resolution to direct the City Manager to have staff design and distribute a community survey to residents electronically and by mail.

Or

Resolution to direct the City Manager to pursue the selection of a professional research firm to conduct a community survey.

- D. Resolution to meet in closed session to discuss a written attorney/client privilege communication pursuant to MCL § 15.268 Sec. 8(h) of the Open Meetings Act.
- E. 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.
- F. Commission discussion on items from a prior meeting.
- G. Potential action to be taken by the City Commission, after closed session, determining possible review and scrutiny of City Ordinances § 110 – 30 and 110 -31 on a future agenda, as determined by the Manager.

IX. REMOVED FROM CONSENT AGENDA

X. COMMUNICATIONS

- A. 400 East Lincoln
- B. 479 South Old Woodward
- C. Trees

XI. REPORTS

- A. Commissioner Reports
- B. Commissioner Comments
- C. Advisory Boards, Committees, Commissions' Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. Woodward Dream Cruise 2025

INFORMATION ONLY

XII. 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) 644-3405 (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](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

NOTICE OF INTENTION TO APPOINT TO THE ADVISORY PARKING COMMITTEE

At the regular meeting of Monday, August 25, 2025 the Birmingham City Commission intends to appoint the following positions to the Advisory Parking Committee:

- One regular member, a resident, to serve a three-year term expiring September 1, 2028
- One regular member, a resident shopper, to serve a three-year term expiring September 1, 2028
- One regular member, a member of a professional firm, to serve a three-year term expiring September 1, 2028
- One regular member, small retail representative, to serve the remainder of a three-year term expiring September 1, 2027
- One regular member, retail representative, to serve the remainder of a three-year term expiring September 1, 2026

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, August 20, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission may make nominations and vote on appointments.

Committee Duties

The Advisory Parking Committee shall provide guidance to the City Commission in the management of Birmingham's Auto Parking System. The Committee shall recognize parking requirements of the central business district (CBD) and fairly assess the costs to users. It will provide for attractive, maintained and safe facilities.

Applicant(s) Presented for City Commission Consideration:

Applicant Name	Qualifications
	The majority of the members shall be residents and membership shall be as follows: 7 Regular Members: 2 - Retail 1 – Professional Firm Member 1 – BSD Member 1 – Resident Shopper 2 - Residents 2 Alternate Members - may be appointed who own property, own a business or work in the former parking assessment district.
James Esshaki	Birmingham business owner located in the downtown area and past member of the Advisory Parking Committee.
Michelle Moody	15-year resident with experience in finance, marketing, and real estate who is currently a board member.
Kevin Kozlowski	4-year resident and software engineer who is currently serving on the board as the resident shopper.

SUGGESTED ACTION:

To appoint _____ to the Advisory Parking Committee as a regular member, a resident, to serve a three-year term to expire September 4, 2028.

To appoint _____ to the Advisory Parking Committee as a regular member, a resident shopper, to serve a three-year term to expire September 4, 2028.

To appoint _____ to the Advisory Parking Committee as a regular member who is a retail owner to serve the remainder of a three-year term to expire September 4, 2026.



Mya Brown <mbrown@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#73]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Wed, Jul 2, 2025 at 2:08 PM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Parking Advisory Committee
Specific Category/Vacancy on Board (see below)	Real Estate owner/Restaurant Owner
Name	James Esshaki
Residential Address	 4224 Orchard Way Bloomfield Hills, MI 48301 United States
Business Address	 111 Henrietta St. Birmingham, MI 48009 United States
Phone Number *	(248) 420-9999
Email	jpesshaki@gmail.com
By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	
Length of Residence	25 years
Occupation	Self Employed

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.

Desire to give back to a community that has been striving and healthy for many years. I would like to continue this pattern as to whatever I can give back.

I currently am vice chair of Oakland County Road Commission. With this position, I oversee a budget in excess of \$100 Million. Oakland County roads are the safest in the state. I would be bringing some of this insight, whereas I have been involved, to help the advisory committee. I have also developed over 1 Million square feet of office, retail, shopping center space and understand the need for safe practical parking.

List your related employment experience	Developing, owning, managing and land assembly of over 1 million square feet of commercial buildings has given me expertise and knowledge of how important parking issues are and how problems can arise, therefore being able to assist with solutions.
List your related community activities	-Director of Michigan Fallen Heroes Memorial, Oakland County, MI 2018-present -Member of Economic Business Roundtable Oakland County, MI 2003-2015

-Berkley Downtown Development Authority Member, 2002-2008
-Chaldean American Chamber of Commerce, Director of Special Operations 2003 to Present.
To name a few.

List your related educational experience

Past member of advisory parking committee

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No-N/A

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

No



Mya Brown <mbrown@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#78]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Fri, Aug 15, 2025 at 4:00 PM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Advisory Parking Committee
Specific Category/Vacancy on Board (see below)	Regular Member -Resident
Name	Michelle Moody
Residential Address	 957 Pleasant st Birmingham, MI 48009 United States
Phone Number *	(313) 850-8072
Email By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	mmoody1@yahoo.com
Length of Residence	15 years
Occupation	Realestate
Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.	I have been on the board since 2023. My 30+ year of business experience in Finance, Marketing and Real estate enable me to provide advice based on deep business expertise. I also have experience in the are of electric vehicle charging. The city is still looking for a solution to provide public charging.
List your related employment experience	- Ford Motor Company (January 1989 to November 2022) - The Reid Corporation (December 2023 to present)
List your related community activities	Election Inspector
To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.	None
Do you currently have a relative serving on the board/committee to which you have applied?	No

Are you an elector (registered voter) in the City of Birmingham? * Yes



Mya Brown <mbrown@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#79]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Tue, Aug 19, 2025 at 8:45 AM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Advisory Parking Committee
Specific Category/Vacancy on Board (see below)	Resident Shopper or Resident
Name	Kevin Kozlowski
Residential Address	 421 Madison Street Birmingham, MI 48009 United States
Phone Number *	(248) 930-7485
Email	Kevin.Kozlowski@gmail.com
By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	
Length of Residence	4 years
Occupation	Software Engineer

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.

I've served on the APC for the past 3 years and have been Chair since last December. I was the primary driver behind improving the occupancy data from our new parking equipment and as Chair led the effort to produce the monthly parking reports which provide financial and operational data which the APC needs to make decisions. The parking system remains one of the most important elements of the downtown ecosystem, and I would like to remain on the board to help guide our current construction and aesthetic improvements as well as to explore new technologies that may benefit the city.

List your related employment experience	I've been a software engineer for over a decade, with experience in cloud computing platforms and application of AI/Machine Learning models. Parking system security and operations increasingly leverages such software, especially with the installation of new cameras, and my experience would be of use.
List your related community activities	I have been on the APC for the past 3 years and have served as chair since last December. My family and I go downtown frequently for day care, the library, the farmers' market, and various shops and restaurants.

List your related educational experience

I have an undergraduate degree in mathematics from the University of Michigan and a Masters in Management Finance from Case Western Reserve University.

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes



ADVISORY PARKING COMMITTEE

Resolutions: 8-882-84, 9-989-84, 05-152-00, 05-139-17, 10-258-19, 10-232-23

Terms: Three years

Appointment requirements for regular members: The majority of the members shall be residents and membership shall be as follows:

7 Regular Members

2 - Retail

1 – Professional Firm

1 – BSD Member

1 – Residential Shopper

2 - Residents

2 Alternate Members - may be appointed who own property, own a business or work in the parking assessment district.

The Advisory Parking Committee shall provide guidance to the City Commission in the management of Birmingham's Auto Parking System. The committee shall recognize parking requirements of the CBD and fairly assess the costs to users. It will provide for attractive, maintained and safe facilities.

Last Name	First Name	Home Business E-Mail	Appointed	Term Expires
Arpin	James J.	313-949-0252	5/9/2022	9/4/2027
410 Southfield Road			Resident (engineer/consultant)	
Birmingham	48009	<i>jjarpin@gmail.com</i>		
Ford	Aaron	(248) 530-1257	Staff Liaison	
151 Martin Street				
Birmingham	48009	<i>aford@bhamgov.org</i>		
Kolb	William	(917) 650-3086	1/13/2025	9/4/2026
411 S Old Woodward APT 518			Alternate	
Birmingham	48009	<i>wdkolb@gmail.com</i>		

Last Name Home Address	First Name	Home Business E-Mail	Appointed	Term Expires
Kozlowski 421 Madison St Birmingham	Kevin 48009	248-930-7485 <i>kevin.kozlowski@gmail.com</i>	8/29/2022 Resident Shopper	9/1/2025
Moody 957 Pleasant Birmingham	Michelle 48009	313-850-8072 <i>mmoody1@yahoo.com</i>	5/22/2023 Resident	9/1/2025
Petcoff 463 Henley Birmingham	Mary-Claire 48009	(410)-991-1460 <i>mcp@wwwrplaw.com</i>	8/28/2023 Alternate	9/4/2026
Silverman 1200 Latham Birmingham	Lisa 48009	248-642-3337 <i>lisas229@aol.com</i>	10/7/2019 Professional Firm	9/1/2025
Taddei 112 Peabody Birmingham	Michele 48009	(248) 275-3125 <i>fullercentralpark</i>	10/10/2024 BSD member	9/4/2027
Vacated	2/7/2023		Retail	9/4/2026
Vacated	9/4/2024		Small Retail	9/4/2027

CITY OF BIRMINGHAM

RESOLUTION NO. 05-139-17

**A RESOLUTION TO AMEND RESOLUTION NO. 08-882-84 – AUGUST 6, 1984,
ADVISORY PARKING COMMITTEE, MEMBERS:**

THE CITY OF BIRMINGHAM RESOLVES:

To amend Resolution No. 08-882-84 – August 6, 1984, Advisory Parking Committee, Members, as follows:

MEMBERS: The Birmingham City Commission shall appoint the Advisory Parking Committee, consisting of nine (9) members, each to be appointed for a term of three (3) years, but in the first instance, three (3) members shall be appointed for terms expiring on the first Monday in September, 1985, three (3) members shall be appointed for terms expiring on the first Monday in September, 1986, and three (3) members shall be appointed for terms expiring on the first Monday in September, 1987.

The majority of the members shall be residents and membership shall be as follows:

I. Downtown Commercial Representatives –

- A. Large Retail – One (1) member
- B. Small Retail – One (1) member
- C. Professional Firm – One (1) member
- D. Building Owner – One (1) member
- E. Restaurant Owner – One (1) member

II. Downtown Employee Representative – One (1) member

III. Residential – Two (2) members who do not qualify under any of the above categories.

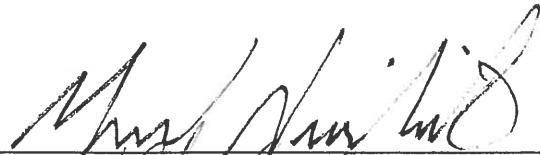
IV. Resident Shopper – One (1) member

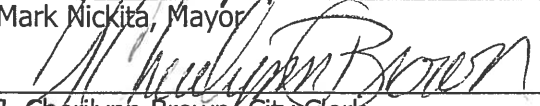
The city commission may appoint two alternate members who own property, own a business or work in the parking assessment district to serve as needed on the Advisory Parking Committee during their term of appointment. An alternate member may be called on a rotating basis to sit as a regular member of the Advisory Parking Committee in the absence of a regular member. An alternate member may also be called to service in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. An alternate member having been appointed shall serve in the case until a final decision has been made. An alternate member shall have the same voting rights as a regular member of the Advisory Parking Committee.

Members of the Committee can be removed for cause determined at a public hearing at any time by the City Commission. Vacancies occurring shall be filled for the unexpired term by the City Commission.

All other portions of Resolution No. 08-882-84 shall remain unaffected.

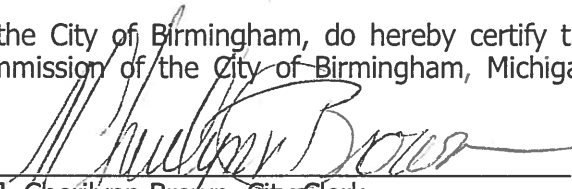
Dated this 22nd day of May, 2017.



Mark Nickita, Mayor

J. Cherilynn Brown, City Clerk

I, J. Cherilynn Brown, City Clerk of the City of Birmingham, do hereby certify that the foregoing resolution was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held May 22, 2017.



J. Cherilynn Brown, City Clerk

05-152-00: INTERVIEW FOR ADVISORY PARKING COMMITTEE

Mr. Peter Wilde of the Townsend Hotel was interviewed for appointment to the advisory parking committee. Commissioner Lanzetta expressed concern about the legalities of the appointment of Mr. Wilde as the "large retail" member of this committee. The city attorney advised that the commission could amend the original resolution for the advisory parking committee to broaden the interpretation of large retail representative to include retail services as well as retail goods.

MOTION: Motion by Lanzetta, seconded by Chafetz:
To interpret the category of large retail representative on the advisory parking committee to include retail services as well as retail goods.

VOTE: Yeas, 4 Nays, None Absent, 3 (DeLaura, McKeon, Wooley)

MOTION: Motion by Moss, Seconded by Chafetz
To determine that Mr. Peter Wilde of the Townsend Hotel meets the criteria as the large retail representative on the advisory parking committee and, further, to continue this appointment until the city commission meeting of June 12, 2000.

VOTE: Yeas, 4 Nays, None Absent, 3 (DeLaura, McKeon, Wooley)

10-258 -19 AMEND ADVISORY PARKING COMMITTEE MEMBERSHIP

City Manager Valentine presented this item.

- Recommending a modification to the composition of the board to enable the City to fill some long-time vacancies.
- Replace a building owner with a BSD board member to participate on the board
- Remove the City Engineer and Replace with the City Manager or his designee.

Brad Host expressed that he thought it might be a mistake to eliminate a representative from Engineering.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Harris:
To adopt the resolution to amend Advisory Parking Committee membership to remove the Building Owner position and replace it with a board member of the Birmingham Shopping District and to remove the City Engineer (non-voting, ex-officio) position and to replace this position with the City Manager, or his/her designee.

VOTE: Ayes: 5
 Nays: 0
 Absent: 2

05-139 -17 USE OF ALTERNATES, REPORTING BOARD ATTENDANCE, AND MODIFYING REQUIREMENTS FOR BOARD MEMBERS

Assistant to the City Manager Haines presented results of a review of board and committee attendance suggesting that three groups might benefit from having two alternate positions added to increase attendance and/or achieve quorum: 1) Advisory Parking Committee, 2) Parks and Recreation Board, and 3) Public Arts Board.

MOTION: Motion by Commissioner Bordman, seconded by Mayor Pro Tem Harris:

To amend the ordinances of the Advisory Parking Committee, the Parks and Recreation Board, and the Public Arts Board, to add 2 alternate positions to each as follows:

To amend Resolution No. 08-882-84 – August 6, 1984, Advisory Parking Committee, Members.

AND

To amend Part II of the City Code, Chapter 78, Parks and Recreation, Article II., Parks and Recreation Board, Section 78-26, Created; composition.

AND

To amend Part II of the City Code, Chapter 78, Public Arts Board, Article V., Public Arts Board, Section 78-103, Composition and terms of members.

AND

To direct the city clerk to standardize the attendance reporting of all city boards and committees as outlined in the May 12, 2017 memorandum to the city manager and as clarified by the Commission and to direct staff to amend the Recommended Process for Use of Alternates as clarified by Commissioner Bordman.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0



**BIRMINGHAM CITY COMMISSION
REGULAR MEETING
OCTOBER 2, 2023
RESOLUTION #09-223-23**

MOTION: Motion by Commissioner Baller, seconded by Commissioner Boutros

Resolution to reduce the Advisory Parking Committee from eleven (11) members to nine (9) members by removing one downtown employee position and one restaurant owner position.

PRESENT: Mayor Longe, Mayor Pro Tem McLain, Commissioners Baller, Boutros, Haig, Host, Schafer

ABSENT: None

Ayes,	Mayor Longe
	Mayor Pro Tem McLain
	Commissioner Boutros
	Commissioner Haig
	Commissioner Host
	Commissioner Baller
	Commissioner Schafer

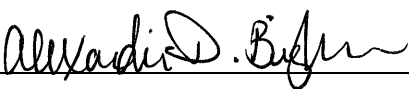
Nays,	None
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Absent,	None
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Passed, adopted and approved this 2nd day of October 2023.

CERTIFICATION

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 October 2, 2023.



Alexandria Bingham, City Clerk



NOTICE OF INTENTION TO APPOINT TO THE MUSEUM BOARD

At the regular meeting of Monday, August 25, 2025, the Birmingham City Commission intends to appoint one regular member to the Museum Board to serve the remainder of a three-year term to expire July 5, 2028 and one regular member to serve the remainder of a three-year term to expire July 5, 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, August 20, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission may make nominations and vote on appointments.

Board Duties

The Museum Board is charged with collecting, arranging, cataloguing and preserving historical material. The Board may locate and erect plaques or markers at historic sites, buildings or properties in the City of Birmingham with the consent of the owner or owners of any such property and subject to the approval of the City Commission with respect to properties that, in the opinion of the Board, have historic significance. Further, the Board shall have the power to develop, operate and maintain the Allen House as a museum and to exercise authority, control and management over the Hunter House and John West Hunter Memorial Park.

Applicant(s) Presented for City Commission Consideration:

Applicant Name	Qualifications
	Shall be qualified electors of the City.
Robert Moll	19-year resident and owner of a Birmingham historic home with a background in strategic management and public policy.

SUGGESTED ACTION:

To appoint _____ as a regular member to the Museum Board to serve the remainder of a three-year term to expire July 5, 2028.

To appoint _____ as a regular member to the Museum Board to serve the remainder of a three-year term to expire July 5, 2027.

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.



Mya Brown <mbrown@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#77]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Fri, Aug 8, 2025 at 6:00 PM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Museum Board
Specific Category/Vacancy on Board (see below)	2-year term
Name	Robert Moll
Residential Address	 271 Chesterfield Avenue Birmingham, MI 48009 United States
Business Address	 Same
Phone Number *	(248) 508-7584
Email By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	robertmoll.michigan@gmail.com
Length of Residence	19 years
Occupation	Management consultant
Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.	I recently relocated within the city and purchased a 1923 home originally owned by one of our fire chiefs (Park Smith). I became better acquainted with the Museum through my research about our house and the fire department. I have previous board experience as well as experience in public relations and management. Throughout my life I have had an interest in history and much of my undergraduate liberal arts coursework focused on American history, anthropology and culture.
List your related employment experience	I'm an executive at my consulting firm, a Michigan-based company since 1979. I've been with our firm for nearly 20 years and have helped it grow in revenue and headcount to ~175 employees nationwide. My background is in public relations and I'm accredited by the Public Relations Society of America. I also have an MBA in strategic management and public policy.
List your related community activities	I have past and current experience with community organizations, including two terms culminating in the presidency of the Birmingham Athletic Club. I also am on the board of the Oakland Bird Alliance (previously the Oakland Audubon Society). I'm a donor to Baldwin Public Library and The Community House.

List your related educational experience

I earned an undergraduate degree in English and Textual Studies from Syracuse University. I have two masters degrees, an MBA and a Master of Environmental Law and Policy. I'm a lifelong learner informally and formally.

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes



MUSEUM BOARD

Chapter 62 - Section 62-26

Terms - Three years - expiring first Monday in July

Eight Members: Six are electors and appointed by city commission

One member is an Alternate

One is owner of a business and appointed by the city manager

The Museum Board is charged with collecting, arranging, cataloguing and preserving historical material. The board may locate and erect plaques or markers at historic sites, buildings or properties in the City of Birmingham with the consent of the owner or owners of any such property and subject to the approval of the city commission with respect to properties that, in the opinion of the board, have historic significance. Further, the board shall have the power to develop, operate and maintain the Allen House as a museum and to exercise authority, control and management over the Hunter House and John West Hunter Memorial Park.

Last Name	First Name	Home Business E-Mail	Appointed	Term Expires
Ableson	Michael	(313) 720-4839	8/12/2024	7/6/2026
584 Tooting Lane		<i>mableson@sbcglobal.net</i>	Regular member/BHS	
Barrett	Kristy Hull	248-504-1981	7/10/2023	7/6/2026
915 Harmon		<i>kristybarrett1@yahoo.com</i>	alternate	
Cummings	Kamala	(248) 444-8230	7/28/2025	7/6/2028
662 Purdy St #320			City manager appointee/business owner	

BIRMINGHAM MUSEUM, 556 West Maple, Birmingham, MI 48009
phone: 248.530.1928 fax: 248.530.1685 www.bhamgov.org/museum
Leslie Pielack, Museum Director: lpielack@ci.birmingham.mi.us

Last Name Home Address	First Name	Home Business E-Mail	Appointed	Term Expires
Harris 2600 Buckingham	Alexandra	(248) 686-4077 <i>akharrisart@gmail.com</i>	6/26/2023 Regular member/BHS	7/6/2026
Kirkman 1031 Knox St	Eva	(586) 945-6549 <i>eva.m.kirkman@gmail.com</i>	7/8/2024 Regular member	7/6/2027
Logue 2010 Buckingham	Marty	(248) 649-4921 <i>gtferos@comcast.net</i>	6/26/2023 Regular member/BHS	7/6/2026
Vacant	2/7/2025		Regular member/BHS	7/6/2027
Vacant	7/5/2025		Regular member/BHS	7/6/2028
Wisecup	Mercy		2/10/2025 Student	12/31/2025

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ARTICLE II. - MUSEUM BOARD

Footnotes:

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Editor's note— Ord. No. 2005, adopted January 25, 2010, amended article II in its entirety to read as herein set out.*Formerly, article II pertained to the historical board, and derived from the Code of 1963, §§ 1.201—1.210, and Ord. No. 1719, adopted December 20, 1999.***Cross reference**— Boards and commissions, § 2-171 et seq.

Sec. 62-26. - Establishment; composition.

- (a) There is hereby established the museum board for the city which shall consist of seven members who shall serve without compensation. Six of the members shall be appointed by the city commission and shall be qualified city electors. One member shall be the owner of a business located in the city to be appointed by the city manager with the concurrence of the city commission (need not be a resident). A majority of the members of the museum board shall also be members of the Birmingham Historical Society.
- (b) In addition to the seven members of the museum board, the city commission shall appoint one alternate member to serve a term of three years, who shall be a qualified city elector.

(Ord. No. 2005, 1-25-10; Ord. No. 2349, 7-20-20)

Sec. 62-27. - Terms of members.

Each member shall be appointed for a term of three years ending on the first Monday of July of the third year after appointment, or upon the appointment of his successor, whichever is later, except that in the first instance three of the members shall be appointed for a one-year term and two shall be appointed for two-year terms. Members of the museum board shall hold office at the pleasure of the city commission. Vacancies occurring other than through the expiration of term shall be filled for the unexpired term by the city commission.

(Ord. No. 2005, 1-25-10)

Sec. 62-28. - Organization.

The museum board shall elect a chairman from its membership annually at its first meeting after the first Monday of July. The city clerk shall be a nonvoting ex officio member of the museum board and shall serve as its secretary; and the city treasurer shall be a nonvoting ex officio member of the museum board and shall serve as its treasurer.

(Ord. No. 2005, 1-25-10)

Sec. 62-29. - Meetings.

The museum board shall hold at least one regular public meeting in each quarter on such date and at such time and place as may be established by resolution of the museum board. Special meetings may be called by the secretary on the written request of the chairman or any three members of the museum board on at least two days' notice. The museum board shall adopt such rules for the conduct of its business as it may from time to time adopt by resolution. The museum board shall keep a written or printed record of its proceedings which shall be a public record and property of the city.

(Ord. No. 2005, 1-25-10)

Sec. 62-30. - Expenditures.

The museum board shall have the power to expend such funds as may from time to time be appropriated to it by the city commission or otherwise received by it for the purpose of carrying out the powers and duties of the museum board. An account of all its receipts and expenditures shall be maintained which shall be a public record and property of the city.

(Ord. No. 2005, 1-25-10)

Sec. 62-31. - Powers and duties.

- (a) Mission statement. The Birmingham Museum will explore meaningful connections with our past, in order to enrich our community and enhance its character and sustainability. Our mission is to promote understanding of Birmingham's historical and cultural legacy through preservation and interpretation of its ongoing story.
- (b) In general, it shall be the duty of the museum board to:
 - (1) Collect, arrange, catalogue and preserve historical material including books, pamphlets, maps, charts, manuscripts, papers, records and archives, paintings, statuary and other objects and materials relating to the history of the city and the surrounding area;
 - (2) Procure and preserve narratives of the residents of such area;
 - (3) Collect material of every description relative to the history, and culture of our Oakland County Native American tribes;
 - (4) Collect, prepare and display objects indicative of the life, customs, dress and resources of the residents of this area; and
 - (5) Make available from time to time source materials and historical studies relative to and illustrative of the history of the area.
- (c) The museum board shall have the power, with the assistance of all city public officials, to collect from the public offices in the city reproductions of any records, files, documents, books and

papers which, in the opinion of the museum board are of historical value.

(d) The museum board shall have the power to develop, operate and maintain the 1928 Allen House, 1822 John West Hunter House and John West Hunter Memorial Park, as part of the Birmingham Museum, as a museum and to serve as an advisory authority exercising control and management over this cultural resource.

(e) The museum board shall have the power to raise funds for the exercise of its powers and duties.

(Ord. No. 2005, 1-25-10; Ord. No. 2176, 3-14-16)

Sec. 62-32. - Executive director.

There shall be an executive director who shall be an employee of the city. The executive director shall, among other duties as established by the museum board, operate and manage the museum. The executive director shall report to the museum board and shall be appointed, removed and supervised by the city manager. The executive director shall attend all meetings of the museum board.

(Ord. No. 2005, 1-25-10)

Sec. 62-33. - Reports.

The museum board shall make and submit to the city commission annually a report of the general activities, operation, and condition of the Birmingham Museum for the preceding 12 months. The museum board shall, from time to time, as occasion requires, either in the annual report, or at any time deemed necessary by the museum board, advise the city commission in writing on all matters necessary and proper for and pertaining to the proper operation of the Birmingham Museum and any of its activities or properties.

(Ord. No. 2005, 1-25-10; Ord. No. 2176, 3-14-16)

Sec. 62-34. - Budget.

The executive director, on behalf of the museum board, will submit a complete itemized budget for the ensuing fiscal year to the city manager based on guidelines established in the city budgetary process.

(Ord. No. 2005, 1-25-10)

Sec. 62-35. - Protection of property.

No person shall take, use, or occupy any property under the control of the museum board except in accordance with such rules and regulations governing such as may from time to time be prescribed by the museum board.

(Ord. No. 2005, 1-25-10)

Secs. 62-36—62-55. - Reserved.



MEMORANDUM

Department of Public Services

DATE: August 14, 2025

TO: Jana L. Ecker, City Manager

FROM: Scott D. Zielinski, DPS Director

SUBJECT: Introduction to City Commission – Recreation Coordinator

The Department of Public Services is pleased to welcome Clinise Kirkwood as our new Recreation Coordinator. Clinise brings a strong blend of education, experience, and enthusiasm to this role, with a clear passion for building engaging, community-centered recreation programs.

Clinise holds a Bachelor of Science in Advertising & Public Relations from Grand Valley State University and a Master of Arts in Organizational Communication from Wayne State University. Her academic foundation enhances her ability to connect with residents, collaborate with teams, and lead with both strategy and heart.

With over five years of experience in the field of recreation, Clinise has worked to create inclusive spaces and innovative programming that support wellness, learning, and community connection across all age groups. Formerly the Recreation Program Coordinator for The City of Detroit's General Services Department (Parks & Recreation Division), Clinise was responsible for developing, implementing, and managing a wide range of recreational programs and community events across city parks and recreation centers. Her work focused on creating inclusive, engaging, and impactful programming for residents of all ages, with an emphasis on youth development, wellness, and community connection.

Clinise is committed to fostering a welcoming environment that reflects Birmingham's values and enhances the quality of life for all residents. We are excited to have Clinise join our team and look forward to the energy, creativity, and leadership she brings to Birmingham's recreation initiatives.

Birmingham City Commission Special Meeting Minutes - Workshop

August 11, 2025

Municipal Building, 151 Martin

6:00 p.m.

Vimeo Link: vimeo.com/1109156456

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to discuss the 400 East Lincoln property.

I. Call to Order

Therese Longe, Mayor

II. Roll Call

Present: Mayor Longe
MPT Baller
Commissioner Emerine
Commissioner Haig
Commissioner Host
Commissioner Long
Commissioner Schafer

Absent: None

Staff: City Manager Ecker; City Clerk Bingham, Planning Director Dupuis, Assistant City Manager Fairbairn, Information Technology Assistant Hilla, City Attorney Kucharek

III. Presentation and Commission Discussion

A. Potential Options

The Mayor introduced the item and CM Ecker presented the item. Staff answered informational questions from the Commission.

B. City Commission Discussion and Comment

Commissioners made the following comments during discussion:

- Before costs rose substantially, there was a fair amount of support for this project. It would be positive for Next to have a more fitting location than an elementary school. Birmingham should do better by its seniors. The YMCA has operated within the City to residents' benefit for decades.
- Once the costs for the project returned with an over 20% increase, it became clear that the costs were prohibitive. The Commission is charged with making decisions that benefit residents both fiscally and otherwise.
- The current economic and construction circumstances are not conducive to moving forward with this

- project presently. The City has a number of competing infrastructure priorities that also require funding.
- Option number two is not likely to yield appropriate benefits proportionate to the investment. The building would likely have prohibitive operational costs. There were reasons the YMCA previously elected not to pursue rehabilitation of this building. The third option would have significant operational and repair costs as well.
 - The City was considering a mutually-beneficial collaboration with the YMCA in order to keep more affordable recreational opportunities available for residents. It is not accurate to say that the City was going to be 'bailing out' the YMCA. The City would have to expend significant resources to approximate the kinds of recreational opportunities available to residents via YMCA membership.
 - It was disappointing that the City would not likely be able to move forward at this time.
 - During his second period with the City, former City Manager Markus worked diligently to try and find appropriate locations for Next. Other City officials have called on other community resources to attempt to find suitable locations. No one has been able to locate another appropriate option at this time.
 - If the City proceeded with honoring the MOU, it would not have to be a permanent solution. This could be a temporary location for Next, with the understanding that the City would not want to continue owning the building in its present condition in perpetuity.
 - The Commission was facing a significant challenge in weighing the available options. The community, staff, and Commission all want to do the right thing by residents.

IV. Public Comment

Sheila Bryce commented appreciation for the City's accessibility and transparency efforts, appreciation for all the work on this project, and support for option three.

Susan Randall supported a staged improvement of the building, supported the YMCA largely vacating the building per the original proposal, supported a senior-specific facility, and commented regarding costs, future utilization of the building, and that Next seemed to mostly need more space during special events.

Jenny Cohen supported updating the facility for Next's use, possibly allowing residents to pay a fee for pool use, and option three with staged improvements in the future.

Thomas Brady supported continuing offering a pool for community benefit.

Mike Clift supported the provision of expanded recreational facilities for Birmingham residents, supported the co-location of Next and a recreational facility, commented regarding the YMCA's offer to cover operational costs for the facility, and commented regarding the possible challenges of Next trying to cover the operational costs of the present building alone.

Susie Vestivich commented her appreciation of Rochester's OPC and Social Activity Center (the OPC), commented regarding the cost per person for this project, supported an operational pool, supported accessible space for seniors within the facility, supported residents of other communities paying to use the facility, and supported creating an elegant space for seniors and the community.

Mary Simms supported increasing resident access to the community's extant pools in the interim in order to serve residents.

Dave Underdown commented his concurrence with Ms. Bryce, supported finding donors for the project, and commented his appreciation for the Commission's work.

Judy Martin commented regarding the supportive community at Next, commented regarding the differences between the OPC and Next, and commented appreciation for the Commission's comments.

Parrish Underwood, President and CEO of the YMCA of Metropolitan Detroit, commented regarding the process and the YMCA's goals of serving the community.

Dan Share supported determining what cost would seem appropriate to the Commission, and searching for ways to create a new facility within that cost constraint that would better serve the community into the future.

Bert Koseck opposed Option C, commented that construction costs only tend to increase, and supported building a center for the community and Next while preserving a space where another non-profit might join in the future if appropriate.

Kristy Barrett supported exploring alternative options for supporting the community, seniors, and Next.

Rackeline Hoff supported Option C, commenting that a phased approach to improving the facility seemed appropriate.

George Dilgard supported the present project, and commented that if the present project is not pursued, Option C could be implemented as a very temporary measure while another plan for Next and the seniors is developed and pursued.

Donald Brundirks commented that Next maintains a strong financial position.

Cris Braun, Director of Next, commented that all participating communities help fund Next's operating costs, that the work of all involved in this process was appreciated, and that Next would be comfortable with Option C and a further phased improvement process.

Marcia Wilkinson commented support for the City implementing the terms of the Memorandum of Understanding, that the Next Board supported this as well, and that a further phased improvement would be appropriate.

Linda Barclay supported implementing Option C with a further phased improvement, supported accessibility for people who use canes, and noted that supporting Next supports the City's aging-in-place goals.

Frederick Sims opposed Option C, and supported an indoor environmental air inspection.

Gordon Rinschler commented his thanks to all involved, supported Option C with further phased improvements, and supported developing additional recreation and fitness facilities through the City's other planning processes.

Paul Reagan commented regarding the support the YMCA offered to this project, and commented regarding the YMCA's value to Birmingham residents.

David Bloom supported a phased improvement approach, and supported increased financial support from the other participating communities.

Commissioners raised the following points during discussion:

- Unique opportunities cannot necessarily be capitalized upon every time.
- Many people are invested in the outcome of this project.
- Mr. Underwood has been a remarkable collaborator throughout this process.
- Option C was always on the table and reflects the City's commitment to Next and seniors in the community.

The Mayor thanked everyone present.

V. Adjourn

The meeting was adjourned at 7:27 p.m.



Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist

Birmingham City Commission Minutes
August 11, 2025
Municipal Building, 151 Martin
7:30 p.m.
Vimeo Link: vimeo.com/1109156456

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Therese Longe, Mayor, opened the meeting with the Pledge of Allegiance.

II. ROLL CALL

City Clerk Bingham called the roll.

Present: Mayor Longe
MPT Baller
Commissioner Emerine
Commissioner Haig
Commissioner Host
Commissioner Long
Commissioner Schafer

Absent: None

Staff: City Manager Ecker; City Clerk Bingham, City Engineer Coatta, Planning Director Dupuis, Assistant City Manager Fairbairn, Parking Systems Manager Ford, Police Chief Grewe, City Attorney Kucharek

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

Announcements
Appointments

08-242-25 Housing Board of Appeals

Susan Schacket was interviewed for the appointment.

MOTION: Motion by Host:
To appoint Susan Schacket as a regular member to the Housing Board of Appeals to serve the remainder of a three-year term to expire May 4, 2028.

VOICE VOTE
Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long
Nays: None

08-243-25 Historic District Study Committee

Ron Berndt was interviewed for the appointment.

MOTION: Motion by Host:
To appoint Ron Berndt as a regular member to the Historic District Study Committee to serve the remainder of a three-year term to expire June 25, 2028.

VOICE VOTE
Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long
Nays: None

CC Bingham swore in the present appointees.

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

David Bloom commented regarding possible changes to the working relationship between the City and the Library.

V. CONSENT AGENDA

08-244-25 Consent Agenda

MOTION: Motion by Long, seconded by Host:
To approve the consent agenda.

ROLL CALL VOTE

Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long
Nays: None

- A. Resolution to approve the City Commission regular meeting minutes of July 28, 2025.
- B. Resolution to approve the warrant list, including Automated Clearing House payments, dated July 31, 2025 in the amount of \$1,568,134.85.
- C. Resolution to approve the warrant list, including Automated Clearing House payments, dated August 6, 2025 in the amount of \$1,151,797.44.
- D. Resolution to adopt an ordinance to amend Part II, Chapter 26 – Businesses, Article I – In General, Sec. 26-1 – Purpose and Intent and Part II, Chapter 26 - Businesses, Article II Licenses Generally.
- E. Resolution to amend Part II of the City Code, Chapter 74 Offenses, Article I. – General, Sec 74-6, to replace the current ordinance under sec. (b)(1) to include north and/or southbound Old Woodward from Oak to Lincoln. Furthermore, to authorize the Mayor and City Clerk to sign the ordinance on behalf of the city.

VI. CITY MANAGER’S REPORT

VII. UNFINISHED BUSINESS

08-245-25 Public Hearing for 479 S. Old Woodward – Birmingham Tower – Special Land Use Permit, Final Site Plan & Design Review

The Mayor briefly clarified the item for the public and opened the public hearing at 7:49 p.m.

PD Dupuis noted that the applicant requested a postponement to September 8, 2025.

Ethan Holtz, attorney for the applicant, spoke on behalf of the project.

Kate McNevin, 411 S Old Woodward Unit 518, opposed the request for postponement and the request for a parking waiver.

Sam McKnight, 411 S Old Woodward Unit 825, opposed the request for postponement and the request for a parking waiver.

Seeing no further public comment, the Mayor closed public comment at 7:58 p.m.

Staff answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- This project has been a long process, and the applicant has had time before now to pursue other parking options if desired.
- Alternatively, this request likely came about as a result of a potential new tenant, which is why other parking options are being pursued now.
- This applicant has asked for a number of parking abatements throughout this project.
- It was hard to imagine in the area where a shared parking agreement might be possible.
- The Planning Board has been so involved in this process that having their perspective on any other parking options would be most appropriate.

- The Planning Board was both concerned with the parking proposal and with the applicant's proposal to replace a floor of residential with a floor of retail. The applicant could pursue one floor of office and two floors of residential, which would reduce the project's parking count.
- Other parking options would not alleviate the Planning Board's non-parking related concerns, or the Commission's consideration of those concerns.
- It was noted that a significant number of 411 S. Old Woodward tenants were present in the audience.
- Having a vacant building next to one's property affects one's property negatively.
- A denial from the Commission would allow the applicant to return with a different proposal at any time. Postponing to dates certain might bring this process to resolution more quickly.

Doraid Markus, one of the owners of 479 S. Old Woodward, spoke on behalf of the project.

MOTION:

Motion by Longe, seconded by Haig:

To adjourn the public hearing for 479 S. Old Woodward – Birmingham Tower Special Land Use Permit, Final Site Plan & Design Review, with a request that the applicant return to a public hearing at the Planning Board to present their new information.

Commissioners raised the following points regarding the motion:

- The public hearing at the Planning Board would likely occur on September 10, 2025.
- All the public noticing requirements would be met.
- The Commission is not likely favorably disposed towards approving any shared parking agreement between the applicant and 411 S. Old Woodward. There would also be significant concerns about any shared parking agreements between the applicant and any business already in a shared parking agreement with another business.
- Shared parking agreements raise concerns since circumstances can change. It would be preferable that any proposed shared parking agreement would be for the long-term.
- The City has a number of legal requirements for shared parking agreements.
- The City had to redo S. Old Woodward in order to implement necessary water, sewer, road safety, and accessibility improvements.

Public Comment

Joan Schloop commented about a local business change that might increase parking demand on S. Old Woodward.

Mr. Markus supported the Commission considering any shared parking agreement that would otherwise be allowed by right.

Ms. McNevin commented that there are no additional parking spaces available within 411 S. Old Woodward for 479 S. Old Woodward to use.

Pat Hardy commented that 479 S. Old Woodward poses parking challenges and changes to vistas for some tenants of 411 S. Old Woodward.

David Bloom commented regarding City-initiated changes to S. Old Woodward, and supported the City in facilitating solutions in everyone's best interest.

ROLL CALL VOTE

Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long

Nays: None

08-246-25 Bond Proposal for the Birmingham Community and Senior Center

CM Ecker presented the item and answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- There was a typographical error in the item that required correction.
- A new home should be built for Next. A lesser bond could be pursued to that end.
- The Commission could consider putting the full bond proposal and a lesser bond proposal on the ballot, to see if either receives the necessary support.
- Other creative options should also be considered.

- Some have felt that Next's need to leave Midvale School in 2027 has limited the options that could be explored.
- Given its condition, the present 400 E. Lincoln Building should not be renovated. Operation and maintenance costs for the extant building would likely be prohibitive.
- Option C would allow for a phased improvement. Next was also supportive of Option C, with future phased improvements to be planned.
- Conducting a community survey as has been previously discussed would help guide the Commission's decisions.
- It might be possible to collaborate with the YMCA in some ways if their interest in collaborating remains.
- The presently proposed project is too expensive. Some residents are concerned about investing in this project in the context of uncertain economic conditions. The other participating communities' levels of investment remain unclear. Renovation in the short term remains more appropriate than a new building.
- It would be beneficial to brainstorm further about how this property might achieve its goals sustainably.
- Raising new options at the evening's earlier workshop felt inappropriate.
- Alternatively, it was all right to raise a new option at the workshop, as part of an open meeting, to have in mind for future consideration.
- The bond language could not be modified in any way before the deadline to submit the language for the November 2025 election.
- It would not be appropriate to put the bond proposal on the ballot right now.
- Alternatively, the public should be allowed to vote on the full bond proposal. They are allowed to vote it down. The costs for this proposed project will only increase in the future.

MOTION: Motion by Long, seconded by Baller:

To submit a bond proposal for the Birmingham Community and Senior Center in an amount not to exceed \$36,640,000 (Option 1) at the election to be held on Tuesday, November 4, 2025, to approve the ballot wording of the bond proposal, and hereby directing the City Clerk, once certified of the language, to send to the County Clerk for the County of Oakland submission to the City's electors on the election date, as set forth on page six and seven of the particular memo.

Commissioners raised the following points regarding the motion:

- The public should be allowed to vote on the option, and the Commission can discuss further actions once the outcome is known.
- Allowing the bond language to be put on the ballot will engender a robust community discussion. It seems appropriate to allow the public to express its opinion.
- This decision regarding the bond was not made in July because the full Commission could not be present. This evening's workshop and present item discussion was held in order to allow for public discussion of the matter.
- Some Commissioners robustly supported this project to start. At that time, the projected costs were \$24 million, with an \$8 million federal grant, which was removed as a result of federal policy.
- Generally, Commissions put items on a ballot that they endorse. This Commission does not broadly endorse this iteration of this project at this time.
- Similar local projects that have been approved have generally received some kind of grant funding as well. There are not local examples where taxpayers were asked to bear the entirety of the project costs.
- Birmingham does not tend to be competitive for grants because the average income is too high.
- Putting this item on the ballot could cause unnecessary expenditures, could serve to distract from implementing the memorandum of understanding (MOU) as a phased process, and could result in a loss of political capital to get necessary work done.
- While Next's need to leave Midvale in 2027 causes some limitations, those limitations do exist and need to be worked with.
- It might be possible to request a smaller bond next year with an attendant smaller redesign.

ROLL CALL VOTE

Ayes: Long, Baller

Nays: Haig, Schafer, Emerine, Host, Longe

VIII. NEW BUSINESS

08-247-25 Public Hearing to amend Chapter 126 (Zoning), Article 4, Section 4.30, Open Space Standards, to add Additional Open Space Standards for single-family residential zoned properties, Article 4, Section 4.31, Open Space Standards, to modify the Paved Surface Limitations in the R1, R1A, R2 and R3 Zoning Districts, and Article 9, Section 9.02, Definitions, to modify the definition for Impervious Surface

Mayor Longe opened the public hearing at 9:15 p.m.

PD Dupuis presented the item.

Mr. Reagan had a question answered by staff.

Mayor Longe closed the public hearing at 8:21 p.m.

Staff answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- Marquette, Michigan defines impervious surfaces as 'Any surface that cannot be effectively and easily penetrated by water, thereby resulting in runoff.' A percolation test could be used to determine whether a surface met that definition when necessary.
- This topic started because stone was included in the City's definition of 'impervious surface'. This was limiting infiltration basins and low-impact design within the City.
- Removing the word stone removed this particular limitation of low-impact design within the City. The Planning Board then revised the definition of open space in order to prevent homes from having entirely stone front yards.
- The Planning Board conducted a thorough study of this item.
- Permeable pavers tend to become impermeable within a couple years without a lot of dedicated, often expensive maintenance. That is why municipalities tend to categorize permeable pavers as impervious.
- 'Highly compacted soils' means a material that was compacted intentionally. It would not describe naturally occurring clay.
- 'Restricts' in 'A surface that restricts the infiltration of water' could be interpreted different ways.
- The ordinance should be less open to interpretation.
- Alternatively, in order to require a specific rate of infiltration would add a significant cost to any construction project in Birmingham. Requiring percolation tests, and the subsequent City review, would also increase costs.
- These changes are an improvement over the present ordinances.
- The ordinance can be reviewed for potential changes again in the future as relevant materials and technologies change.

MOTION:

Motion by Emerine, seconded by Haig:

To amend Chapter 126 (Zoning), Article 4, Section 4.30, Open Space Standards, to add Additional Open Space Standards for single-family residential zoned properties, Article 4, Section 4.31, Open Space Standards to modify the Paved Surface Limitations in the R1, R1A, R2 and R3 Zoning Districts, and Article 9, Section 9.02, Definitions, to modify the definition for Impervious Surface.

1. Resolution to approve the proposed ordinance amendments to Article 4, Section 4.30, Open Space Standards, to add Additional Open Space Standards for single-family residential zoned properties, Article 4, Section 4.31, Open Space Standards, to modify the Paved Surface Limitations in the R1, R1A, R2 and R3 Zoning Districts, and Article 9, Section 9.02, Definitions, to modify the definition for Impervious Surface.

ROLL CALL VOTE

Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long

Nays: None

Staff and the Planning Board were thanked for their work on the item.

08-248-25 Final Parking Garage Schematic Design Review – Chester Garage

PSM Ford introduced the item. Brian Hearn from BCT Design Group presented the item. Both answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- The mural themes should be coordinated and tied into the colors of the decks in which they are located.
- The Public Arts Board (PAB) could be tasked with brainstorming appropriate ways of selecting murals.
- Options could include reproducing historical images in the garages, holding a call for art, or selecting themes for each garage.
- If a competition were held, there should be a set of parameters in order to decrease the randomness of the murals submitted. Each deck could have a theme.
- The murals should be changed, possibly every couple of years, so that they do not become dated.
- There would likely be eight murals per deck.
- The PAB may also be able to provide input on what could go on the exterior banners.
- There is some interest in increasing public messaging opportunities on the outside of the decks.
- Creating a coherent message or theme about Birmingham could be useful for guiding these designs.
- Finding interesting ways to promote the two hours free parking in the decks could be worthwhile.
- Determining what kinds of murals tend to be successful in parking decks could be helpful.

MOTION: Motion by Long, seconded by Haig:

To approve BCT Design Group's final schematic designs for the Chester Garage and to proceed with schematic designs for the remaining four garages, with the inclusion of the City Commission's feedback and direction.

Commissioners' comments were as follows:

- The APC has also been involved in this process.

VOICE VOTE

Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long

Nays: None

Staff and Mr. Hearn were thanked for their work on the item.

08-249-25 Change Order for the 2024 Concrete Sidewalk Repair Program #1-24 (SW)

CE Coatta presented the item and answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- This and similar projects should be publicized more widely so residents can better see the City's infrastructure investments at work.

MOTION: Motion by Baller, seconded by Long:

To approve a change order for the 2024 Concrete Sidewalk Repair Program #1-24 (SW) to include the 2025 Concrete and Sidewalk Repair Program #1-25 (SW) in an amount not to exceed of \$930,622.10. In addition, to authorize the Mayor and Clerk to sign the agreement on behalf of the City.

VOICE VOTE

Ayes: Haig, Schafer, Baller, Emerine, Host, Longe, Long

Nays: None

Commission Discussion On Items From A Prior Meeting

08-250-25 Landscapers Code of Conduct

Commissioner Haig presented the item.

Commissioners raised the following points during discussion:

- This would be addressed as a quality of life issue.
- It might be possible to create ordinances to address the most significant concerns so that enforcement options are available. One option might limit how many pieces of power equipment could be run at once.
- A code of conduct might be more appropriate than an ordinance.
- Some of the primary concerns are noise, debris, and blowing things from yards into the street.
- Describing proper behavior through an educational campaign could be beneficial.
- While enforcement could be somewhat challenging, there are other policies or ordinances in the City that face similar enforcement challenges.

MOTION: Motion by Host, seconded by Haig:
To move it to a full agenda item.

VOICE VOTE
Ayes: Haig, Host
Nays: Schafer, Baller, Emerine, Longe, Long

Commission Items for Future Discussion

08-251-25 Gas Powered Equipment

Discussion occurred during the previous item.

MOTION: Motion by Baller, seconded by Host:
To have City staff come back to us with some proposals for an ordinance that would limit the number of gas powered pieces of lawn equipment, to include chainsaws, that can used simultaneously on a single residential property.

Commissioner comments on the motion were as follows:

- The motion should be treated by staff as a starting point for a discussion. Staff should look into it and come back with a reasonable recommendation.
- Items like chainsaws should be included. Construction equipment should not be included.
- This ordinance would likely be challenging to enforce.
- Alternatively, this ordinance is enforced by complaint.
- This description makes this topic into a noise-specific issue.

VOICE VOTE
Ayes: Baller, Host
Nays: Schafer, Haig, Emerine, Longe, Long

08-252-25 Public Private Partnerships

Commissioner Baller recommended hiring an expert in public private partnerships.

MOTION: Motion by Baller, seconded by Host:
To have them come back to us with some proposal for hiring a ‘shark’.

Commissioner comments on the motion were as follows:

- This could be an owner’s representative.
- The City would explain further what it is looking for once the appropriate person is hired.
- This is stage two in the process of bringing it to a full agenda item.

VOICE VOTE
Ayes: Baller, Host, Schafer, Haig, Emerine, Longe, Long
Nays: None

IV.	REMOVED FROM CONSENT AGENDA
X.	COMMUNICATIONS
XI.	REPORTS

- A. Commissioner Reports
 - 1. Notice of intention to appoint to the Design Review Board
 - 2. Notice of intention to appoint to the Historic District Commission
- B. Commissioner Comments

Commissioner Host noted that the Pat Andrews’ Reading Library would be having its celebration on August 31, 2025 at 11 a.m. at the corner of Fairfax and Maple.

Commissioner Long thanked staff for the planned changes to the signs at Oakland Avenue, and asked that additional arrows be added closer to the ‘Only’ on the road in order to reduce driver confusion at the intersection.

- C. Advisory Boards, Committees, Commissions’ Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. Oakland and Haynes Project #7-24(P) - Oakland Avenue Signage and Pavement Markings

INFORMATION ONLY

XII. ADJOURN

The Commission motioned to adjourn at 9:31 p.m.



Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist

City of Birmingham
Warrant List Dated 08/13/2025

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Check Number	Early Release	Vendor #	Vendor	Amount
<u>PAPER CHECK</u>				
304878	*	005430	21ST CENTURY MEDIA- MICHIGAN	891.00
304879		BDREFUND	4 WAY CEMENT	200.00
304880	*	000855	48TH DISTRICT COURT	1,500.00
304881	*	000855	48TH DISTRICT COURT	399.00
304882	*	006965	7UP DETROIT	142.50
304883	*	009346	ACCUFORM PRINTING & GRAPHICS, INC	1,788.00
304884		003431	AIS CONSTRUCTION CO	776.80
304885		BDREFUND	ALL PRO ROOFING SOLUTIONS	100.00
304886		000167	ANDERSON ECKSTEIN WESTRICK INC	24,211.40
304887		BDREFUND	Anthony Cupisz	300.00
304888		BDREFUND	ANTHONY FILORAMO TRUST	200.00
304889		BDREFUND	ANTONIO JOSEPH DESANO	100.00
304890		BDREFUND	APAP REALTY GROUP	100.00
304892		009290	ARSENAL POWERSPORTS LLC	391.84
304893		BDREFUND	ASHTEN LEBEAU	200.00
304895	*	006759	AT&T	510.42
304897	*	010026	BCT DESIGN GROUP	174.88
304898		002231	BILLINGS LAWN EQUIPMENT INC.	108.09
304899		BDREFUND	BINGHAM DEVELOPMENT LLC	200.00
304900	*	000524	BIRMINGHAM LOCKSMITH INC	178.00
304901		BDREFUND	BLOCK, JOSHUA	400.00
304902	*	007359	BRADY INDUSTRIES	1,514.00
304903		BDREFUND	BRANDYWINE CONSTRUCTION LLC	650.00
304906		BDREFUND	C B ASPHALT PAVING	500.00
304907		003907	CADILLAC ASPHALT, LLC	736.38
304909	*	009944	CARTER'S CEMETERY PRESERVATION INC	9,647.50
304910	*	TAXMISC	CATALYST DEVELOPMENT CO 8 LLC	2,252.79
304911		BDREFUND	CHAMPION WINDOW COMPANY OF DET	100.00
304912	*	MISC	CHRIS KOLON	4,433.25
304913		BDREFUND	CHRIS MORGAN & ASSOCIATES INC	500.00
304914	*	009167	COL'S FAMILY RESTAURANT	141.00
304915		009723	COMFORT ZONES HEATING & COOLING LLC	371.58
304916		BDREFUND	COMMERCIAL ARCH	500.00
304917		008512	COOL THREADS EMBROIDERY	387.95
304919		BDREFUND	CROOKED TREE INC	300.00
304920	*	009815	CULLIGAN OF ANN ARBOR/DETROIT	48.64
304921		BDREFUND	DALE JAMES WEGRZYN	200.00
304922		BDREFUND	DAVID JONES CONSTRUCTION, LLC	200.00
304923		BDREFUND	DENKER III, CLAUDE H	200.00
304924		BDREFUND	DEPENDABLE SERVICE GROUP	200.00
304927		BDREFUND	DOBI REAL ESTATE	500.00
304928		BDREFUND	DORSET, PAUL D	100.00

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Check Number	Early Release	Vendor #	Vendor	Amount
304930	*	000179	DTE ENERGY	20.88
304931	*	000179	DTE ENERGY	462.74
304932	*	000179	DTE ENERGY	903.71
304933	*	000179	DTE ENERGY	103.71
304934	*	000179	DTE ENERGY	181.32
304935	*	000179	DTE ENERGY	2,574.10
304936	*	000179	DTE ENERGY	182.28
304937	*	000179	DTE ENERGY	732.40
304938	*	000179	DTE ENERGY	9,555.27
304939	*	000179	DTE ENERGY	1,710.15
304940	*	000179	DTE ENERGY	3,369.23
304941	*	000179	DTE ENERGY	1,567.57
304942	*	000179	DTE ENERGY	17.65
304943	*	000179	DTE ENERGY	1,244.29
304944	*	000179	DTE ENERGY	32.69
304945	*	000179	DTE ENERGY	26.08
304946	*	000179	DTE ENERGY	194.00
304948	*	000179	DTE ENERGY	18.43
304949	*	000179	DTE ENERGY	21.65
304950	*	000179	DTE ENERGY	23.13
304951	*	000179	DTE ENERGY	369.43
304952	*	000179	DTE ENERGY	956.34
304953	*	000179	DTE ENERGY	22.92
304954	*	000274	E-Z-GO DIVISION OF TEXTRON INC	855.64
304955		BDREFUND	EAVESTEC INC	100.00
304957		BDREFUND	EMERGENCY EGRESS LLC	100.00
304958		BDREFUND	EUROCRAFT BUILDERS & REMODELER	200.00
304959		BDREFUND	EXOCTIC CUSTOM POOLS	475.00
304962	*	001223	FAST SIGNS	481.29
304963		BDREFUND	FAST SIGNS OF BIRMINGHAM	100.00
304964		BDREFUND	FASTSIGNS OF BIRMINGHAM	200.00
304965		BDREFUND	FONTANA CEMENT	100.00
304966		BDREFUND	FORCE BUILDING CO	2,000.00
304967		BDREFUND	FORTRESS HOME IMPROVEMENT	400.00
304968		BDREFUND	FOUNDATION SYSTEMS OF MICHIGAN INC.	200.00
304969		BDREFUND	FOUR SEASONS GARDEN CENTER	100.00
304970		BDREFUND	GABLE ROOFING	100.00
304971		BDREFUND	GEORGE NESTOR	600.00
304972		BDREFUND	GISTINGER, DENNIS	100.00
304973		BDREFUND	GOLD STAR PROPERTY RESTORATION	500.00
304974		BDREFUND	GOLDSWORTHY HOME SERVICES	500.00
304975	*	004604	GORDON FOOD	2,389.93
304976		BDREFUND	GOTO ROOFING	100.00

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Check Number	Early Release	Vendor #	Vendor	Amount
304977		BDREFUND	GREAT LAKES CONSTRUCTION & MAINTENA	300.00
304978		BDREFUND	GREAT LAKES CUSTOM BUILDER LLC	2,200.00
304979		BDREFUND	GREAT OAKS LANDSCAPE	100.00
304981		BDREFUND	HANDS-ON PT LLC	200.00
304982		BDREFUND	HANSONS GROUP LLC	500.00
304983		BDREFUND	HELLER & ASSOCIATES INC	300.00
304984		BDREFUND	HERBERT, JAKE	200.00
304985		007339	HIGHEST HONOR, INC	103.25
304986		BDREFUND	Highland Landscape	100.00
304987	*	001846	HIGHWAY MAINTENANCE&CONSTRUCTION CO	277,533.63
304988		BDREFUND	HOME DEPOT USA INC	1,700.00
304989		BDREFUND	HOMESTEAD CONSTRUCTION CO	400.00
304990		BDREFUND	HUGHES, MADONNA	200.00
304991		009910	IDI	155.00
304992	*	000342	INTERSTATE BATTERIES OF SE MICH	553.77
304993		BDREFUND	JACK'S JOBS INC	100.00
304994		BDREFUND	JACOB DANIEL DROSTE	200.00
304995	*	009724	JOHN CONNOR	350.00
304997		010065	K & M TIRE INC	400.00
304998		BDREFUND	K CUSTOM LLC	500.00
304999		004088	KGM DISTRIBUTORS INC	605.00
305000		BDREFUND	LEJA, MEGAN	100.00
305001	*	007521	LUIGI FERDINANDI & SON INC	96,482.60
305002		BDREFUND	LUNA SHAAYA	100.00
305003	*	004855	MAMC	50.00
305004		BDREFUND	MARTINO ENTERPRISES INC	100.00
305005		008174	MED SOURCE SERVICES INC	395.00
305006	*	009200	MICHAEL MORRISON	4,800.00
305007		001497	MICHIGAN STATE POLICE	30.00
305008	*	000230	MIKE SAVOIE CHEVROLET INC	153.80
305009		BDREFUND	MIKHAIL MUHAMMAD	100.00
305010		BDREFUND	MIKHAIL MUHAMMED	400.00
305011		BDREFUND	N A MANS & SONS INC	600.00
305012	*	000477	OAKLAND COUNTY	170.25
305013	*	000919	OAKLAND COUNTY TREASURER	20,879.42
305014	*	004370	OCCUPATIONAL HEALTH CENTERS OF MI	141.00
305015		BDREFUND	PACIFIC COAST LEASE OF MICHIGAN LLC	575.00
305016	*	009827	PARKER TECHNOLOGY, LLC	3,892.76
305018		007170	PRO PUMP CONTROLS INC	8,065.09
305020		BDREFUND	ROBERTS, MARY J	1,750.00
305021	*	002806	SAM'S CLUB/SYNCHRONY BANK	279.49
305022	*	008073	SITEONE LANDSCAPE SUPPLY, INC	572.86
305023		000260	SPARTAN DISTRIBUTORS INC	3,008.08

City of Birmingham

Warrant List Dated 08/13/2025

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Check Number	Early Release	Vendor #	Vendor	Amount
305023	*	000260	SPARTAN DISTRIBUTORS INC	434.20
305024	*	008396	REBEKAH SPRINGER	417.64
305025	*	009201	STEPHEN SHUKWIT	1,600.00
305026		BDREFUND	STERLING DEVELOPMENT CORP	1,850.00
305029	*	009552	TRAFFIC & SAFETY CONTROL SYSTEMS	1,064.00
305030	*	004379	TURNER SANITATION, INC	1,290.00
305031	*	008941	UPTOWN MARKET OF BIRMINGHAM	137.49
305034	*	007226	VALLEY CITY LINEN, INC	85.52
305035	*	000158	VERIZON WIRELESS	147.56
305036	*	000158	VERIZON WIRELESS	1,152.85
305038	*	000158	VERIZON WIRELESS	76.02
305039	*	000158	VERIZON WIRELESS	295.38
305041		BDREFUND	WEEKS JR, DANA	200.00
305042		BDREFUND	WEEKS JR, DANA	100.00
305043		010018	WHITE TAIL FENCING	5,492.50
305044		004512	WOLVERINE POWER SYSTEMS	1,080.00
305045	*	000309	ZEP SALES AND SERVICE	183.21
46	*	001956	HOME DEPOT CREDIT SERVICES	261.19
SUBTOTAL PAPER CHECK				\$535,460.41

ACH TRANSACTION

13905	*	000517	BEIER HOWLETT PC	40,861.25
13906	*	006683	BIRMINGHAM LAWN MAINTENANCE, INC	496.00
13907	*	007624	BIRMINGHAM OIL CHANGE CENTER, LLC	124.94
13908	*	008840	BIRMINGHAM PUBLIC SCHOOLS-TAXES	2,597,927.92
13909	*	000542	BLUE WATER INDUSTRIAL PRODUCTS INC	118.50
13911		007875	CANFIELD EQUIPMENT SERVICE INC.	205.00
13912	*	009122	CLAIRE CHUNG	184.00
13913		000605	CINTAS CORPORATION	199.44
13914	*	000605	CINTAS CORPORATION	198.36
13917		002668	CONTRACTORS CLOTHING CO	136.96
13919	*	009873	D/A CENTRAL INC.	1,395.24
13920	*	009557	ZECO, LLC	330.00
13921	*	001077	DUNCAN PARKING TECH INC	10,628.35
13922	*	003801	JANA ECKER	196.00
13923	*	007538	EGANIX, INC.	960.00
13924	*	006689	F.D.M. CONTRACTING INC.	168,206.10
13925	*	009916	FASTFIELD, INC.	83.95
13926		001230	FIRE SYSTEMS OF MICHIGAN LLC	380.00
13927	*	009387	FRAIBERG & PERNIE PLLC	9,463.54
13928	*	007807	G2 CONSULTING GROUP LLC	24,764.00
13929	*	000243	GRAINGER	95.92
13930	*	001672	HAYES PRECISION INC	135.00
13931		000331	HUBBELL & CLARK INC	27,962.40

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Check Number	Early Release	Vendor #	Vendor	Amount
13931	*	000331	HUBBELL ROTH & CLARK INC	1,383.08
13932		000948	HYDROCORP	11,393.00
13933		000261	J.H. HART URBAN FORESTRY	27,823.46
13934		000186	JACK DOHENY COMPANIES INC	126.94
13935	*	009482	JAMIL KIM	1,600.00
13936		009249	JCC CREATIVE LLC	850.00
13937	*	003458	JOE'S AUTO PARTS, INC.	2,016.01
13938	*	005550	LEE & ASSOCIATES CO., INC.	611.50
13941		004879	MOTOROLA SOLUTIONS INC	2,475.78
13942		001194	NELSON BROTHERS SEWER	1,766.00
13943		001864	NOWAK & FRAUS ENGINEERS	76,726.00
13944	*	006359	NYE UNIFORM COMPANY	1,378.00
13945	*	008843	OAKLAND COUNTY TREASURER- TAX PYMNT	4,347,217.77
13946	*	006027	PENCHURA, LLC	5,649.00
13947	*	000897	PRINTING SYSTEMS INC	3,842.66
13948	*	009666	RAM CONSTRUCTION SERVICES OF MICHIG	582,451.12
13949	*	000478	ROAD COMM FOR OAKLAND CO	3,246.00
13950	*	001181	ROSE PEST SOLUTIONS	462.00
13951	*	003785	SIGNS-N-DESIGNS INC	1,595.00
13952		000254	SOCRRA	91,020.00
13953		001097	SOCWA	109.20
13953	*	001097	SOCWA	282,944.54
13954	*	009708	JEREMY TURNER	175.00
13955	*	000969	VIGILANTE SECURITY INC	964.59
SUBTOTAL ACH TRANSACTION				\$8,332,879.52
GRAND TOTAL				\$8,868,339.93

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



Mary Chavez
Finance Director/ Treasurer

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

City of Birmingham

Warrant List Dated 08/20/2025

Meeting of 08/25/2025

Check Number	Early Release	Vendor #	Vendor	Amount
<u>PAPER CHECK</u>				
305046	*	005430	21ST CENTURY MEDIA- MICHIGAN	767.50
305047	*	000855	48TH DISTRICT COURT	261.00
305048		009699	ADVANCED VETERINARY MEDICAL CENTER	1,452.00
305049	*	004279	AJAX MATERIALS CORPORATION	6,810.75
305050		006686	ALLTRONICS SYSTEMS LTD	144.00
305051		BDREFUND	AMERICAN STANDARD ROOFING	100.00
305052	*	007033	APPLIED INNOVATION	1,659.40
305053	*	006759	AT&T	210.74
305054	*	006759	AT&T	50.29
305055	*	006759	AT&T	385.27
305056		BDREFUND	ATIYA, SHAHAD	100.00
305058		009682	BERESFORD COMPANY	110.00
305059		BDREFUND	BIRMINGHAM HOSPITALITY PARTNERS	500.00
305060		BDREFUND	BIRMINGHAM HOSPITALITY PROP LLC	500.00
305061		BDREFUND	BLUMKE INSTALLATIONS	200.00
305062		003907	CADILLAC ASPHALT, LLC	1,251.04
305063		BDREFUND	CAPALDI BUILDERS	300.00
305064	*	MISC	CAROL ANN OWENS	350.00
305065	*	000444	CDW GOVERNMENT INC	3,597.93
305066		BDREFUND	CONSTRUCTEAM	100.00
305067	*	000627	CONSUMERS ENERGY	435.44
305068	*	009656	CORBIN DESIGN, INC	1,532.50
305069	*	006115	CORRIGAN MOVING SYSTEMS	124.00
305070		BDREFUND	COY CONSTRUCTION INC	600.00
305071	*	009145	CREATIVE COLLABORATIONS	3,800.00
305072		BDREFUND	DIAUJA WOODS	200.00
305073	*	000190	DOWNRIVER REFRIGERATION SUPPLY CO.	274.72
305074	*	000179	DTE ENERGY	259.86
305075	*	000179	DTE ENERGY	2,291.67
305076	*	000179	DTE ENERGY	92.11
305077	*	000179	DTE ENERGY	1,758.21
305078	*	000179	DTE ENERGY	200.89
305079	*	000179	DTE ENERGY	39.00
305080	*	000179	DTE ENERGY	37.17
305081		000179	DTE ENERGY	33.31
305082	*	000179	DTE ENERGY	37.25
305083	*	000179	DTE ENERGY	1,150.30
305084	*	000179	DTE ENERGY	73.03
305085	*	000179	DTE ENERGY	1,286.89
305086	*	000179	DTE ENERGY	783.87
305087	*	000180	DTE ENERGY	62,166.97
305088	*	000274	E-Z-GO DIVISION OF TEXTRON INC	8,556.41

City of Birmingham

Warrant List Dated 08/20/2025

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Check Number	Early Release	Vendor #	Vendor	Amount
305091		001495	ETNA SUPPLY	6,930.00
305092		BDREFUND	EXPRESS OUTDOOR & MORE	100.00
305094		BDREFUND	FOUNDATION SYSTEMS OF MICHIGAN INC.	100.00
305095		BDREFUND	FREDERICK EDUARDO AFIF	250.00
305096	*	009958	GANNETT DETROIT LOCAIQ	772.50
305097		BDREFUND	GENEX WINDOW	500.00
305098		BDREFUND	GILL, ROTEM ZVI	1,750.00
305099	*	004604	GORDON FOOD	459.20
305100		010006	HJP LEGAL	1,250.00
305101	*	001956	HOME DEPOT CREDIT SERVICES	337.94
305102		BDREFUND	HRH CONSTRUCTION LLC	2,500.00
305103		009884	HURON VALLEY GUNS LLC	138.98
305104	*	000340	INDUSTRIAL BROOM SERVICE, LLC	828.80
305105	*	008433	INFO TECH INC	1,200.00
305108		BDREFUND	INTERIORS UNLIMITED LLC	1,000.00
305109	*	009551	INTERMEDIA. NET INC	773.03
305110	*	009401	IRENE S WASSEL	218.75
305111		BDREFUND	IT'S THE BRICK GUYS	300.00
305112		000344	J.T. EXPRESS, LTD.	787.50
305113		BDREFUND	JACOBS, ROBERT	200.00
305114		BDREFUND	James Swift Construction	100.00
305115		BDREFUND	JANELLE LYNN WHIPPLE-BOYCE	300.00
305116	*	MISC	JANESSA DANIELSON	350.00
305117		BDREFUND	JKS CONSTRUCTION	300.00
305118	*	MISC	JODY HORNE	350.00
305119		BDREFUND	JOHN HARRISON GARDNER ARCHITECT	200.00
305120		BDREFUND	JOHN LEROY ANDERSON	200.00
305121	*	009946	JORDAN ZUPPKE LAW	1,312.50
305122		BDREFUND	JULIE PINCUS	100.00
305123		BDREFUND	KASTLER CONSTRUCTION INC	1,000.00
305124		010025	KBW CRIMINAL LAW	1,825.00
305124	*	010025	KBW CRIMINAL LAW	500.00
305125		BDREFUND	KIEZI, MARK	200.00
305126		BDREFUND	KITCHEN & BATH BY RITE-WAY INC	200.00
305127		BDREFUND	KURTIS KITCHEN & BATH CENTERS	200.00
305128		BDREFUND	LAKES DEVELOPMENT GROUP	1,000.00
305129	*	009963	LAW OFFICE OF ROBERT J MORAD PLLC	750.00
305130		BDREFUND	LAYER, PETER FRANCIS	200.00
305131		BDREFUND	LEGACY CUSTOM BUILDERS	500.00
305132		BDREFUND	LERMAN CORPORATION	200.00
305134		BDREFUND	LIBURDI, ADRIANA	200.00
305135		BDREFUND	LOPEZ JR, DANIEL DORIAN	300.00
305136	*	009995	MARINA CHUPAC PLLC	1,750.00

City of Birmingham

Warrant List Dated 08/20/2025

Meeting of 08/25/2025

Check Number	Early Release	Vendor #	Vendor	Amount
305137		BDREFUND	MARK ADLER HOMES LLC	2,500.00
305138		BDREFUND	Marvin Design Gallery	500.00
305139		BDREFUND	MASRI, NAWAF	2,000.00
305140		BDREFUND	MASTRANGEL, VINCENT T	200.00
305141		BDREFUND	MATTHEWS, WILLIAM B	200.00
305142		BDREFUND	MCLELLAN, KEVIN R	500.00
305143		BDREFUND	MCLEOD, RONALD W	200.00
305144	*	000369	MCMI	1,506.75
305146		BDREFUND	MERRILLWOOD COLLECTION	100.00
305147		BDREFUND	METRO DETROIT SIGNS INC	100.00
305148		BDREFUND	MHRAC INC	200.00
305149		BDREFUND	MICHAEL F GAROFALO TRUST	500.00
305150	*	MISC	MICHAEL ZANG	350.00
305151		BDREFUND	MICHAEL, DEBORAH A	100.00
305152		BDREFUND	MICHIGAN ASPHALT PAVING	100.00
305153		BDREFUND	MICHIGAN PRO BUILDERS	200.00
305154		000230	MIKE SAVOIE CHEVROLET INC	64.62
305155	*	001387	MML LIABILITY AND PROPERTY POOL	2,196.75
305156	*	000649	MML WORKERS' COMP FUND	95,715.00
305157		007163	MOBILE HEALTH RESOURCES	3,328.64
305158	*	007744	MOHAMED F. CHAMMAA	44.80
305159		BDREFUND	MOSHER DOLAN	100.00
305160		BDREFUND	NICHOLAS CONTRACTING GROUP	500.00
305161		BDREFUND	NICHOLAS SCHUETZLER	200.00
305162		BDREFUND	NOBLE DEVELOPMENT INC	200.00
305163		BDREFUND	NORCO CONTRACTING INC	100.00
305164	*	009748	NORTHSTAR PAINTING	14,247.00
305165	*	000477	OAKLAND COUNTY	563,680.42
305166	*	004370	OCCUPATIONAL HEALTH CENTERS OF MI	141.00
305167		BDREFUND	OCR INCORPORATED	200.00
305168		BDREFUND	OKSANA BELLA LANNING	100.00
305170		BDREFUND	PARPART, DONALD E	100.00
305171		BDREFUND	PECORARO, JOSEPH	100.00
305172		BDREFUND	PEOPLE'S CHOICE CONTRACTOR	300.00
305173		BDREFUND	PERAINO, NICOLAS W	100.00
305174		BDREFUND	PHILLIPS SIGN & LIGHTING INC	100.00
305175		BDREFUND	PIERNICK II, DOUGLAS M	300.00
305176		BDREFUND	PMS DIVERSIFIED CONSTRUCTION SERVIC	300.00
305177		BDREFUND	Renaissance Contracting	200.00
305178		BDREFUND	RENEWAL BY ANDERSEN	200.00
305179		BDREFUND	ROCK BUILDING COMPANY INC	1,400.00
305180		BDREFUND	ROMA CEMENT CO INC	100.00
305182		007697	SAVE THE MOMENT	101.00

City of Birmingham

Warrant List Dated 08/20/2025

Meeting of 08/25/2025

Check Number	Early Release	Vendor #	Vendor	Amount
305183		BDREFUND	SHARRAK, MATTHEW	10,000.00
305184	*	008815	SHI INTERNATIONAL CORP.	1,343.76
305185		BDREFUND	SOS NOW BUILDING AND CONTRACTING, L	200.00
305186		000260	SPARTAN DISTRIBUTORS INC	494.57
305187	*	009964	STAGE2 DATA INC.	1,491.84
305188		010043	STAMELL LAW, PLLC	750.00
305188	*	010043	STAMELL LAW, PLLC	1,125.00
305189	*	009341	STAMPMAKER.COM	91.90
305190		002809	STATE OF MICHIGAN	1,026.22
305191		BDREFUND	TEMPLETON BUILDING COMPANY	100.00
305192		007115	TERMINIX PROCESSING CENTER	113.06
305193		BDREFUND	THE NEW 555 COMMERCIAL LLC	500.00
305195		BDREFUND	TREPPA, KELLIE	300.00
305196		BDREFUND	TRESNAK CONSTRUCTION INC	100.00
305197		004379	TURNER SANITATION, INC	150.00
305197	*	004379	TURNER SANITATION, INC	1,705.00
305198		000931	VARSITY SHOP	32.96
305199	*	000158	VERIZON WIRELESS	398.16
305200	*	000158	VERIZON WIRELESS	151.83
305201	*	000158	VERIZON WIRELESS	98.46
305202	*	000158	VERIZON WIRELESS	89.93
305203	*	009806	VFP FIRE SYSTEMS	3,105.00
305204	*	009300	VIRTRU CORPORATION	13,208.20
305205		BDREFUND	WALLSIDE INC	1,100.00
305206		BDREFUND	WELLS, RONALD	300.00
SUBTOTAL PAPER CHECK				\$868,369.59
<u>ACH TRANSACTION</u>				
13956	*	002284	ABEL ELECTRONICS INC	1,029.98
13957		003708	AIRGAS USA, LLC	477.93
13958	*	009609	BALIAN LEGAL, PLC	1,125.00
13959	*	007345	BEVERLY HILLS ACE	15.24
13960	*	009183	BOB ADAMS TOWING	417.15
13961	*	003282	LISA MARIE BRADLEY	290.00
13962	*	009396	CECILIA QUIRINDONGO BAUNSOE	1,500.00
13963		000605	CINTAS CORPORATION	199.44
13964		000605	CINTAS CORPORATION	60.83
13965	*	000605	CINTAS CORPORATION	185.52
13966	*	008044	CLUB PROPHET	869.00
13967	*	009947	MCLAUGHLIN LAW PLLC	1,875.00
13968	*	009195	CROWN CASTLE FIBER LLC	6,890.34
13969		000196	EJ USA, INC.	618.41
13970	*	000995	EQUATURE	899.86
13971	*	006689	F.D.M. 5D CONTRACTING INC.	549,368.34

City of Birmingham
Warrant List Dated 08/20/2025

Meeting of 08/25/2025

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13972		001230	FIRE SYSTEMS OF MICHIGAN LLC	2,023.10
13973	*	000929	CONNIE FOLK	20.00
13974		000217	FOUR SEASON RADIATOR SERVICE INC	329.30
13975	*	000243	GRAINGER	585.76
13976		000948	HYDROCORP	12,210.00
13977	*	009390	IDUMESARO LAW FIRM, PLLC	1,612.50
13978		000261	J.H. HART URBAN FORESTRY	40,139.42
13979	*	003458	JOE'S AUTO PARTS, INC.	75.96
13980	*	000891	KELLER THOMA	1,320.00
13981	*	004085	KONE INC	2,086.45
13982	*	009386	LAW OFFICE OF BRIAN P. FENECH	2,712.50
13983	*	009385	LAW OFFICE OF MICHAEL J. DICK	2,025.00
13984	*	005550	LEE & ASSOCIATES CO., INC.	625.66
13985		009663	MACQUEEN EQUIPMENT, LLC	1,611.14
13986		001417	MAJIK GRAPHICS INC	980.00
13987	*	009398	MARCIA C ROSS PC	5,075.00
13989		004879	MOTOROLA SOLUTIONS INC	93.96
13990	*	010019	NARGIZ NESIMOVA, PLLC	2,425.00
13992		001194	NELSON BROTHERS SEWER	345.00
13992	*	001194	NELSON BROTHERS SEWER	230.00
13993	*	009706	NORTHSTAR MAT SERVICE	444.82
13994		001864	NOWAK & FRAUS ENGINEERS	67,327.00
13995	*	006359	NYE UNIFORM COMPANY	818.00
13996	*	009395	ORLANDO LAW PRACTICE PC	512.50
13997	*	009820	PLUNKETT COONEY	472.50
13998	*	001181	ROSE PEST SOLUTIONS	498.00
13999		009347	SAFELITE FULFILLMENT, INC	515.37
14000	*	005759	SCHEMA ROOFING & SHEET METAL CO INC	1,635.00
14001	*	004887	TRUCK & TRAILER SPECIALTIES INC	612.75
14002	*	005806	ULINE	1,414.36
SUBTOTAL ACH TRANSACTION				\$716,598.09
GRAND TOTAL				\$1,584,967.68

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



Mary Chavez
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

City Clerk's Office

DATE: August 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Alexandria Bingham, City Clerk

SUBJECT: Special Event - 2025 Winter Markt

INTRODUCTION:

The Birmingham Shopping District (BSD) has submitted a Special Event application to hold the 2025 Winter Markt event on December 5-7, 2025 in Shain Park and on the surrounding streets. Set-up for the event is scheduled for December 1-5, 2025, 7 a.m. – 8 p.m. Street closures will begin Wednesday, December 3, 2025 at 7:00 a.m.

Winter Markt hours of operation will be:

Friday, December 5	4:00 p.m. – 9:00 p.m.
Saturday, December 6	10:00 a.m. – 9:00 p.m.
Sunday, December 7	10:00 a.m. – 4:00 p.m.

Tear-down is scheduled on December 7, 2025 from 4:00 p.m. – 9:00 p.m. and December 8, 2025 from 7 a.m. – 4 p.m.

BACKGROUND:

Prior to application submission, the Police Department reviewed the proposed event details for street closures and the need for safety personnel and approved the details. Department of Public Services (DPS), Planning, Building, Engineering, Police, and Fire have indicated their approval. The Parking Department has been notified of the event for planning purposes.

There are no events currently scheduled for December 2025.

Winter Markt is a charming German styled holiday market for all to enjoy. The event will include craft and gift vendors as well as food. Live music will be provided throughout the event. A highlight will be the official holiday tree lighting on Friday evening.

LEGAL REVIEW:

No legal review is required for this action.

FISCAL IMPACT:

All costs associated with this event will be paid by the applicant.

SUSTAINABILITY:

The Birmingham Shopping District will place recycling bins in addition to general trash cans.

DESIGN CONSIDERATIONS:

There were no design considerations for this event.

PUBLIC COMMUNICATIONS:

The Birmingham Shopping District notified residents and businesses regarding the details of the event by postcard mailed at least two weeks prior to the Commission meeting. Addresses were notified within 300 feet of the event space.

SUMMARY:

The City Commission is being asked to approve a Special Event Permit for the 2025 Winter Markt to be held December 5-7, 2025. Set up will begin in Shain Park, Monday, December 1-5, 2025. Street closures will begin at 7 a.m. on Wednesday December 3, 2025. Tear down will begin December 7, 2025 from 4:00 p.m. – 9:00 p.m. and December 8, 2025 from 7 a.m. – 4 p.m.

ATTACHMENTS:

1. Special Event application
2. Notification letter with map of event area distributed to residents/businesses within 300 feet of the event area dated August 11, 2025. Notification addresses are on file in the Clerk's Office.
3. Department Approval page with comments and estimated costs.

SUGGESTED COMMISSION ACTION:

To make a motion adopting a resolution to approve a request from the Birmingham Shopping District to hold the 2025 Winter Markt special event on Friday, December 5, 2025 – Sunday, December 7, 2025 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further, pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.

CITY OF BIRMINGHAM
APPLICATION FOR SPECIAL EVENT PERMIT
PARKS AND PUBLIC SPACES

IMPORTANT: EVENTS UTILIZING CITY SIDEWALKS AND/OR STREETS MUST MEET WITH POLICE DEPARTMENT SPECIAL EVENT OFFICE TO REVIEW PROPOSED EVENT DETAILS PRIOR TO SUBMITTING APPLICATION.

Police Department acknowledgement: _____

I. EVENT DETAILS

- **Incomplete applications will not be accepted.**
- **Changes in this information must be submitted to the City Clerk, in writing, at least three weeks prior to the event**

FEES:	FIRST TIME EVENT:	\$200.00	*Additional fees may apply for: police, public services, fire, permits, etc.
	ANNUAL APPLICATION FEE:	\$165.00	

(Please print clearly or type)

Date of Application August 6, 2025

Name of Event Birmingham Winter Markt

Detailed Description of Event (attach additional sheet if necessary) A charming German styled holiday market for all to enjoy. The event will include craft and gift vendors as well as food. We will have live music throughout the event. A highlight will be the official holiday tree lighting on Friday evening.

Location Shain Park and portions of Merrill St., Bates St., Henrietta St., and Martin St.

Date(s) of Event December 5-7, 2025 Hours of Event F 4-9 p.m., Sa 10 a.m. - 9 p.m., Su 10 a.m. - 4 p.m.

Date(s) of Set-up December 1-5, 2025 Hours of Set-up Shain Park M-T 7a.m.-8p.m. Street closures begin W 7 a.m.

NOTE: No set-up to begin before 7:00 AM, per city ordinance.

Date(s) of Tear-down December 7 - 8, 2025 Hours of Tear-down Dec. 7: 4-9p.m., Dec. 8: 7a.m.-4p.m.

Organization Sponsoring Event Birmingham Shopping District

Organization Address 151 Martin St., Birmingham, MI 48009

Organization Phone 248-530-1200

Contact Person Jaimi Brook

Contact Phone 248-530-1254

Contact Email jbrook@bhamgov.org

II. EVENT INFORMATION

1. Organization Type city - BSD
(city, non-profit, community group, etc.)
2. Additional sponsors or participants (Provide name, address, contact person, status, etc. for all additional organizations sponsoring your event.) TBD
3. The city encourages collaboration among nonprofit organizations to bring the greatest benefit to the community. Please explain your efforts to do so We invite non-profits
to host Kinderhaus to gain exposure in the community as well as offering them the opportunity to volunteer at Santa House and benefit from donations received. Local school and community groups are invited to perform at the event.
4. Are there any sustainability initiatives associated with this event? Please explain.
We place recycling bins out with the trash cans.
5. Is the event a fundraiser? YES ☐ NO ☒
List beneficiary
List expected income Attach information about the beneficiary.
6. First time event in Birmingham? YES ☐ NO ☒
If no, describe This is an annual event that has taken place for more than 10 years.
7. Total number of people expected to attend per day 4,000
8. The event will be held on the following city property: (Please list)
☒ Street(s) Merrill from Bates to Chester, Bates from Merrill to Martin and 20' south of Merrill, Henrietta from Merrill to Martin, Martin from Chester to Henrietta, and two parking places at City Hall for dumpster
☐ Sidewalk(s)
☒ Park(s) Shain Park

9. Will street closures be required? YES ☒ NO ☐
(Police Department acknowledgement prior to submission of application is required) (initial here) RK

What parking arrangements will be necessary to accommodate attendance?

Describe free parking in Chester and Pierce structures for Tree Lighting on December 5 only

10. Will staff be provided to assist with safety, security and maintenance? YES ☒ NO ☐
If yes, please provide number of staff to be provided and any specialized training received.

Describe 1-3 BSD staff members will be on-site at all times during the event as well as up to 4 volunteers at a time.
All will be trained prior to the start of their shift(s). Professional security will be hired for overnight hours.

11. Will the event require safety personnel (police, fire, paramedics)? YES ☒ NO ☐
(Police Department acknowledgement prior to submission of application is required.) (initial here) RK

Describe Police presence during Tree Lighting on Dec. 5, then on call status.

- 2 officer on detail for tree lighting

12. Will alcoholic beverages be served? YES ☒ NO ☐
If yes, additional approval by the City Commission is required, as well as the Michigan Liquor Control Commission.

13. Will music be provided? YES ☒ NO ☐
X Live X Amplification X Loudspeakers

Recorded Time music will begin throughout event

Time music will end 9 p.m. 12/5 and 12/6 and 4 p.m. 12/7

Location of live band, DJ, loudspeakers, equipment must be shown on the layout map.

14. Will there be signage in the area of the event? YES ☒ NO ☐
 Number of signs/banners 4-6
 Size of signs/banners A-frame signs
 Submit a photo/drawing of the sign(s). **A sign permit may be required.**

15. Will food/beverages/merchandise be sold? YES ☒ NO ☐
 • Peddler/vendor permits must be submitted to the Clerk's Office, **at least two weeks prior to the event.**
 • You must obtain approval from the Oakland County Health Department for all food/beverage sales/donations. Contact ehclerk@oakgov.com or 248-535-9612 to obtain Health Department approval.
 • There is a \$50.00 application fee for all vendors and peddlers, in addition to the \$10.00 daily fee, per location.

LIST OF VENDORS/PEDDLERS
 (attach additional sheet if necessary)

VENDOR NAME	GOODS TO BE SOLD	WATER HOOK-UP REQUIRED?	ELECTRIC REQUIRED?
TBD			

Food Vendors must place some type of protection material under their food trucks to catch oil and food spills.

III. EVENT LAYOUT

- Include a map showing the park set up, street closures, and location of each item listed in this section.
- Include a map and written description of run/walk route and the start/finish area

1. Will the event require the use of any of the following municipal equipment?
(show location of each on map)

EQUIPMENT	QUANTITY	COST	NOTES
Picnic Tables		6 for \$800.00	A request for more than six tables will be evaluated based on availability.
Trash Receptacles	20	\$10.00 each includes 1 bag For additional bags, the cost is \$45 per case, 100 bags per case	Trash box placement and removal of trash is the responsibility of the event. Additional cost could occur if DPS is to perform this work.
Dumpsters	BSD will provide	\$400.00/per dumpster per day	Includes emptying the dumpster one time per day. The City may determine the need for additional dumpsters based on event requirements.
Utilities (electric)	TBD # of vendors requiring utilities	Varies	Charges according to final requirements of event.
Water/Fire Hydrant		\$224.75/per hydrant Includes the use of 5,000 gallons of water. Any additional water usage will be billed.	Applicant must supply their own means of disposal for all sanitary waste water. Waste water is NOT allowed to be poured into the street or on the grass.
Meter Bags / Traffic Cones / Barricades	# to be determined by the Police Department.		

2. Will the following be constructed or located in the area of the event? YES ☒ NO ☐

(show location of each on map) NOTE: Stakes are not allowed.

TYPE	QUANTITY	SIZE
Tents/Canopies/Awnings (A permit is required for tents over 400 square feet)	approx. 70	10'x10', 10'x20', 20'x20'
Portable Toilets	6	
Rides		
Displays		
Vendors	TBD	
Temporary Structure (must attach a photo)		
Other (describe)		

FOR EVENTS IN SHAIN PARK ONLY:

3. Do you want the Fountain on? YES ☐ NO ☐ N/A ☒
The fountain in on weather permitting June 1st through mid-October.
4. Umbrellas should be removed? YES ☐ NO ☐ N/A ☒
Umbrellas are available June 1st through mid-October.
5. Bistro tables/chairs should be removed? YES ☐ NO ☐ N/A ☒
Bistro tables/chairs are available June 1st through mid-October

SIGNATURE OF APPLICANT REQUIRED

EVENT NAME Birmingham Winter Markt

EVENT DATE December 5-7, 2025

The Birmingham City Commission shall have sole and complete discretion in deciding whether to issue a permit. Nothing contained in the City Code shall be construed to require the City Commission to issue a permit to an applicant and no applicant shall have any interest or right to receive a permit merely because the applicant has received a permit in the past.

As the authorized agent of the sponsoring organization, I hereby agree that this organization shall abide by all conditions and restrictions specific to this special event as determined by the City administration and will comply with all local, state and federal rules, regulations and laws.

Jaimi Brook 8/5/25
Signature Date

*By providing your e-mail to the City, you agree to receive news and notifications from the City.
If you do not wish to receive these messages, you may unsubscribe at any time.*

IV. SAMPLE LETTER TO NOTIFY ANY AFFECTED PROPERTY/BUSINESS OWNERS

- V. Organizer must notify all potentially affected residential property and business owners of the date and time this application will be considered by the City Commission. (Sample letter attached to this application.)
- VI. Attach a copy of the proposed letter to this application. The letter will be reviewed and approved by the Clerk's Office. The letter must be distributed at least two weeks prior to the commission meeting.
- VII. A copy of the letter and the distribution list must be submitted to the Clerk's Office at least two weeks prior to the commission meeting.
- VIII. If street closures are necessary, a map must be included with the letter to the affected property/business owners.

Birmingham Winter Markt – 2025

12. We are planning to work with two local non-profits – The Community House and Christ Child Society of Detroit. They have each been a part of Winter Markt in the past.

Each non-profit will each secure their own temporary liquor license from Michigan Liquor Control Commission.

Their tents will be located within our event footprint – see map for planned locations.

The non-profits will be responsible for staffing their tents throughout our event.



BIRMINGHAM
SHOPPING DISTRICT

WINTER MARKT

W I L L K O M M E N

Friday, December 5 • 4 p.m. - 9 p.m.
Saturday, December 6 • 10 a.m. - 9 p.m.
Sunday, December 7 • 10 a.m. - 4 p.m.

For details visit
www.downtownBirmingham.com/WinterMarkt

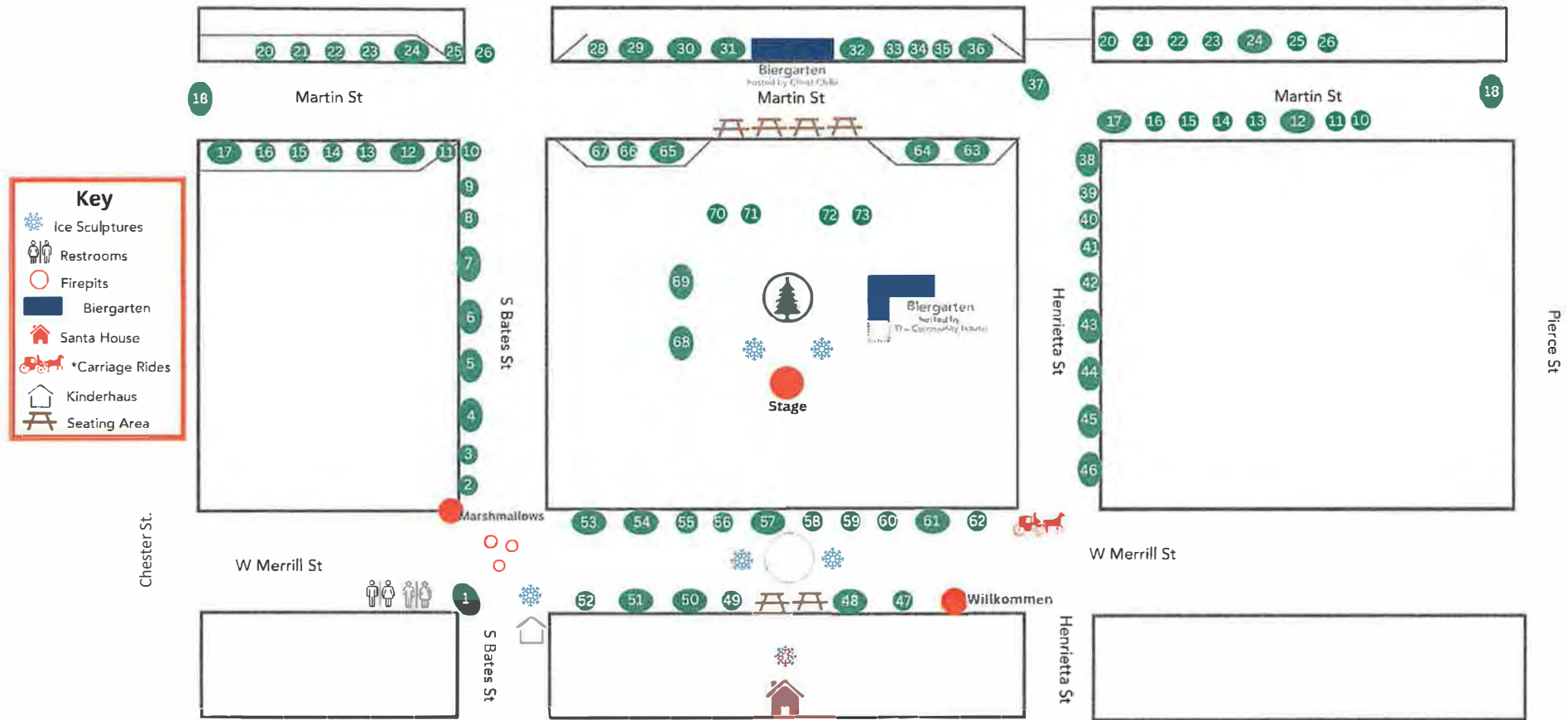
*2025 Sponsors TBD



BIRMINGHAM

SHOPPING DISTRICT

Winter Markt Map



● - Represents the possible location of vendors. Booths will be located along Martin Street. Depending on the status of the construction at 320 Martin St., we would use Martin Street from Bates to Pierce or from Chester to Henrietta.

July XX, 2025

TO: Property/Business Owner

The Birmingham City Code requires that we receive approval from the Birmingham City Commission to hold the following special event(s). The code further requires that we notify any property owners or business owners that may be affected by the special event(s) of the date and time that the City Commission will consider our request so that an opportunity exists for comments prior to this approval.

NAME OF EVENT(S): 1) Winter Markt and 2) Santa House
LOCATION: 1) Shain Park and surrounding streets (see reverse for map)
2) Shain Park
DATES & TIMES: 1) Winter Markt - December 5 - December 7, 2025 various hours
2) Santa House - weekends throughout holidays.
DATE/TIME OF CITY COMMISSION MEETING: Monday, September XX, 2025 at 7:30 pm

The City Commission will meet in the Municipal Building. Should you have any statement regarding the above, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655079760 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.

EVENT ORGANIZER: Birmingham Shopping District
ADDRESS: 151 Martin Street, Birmingham, MI 48009
PHONE: 248-530-1200

For questions on day of event, contact BSD Operations & Events Manager, Jaimi Brook at 248-508-5518

NOTIFICATION

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Birmingham Shopping District
151 Martin Street
Birmingham, MI 48009

Winter Markt & Santa House
2025

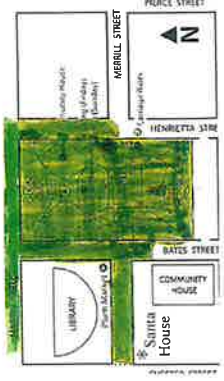
Address



Birmingham Shopping District
151 Martin Street
Birmingham, MI 48009

Winter Markt & Santa House
2025

Address



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151 Martin Street
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2025

Address



Birmingham Shopping District
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NOTIFICATION

August 11, 2025

TO: Property/Business Owner

The Birmingham City Code requires that we receive approval from the Birmingham City Commission to hold the following special event(s). The code further requires that we notify any property owners or business owners that may be affected by the special event(s) of the date and time that the City Commission will consider our request so that an opportunity exists for comments prior to this approval.

NAME OF EVENT(S): 1) Winter Markt and 2) Santa House
LOCATION: 1) Shain Park and surrounding streets (see reverse for map)
2) Shain Park
DATES & TIMES: 1) Winter Markt - December 5 - December 7, 2025 various hours
2) Santa House - weekends throughout holidays.
DATE/TIME OF CITY COMMISSION MEETING: Monday, August 25, 2025 at 7:30 pm

The City Commission will meet in the Municipal Building. Should you have any statement regarding the above, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655079760 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.

EVENT ORGANIZER: Birmingham Shopping District

ADDRESS: 151 Martin Street, Birmingham, MI 48009

PHONE: 248-530-1200

For questions on day of event, contact BSD Operations & Events Manager, Jaimi Brook at 248-508-5518

Winter Markt & Santa House
2025

Birmingham Shopping District
151 Martin Street
Birmingham, MI 48009

PNUM: 1936202001
CITY OF BIRMINGHAM
PO BOX 3001
BIRMINGHAM, MI 48012

FIRST-CLASS



US POSTAGE and FINNEY BOWERS
ZIP 48009 \$000.610
02 7W
0008029208 AUG 11 2025

5E





michigan municipal league

Liability & Property Pool

CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED AS LISTED BELOW.

Name and Address of Participant:

City of Birmingham

151 Martin St., PO Box 3001
Birmingham, MI 48012-3001

Coverage Afforded:

Michigan Municipal League Liability and Property Pool
1675 Green Road
Ann Arbor, MI 48105-2530

Name and Address of Service Provider:

Meadowbrook, Inc.
P.O. Box 2054
Southfield, MI 48037-2054

This is to certify that the coverage listed below has been issued to the participant named above and is in-force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded herein is subject to all the terms, exclusions and conditions of the Pool contract.

Coverage	Contract Number	Expiration Date	Limits of Liability
<u>General Liability</u>	MML001444024	7/1/2026	\$10,000,000
<u>Automobile Liability</u>			Bodily Injury & Property Damage Combined Single Limit
<u>Other</u>			

Description of Operations/Locations/Vehicles:

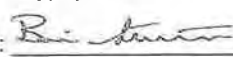
Certificate Holder Additional Insured solely with respect to: Services provided on behalf of the City of Birmingham.

CANCELLATION: Should any of the above described coverages be canceled before the expiration date thereof, the administrator will endeavor to mail 60 days' written notice to the certificate holder named below, but failure to mail such notice shall impose no obligation or liability of any kind upon the Pool.

Name and Address of Certificate Holder:

Birmingham Principal Shopping District
151 Martin St.
Birmingham, MI 48009

Date Issued: 5/27/2025

By: 
Authorized Representative

DEPARTMENT APPROVALS

LICENSE NUMBER # 25-00012976

NOTE TO STAFF: 8/20/2025

EVENT NAME: Winter Markt
COMMISSION HEARING DATE: 8/25/2025

DATE OF EVENT: December 5 – 7, 2025

DEPARTMENT	APPROVED	COMMENTS	PERMITS REQUIRED (Applicant must obtain directly from individual departments)	ESTIMATED COSTS (Must be paid two weeks prior to the event. License will not be issued if unpaid.)	ACTUAL COSTS (Event will be invoiced by the Clerk's office after the event)
BUILDING 101.0-000.000.636.0005 248.530.1850	MJM		Tents over 400 SQFT.	\$174.90	
FIRE 101.0-000.000-636.0004 248.530.1900	JS	Food truck inspection required on all food trucks, trailers and tents service food (see food vendor safety check list for requirements). Five pound, ABC fire extinguisher required for tents that are 20x20 or larger. LP gas cylinders to be secured to solid object at all times. Tents for food service require proper clearances and fire extinguisher mounting. Burn barrels shall have proper clearance from combustibles and be supervised at all times. Barrels to be a minimum of 20 feet from structures or vehicles. Five lb., ABC fire extinguisher required near burn barrels. Fire wood to be stacked orderly and away from burn barrels by 10 feet. Fire lanes shall be 16' wide and 13'6" vertical clearance at all times. Extension cords shall be protected and covered with a wire bridge and unplugged after use each day. All structures and event grounds to be inspected prior to event opening by Assistant Building Official and Fire Marshal.		\$0.00	

POLICE 101.0-000.000.636.0003 248.530.1870	RK	2 Officer OT detail for the tree lighting, barricades & meter bags for street closures. Temp liquor license is required from LCC with commission and PD approval. Placements of signs indicating alcohol beverages must be kept within social district. Must have personnel to monitor entrance/exit.		\$1,000	
PUBLIC SERVICES 101.0-000.000-636.0002 248.530.1642	BM	Costs include: barricade placement and removal, sign/banner placement and removal, set up and clean-up costs. A hydrant permit must be obtained and event will be charged for water usage.	Hydrant Permit	\$8,500	
ENGINEERING 101.0-000.000.636.0002 248.530.1839	CB	Obstruction permit is required for closing the road	Obstruction Permit	\$100	
PARKING	AF	Free parking in garages only on Friday from 4 p.m. – 9 p.m.	None	0	0
INSURANCE 248.530.1807		Need to submit COI no less than 2 weeks prior to event Need to submit Hold Harmless Agreement	None	0	0
CLERK 101.0-000.000-614.0000 248.530.1803		Notification letters to be mailed by applicant no later than ____. Notification addresses on file in the Clerk's Office.	Applications for vendors license must be submitted no later than ____.	165	
			TOTALS: Estimated and Actual Costs	\$9,939.90	

FOR CLERK'S OFFICE USE

Deposit paid _____

Actual Cost _____

Due/Refund _____



MEMORANDUM

City Clerk's Office

DATE: August 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Alexandria Bingham, City Clerk

SUBJECT: 2025 Santa House and Small Business Saturday

INTRODUCTION:

The Birmingham Shopping District (BSD) has submitted a Special Event application to hold the 2025 Santa House event beginning weekends from November 29, 2025 through December 24, 2025 during various hours. Set-up for the event is to be coordinated with Department of Public Services (DPS) during the week of November 10, 2025. Tear-down is scheduled to begin the week of January 5, 2026 and will be coordinated with DPS.

BACKGROUND:

Prior to application submission, the Police Department reviewed the proposed event details for street closures and the need for safety personnel and approved the details. DPS, Planning, Building, Engineering, Police, and Fire have indicated their approval. The Parking Department has been notified of the event for planning purposes.

There are no events currently scheduled for December 2025.

Santa House is located in Shain Park and offers an opportunity for children to visit with Santa and have their picture taken. A warming tent will be erected next to Santa House.

In addition to welcoming Santa on Saturday, November 29, merchants will be offering specials and incentives to encourage shoppers to shop local Small Businesses on select Saturdays in November and December. The BSD will also set up a tent on the corner of the sidewalk at Maple & Old Woodward that will offer holiday treats and incentives to shoppers.

LEGAL REVIEW:

No legal review is required for this action.

FISCAL IMPACT:

All costs associated with this event will be paid by the applicant.

SUSTAINABILITY:

The Birmingham Shopping District will place recycling bins in addition to general trash cans.

DESIGN CONSIDERATIONS:

There were no design considerations for this event.

PUBLIC COMMUNICATIONS:

The Birmingham Shopping District notified residents and businesses regarding the details of the event by postcard mailed at least two weeks prior to the Commission meeting. Addresses were notified within 300 feet of the event space.

SUMMARY:

The City Commission is being asked to approve the 2025 Santa House to begin the weekend of November 29, 2025 with set-up to begin the week of November 10, 2025. Tear-down is scheduled to begin during the week of January 5, 2026.

ATTACHMENTS:

1. Special Event application
2. Notification letter with map of event area distributed to residents/businesses within 300 feet of the event area dated August 11, 2025. Notification addresses are on file in the Clerk's Office.
3. Department Approval page with comments and estimated costs

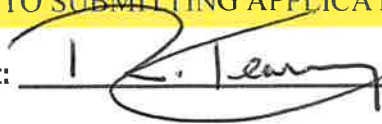
SUGGESTED COMMISSION ACTION:

To make a motion adopting a resolution to approve a request by the Birmingham Shopping District to hold the 2025 Santa House special event beginning the weekend of November 29, 2025 through December 24, 2025 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further, pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.

CITY OF BIRMINGHAM
APPLICATION FOR SPECIAL EVENT PERMIT
PARKS AND PUBLIC SPACES

IMPORTANT: EVENTS UTILIZING CITY SIDEWALKS AND/OR STREETS MUST MEET
WITH POLICE DEPARTMENT SPECIAL EVENT OFFICE TO REVIEW PROPOSED EVENT
DETAILS PRIOR TO SUBMITTING APPLICATION.

Police Department acknowledgement: _____



I. EVENT DETAILS

- **Incomplete applications will not be accepted.**
- **Changes in this information must be submitted to the City Clerk, in writing, at least three weeks prior to the event**

FEES: **FIRST TIME EVENT:** **\$200.00**
 ANNUAL APPLICATION FEE: **\$165.00**

(Please print clearly or type)

Date of Application August 6, 2025

Name of Event Santa House and Small Business Saturday

Detailed Description of Event (attach additional sheet if necessary) See attachment

Location Shain Park, Corner of Maple & Old Woodward, W. Maple, S. Old Woodward & Merrill

Date(s) of Event Weekends Nov. 29 - Dec. 24, 2025 Hours of Event various

Date(s) of Set-up Week of November 10, 2025 Hours of Set-up details to be worked out with DPS

NOTE: No set-up to begin before 7:00 AM, per city ordinance.

Date(s) of Tear-down week of January 5, 2026 Hours of Tear-down details to be worked out with DPS

Organization Sponsoring Event Birmingham Shopping District

Organization Address 151 Martin St., Birmingham, MI 48009

Organization Phone 248-530-1200

Contact Person Jaimi Brook

Contact Phone 248-530-1254

Contact Email jbrook@bhamgov.org

II. EVENT INFORMATION

1. Organization Type City - BSD
(city, non-profit, community group, etc.)
2. Additional sponsors or participants (Provide name, address, contact person, status, etc. for all additional organizations sponsoring your event.) TBD
3. The city encourages collaboration among nonprofit organizations to bring the greatest benefit to the community. Please explain your efforts to do so
We will invite non-profits to have their volunteers staff Santa House. In exchange for their volunteer hours, they will benefit from the donations that visitors make when they see Santa.
4. Are there any sustainability initiatives associated with this event? Please explain.
We will have a recycling bin with the trash bin.
5. Is the event a fundraiser? YES ☒ NO ☐
List beneficiary TBD
List expected income TBD Attach information about the beneficiary.
6. First time event in Birmingham? YES ☐ NO ☒
If no, describe Santa House has been located in Shain Park for many years.
7. Total number of people expected to attend per day 200
8. The event will be held on the following city property: (Please list)
☐ Street(s)
☒ Sidewalk(s) Corner of Maple & Old Woodward for a 10'x10' tent
☒ Park(s) Shain Park

9. Will street closures be required? YES ☐ NO ☒

(Police Department acknowledgement prior to submission of application is required) (initial here) RK

What parking arrangements will be necessary to accommodate attendance?

Describe On November 29 only, we would like to offer free parking at the meters and all 5 City structures. Other days will be regular parking.

10. Will staff be provided to assist with safety, security and maintenance? YES ☒ NO ☐

If yes, please provide number of staff to be provided and any specialized training received.

Describe At least one BSD staff member will be on-site as well as 2 volunteers per shift to help with Santa visits and photos. All will receive training prior to the start of their shift.

11. Will the event require safety personnel (police, fire, paramedics)? YES ☒ NO ☐

(Police Department acknowledgement prior to submission of application is required.) (initial here) RK

Describe To assist with morning Santa Walk on Saturday, November 29, 2025

- 2 officer overtime detail

12. Will alcoholic beverages be served? YES ☐ NO ☒

If yes, additional approval by the City Commission is required, as well as the Michigan Liquor Control Commission.

13. Will music be provided? YES ☐ NO ☒

Live Amplification Loudspeakers

Recorded Time music will begin

Time music will end

Location of live band, DJ, loudspeakers, equipment must be shown on the layout map.

14. Will there be signage in the area of the event? YES ☒ NO ☐

Number of signs/banners 3 - 5

Size of signs/banners 2' x 3'

Submit a photo/drawing of the sign(s). **A sign permit may be required.**

15. Will food/beverages/merchandise be sold? YES ☐ NO ☒

- Peddler/vendor permits must be submitted to the Clerk's Office, **at least two weeks prior to the event.**
- You must obtain approval from the Oakland County Health Department for all food/beverage sales/donations. Contact ehclerk@oakgov.com or 248-535-9612 to obtain Health Department approval.
- There is a \$50.00 application fee for all vendors and peddlers, in addition to the \$10.00 daily fee, per location.

LIST OF VENDORS/PEDDLERS

(attach additional sheet if necessary)

VENDOR NAME	GOODS TO BE SOLD	WATER HOOK-UP REQUIRED?	ELECTRIC REQUIRED?

Food Vendors must place some type of protection material under their food trucks to catch oil and food spills.

III. EVENT LAYOUT

- Include a map showing the park set up, street closures, and location of each item listed in this section.
- Include a map and written description of run/walk route and the start/finish area

1. Will the event require the use of any of the following municipal equipment?
(show location of each on map)

EQUIPMENT	QUANTITY	COST	NOTES
Picnic Tables		6 for \$800.00	A request for more than six tables will be evaluated based on availability.
Trash Receptacles	2 - one recycling lid	\$10.00 each includes 1 bag For additional bags, the cost is \$45 per case, 100 bags per case	Trash box placement and removal of trash is the responsibility of the event. Additional cost could occur if DPS is to perform this work.
Dumpsters		\$400.00/per dumpster per day	Includes emptying the dumpster one time per day. The City may determine the need for additional dumpsters based on event requirements.
Utilities (electric)	# of vendors requiring utilities	Varies	Charges according to final requirements of event.
Water/Fire Hydrant		\$224.75/per hydrant Includes the use of 5,000 gallons of water. Any additional water usage will be billed.	Applicant must supply their own means of disposal for all sanitary waste water. Waste water is NOT allowed to be poured into the street or on the grass.
Meter Bags / Traffic Cones / Barricades	# to be determined by the Police Department.		

2. Will the following be constructed or located in the area of the event? YES NO
(show location of each on map) NOTE: Stakes are not allowed.

TYPE	QUANTITY	SIZE
Tents/Canopies/Awnings (A permit is required for tents over 400 square feet)	2	10'x10'
Portable Toilets		
Rides		
Displays		
Vendors		
Temporary Structure (must attach a photo)	1	8.5'x16.5'
Other (describe)		

SIGNATURE OF APPLICANT REQUIRED

EVENT NAME Santa House and Small Business Saturday

EVENT DATE Weekends November 29 - December 24, 2025

The Birmingham City Commission shall have sole and complete discretion in deciding whether to issue a permit. Nothing contained in the City Code shall be construed to require the City Commission to issue a permit to an applicant and no applicant shall have any interest or right to receive a permit merely because the applicant has received a permit in the past.

As the authorized agent of the sponsoring organization, I hereby agree that this organization shall abide by all conditions and restrictions specific to this special event as determined by the City administration and will comply with all local, state and federal rules, regulations and laws.

 8/5/25
Signature Date

*By providing your e-mail to the City, you agree to receive news and notifications from the City.
If you do not wish to receive these messages, you may unsubscribe at any time.*

IV. SAMPLE LETTER TO NOTIFY ANY AFFECTED PROPERTY/BUSINESS OWNERS

- V. Organizer must notify all potentially affected residential property and business owners of the date and time this application will be considered by the City Commission. (Sample letter attached to this application.)
- VI. Attach a copy of the proposed letter to this application. The letter will be reviewed and approved by the Clerk's Office. The letter must be distributed at least two weeks prior to the commission meeting.
- VII. A copy of the letter and the distribution list must be submitted to the Clerk's Office at least two weeks prior to the commission meeting.
- VIII. If street closures are necessary, a map must be included with the letter to the affected property/business owners.

Santa House

Santa House is located in Shain Park and offers an opportunity for children to visit with Santa and have their picture taken. A warming tent will be erected next to Santa House.

We will have a special welcome for Santa at 9:30 a.m. on Saturday, November 29. This will involve Santa walking around the block starting at the corner of W. Maple and Bates. The group will head east to Old Woodward and turn right. Another right turn will be made at Merrill to bring the group to Shain Park and Santa House. Per recommendation with the Birmingham Police Department, it will not involve any street closures.

Complimentary horse drawn carriage rides will be offered with similar hours to Santa House.

The BSD has also invited the Birmingham Public Arts Board to collaborate on this event by having their volunteers decorate the spherical bollards in the park with holiday themed yarn/knit covers from November 20, 2025 through January 9, 2026.

Small Business Saturday and other Saturdays

In addition to welcoming Santa on Saturday, November 29, many merchants will be offering specials and incentives to encourage shoppers to shop local.

Select Saturdays in November and December, the BSD will set-up a 10'x10' tent on the corner of the sidewalk at Maple & Old Woodward that will offer holiday treats and incentives to shoppers. We may also have strolling carolers or characters.

July XX, 2025

TO: Property/Business Owner

The Birmingham City Code requires that we receive approval from the Birmingham City Commission to hold the following special event(s). The code further requires that we notify any property owners or business owners that may be affected by the special event(s) of the date and time that the City Commission will consider our request so that an opportunity exists for comments prior to this approval.

NAME OF EVENT(S): 1) Winter Markt and 2) Santa House

LOCATION: 1) Shain Park and surrounding streets (see reverse for map)
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DATE/TIME OF CITY COMMISSION MEETING: Monday, September XX, 2025 at 7:30 pm

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EVENT ORGANIZER: Birmingham Shopping District

ADDRESS: 151 Martin Street, Birmingham, MI 48009

PHONE: 248-530-1200

For questions on day of event, contact BSD Operations & Events Manager, Jaimi Brook at 248-508-5518

NOTIFICATION

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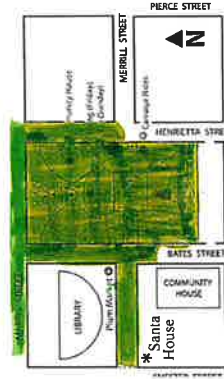
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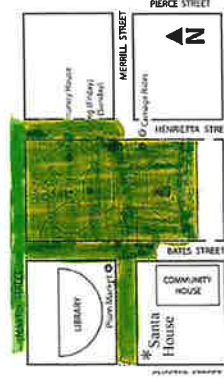
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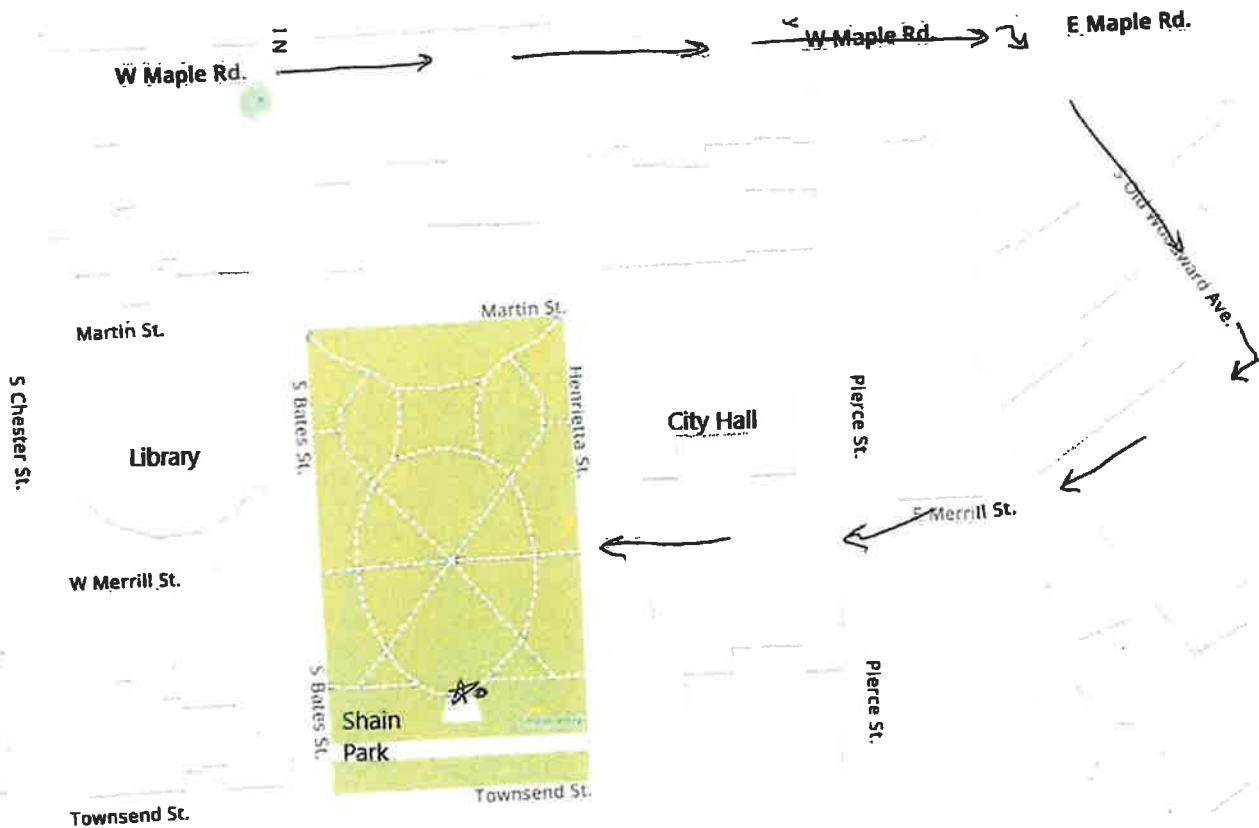




Santa Walk Route

11/29/25

9:30a.m.



- - start of Santa Walk
- ★ - Santa House
- - warming tent
- - Santa Walk

Sample

CARRIAGE RIDES START HERE



BIRMINGHAM
SHOPPING DISTRICT





michigan municipal league

Liability & Property Pool

CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED AS LISTED BELOW.

Name and Address of Participant:

City of Birmingham

151 Martin St., PO Box 3001
Birmingham, MI 48012-3001

Coverage Afforded:

Michigan Municipal League Liability and Property Pool
1675 Green Road
Ann Arbor, MI 48105-2530

Name and Address of Service Provider:

Meadowbrook, Inc.
P.O. Box 2054
Southfield, MI 48037-2054

This is to certify that the coverage listed below has been issued to the participant named above and is in-force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded herein is subject to all the terms, exclusions and conditions of the Pool contract.

Coverage	Contract Number	Expiration Date	Limits of Liability
<u>General Liability</u>	MML001444024	7/1/2026	\$10,000,000
<u>Automobile Liability</u>			Bodily Injury & Property Damage Combined Single Limit
<u>Other</u>			

Description of Operations/Locations/Vehicles:

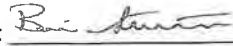
Certificate Holder Additional Insured solely with respect to: Services provided on behalf of the City of Birmingham.

CANCELLATION: Should any of the above described coverages be canceled before the expiration date thereof, the administrator will endeavor to mail 60 days' written notice to the certificate holder named below, but failure to mail such notice shall impose no obligation or liability of any kind upon the Pool.

Name and Address of Certificate Holder:

Birmingham Principal Shopping District
151 Martin St.
Birmingham, MI 48009

Date Issued: 5/27/2025

By: 
Authorized Representative

VII. . CHECKLIST

ATTACHMENTS TO INCLUDE WITH SPECIAL EVENT APPLICATION

- Completed special event application
- Application fee (payable to "City of Birmingham")
- Map of event area detailing
 - street closures (**Police Department input required prior to submission of application**)
 - tents / canopies
 - tables
 - signs
 - trash receptacles / dumpsters
 - barricades
 - audio equipment / band
 - rides / inflatables
 - vendor booths
 - displays
 - portable toilets
 - layout of start/finish area (if on public property)
 - temporary structures or displays of any kind (picture required)
- Map of the route(s)
- Written route(s)
- Photo of display or temporary structure
- Sample of signs/banners – including size
- Hold Harmless Agreement (signed, on event sponsor's letterhead)
- Insurance certificate
- Letter to affected property owners (must include map of event area or route)*
- List of addresses the letter was distributed (includes all residential and businesses in the event area, along the route, and affected by street closures)*
- List of vendors
- If fundraiser: Information about the beneficiary

**Letter to affected property owners and list of addresses must be submitted to the clerk's office at least two weeks prior to the city commission meeting.*

OFFICE USE ONLY

Received _____ by _____

Date _____

License number _____

The above highlighted items must be submitted by _____¹⁴

Date of commission meeting _____

NOTIFICATION

August 11, 2025

TO: Property/Business Owner

The Birmingham City Code requires that we receive approval from the Birmingham City Commission to hold the following special event(s). The code further requires that we notify any property owners or business owners that may be affected by the special event(s) of the date and time that the City Commission will consider our request so that an opportunity exists for comments prior to this approval.

NAME OF EVENT(S): 1) Winter Markt and 2) Santa House
LOCATION: 1) Shain Park and surrounding streets (see reverse for map)
2) Shain Park
DATES & TIMES: 1) Winter Markt - December 5 - December 7, 2025 various hours
2) Santa House - weekends throughout holidays.
DATE/TIME OF CITY COMMISSION MEETING: Monday, August 25, 2025 at 7:30 pm

The City Commission will meet in the Municipal Building. Should you have any statement regarding the above, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655079760 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.

EVENT ORGANIZER: Birmingham Shopping District

ADDRESS: 151 Martin Street, Birmingham, MI 48009

PHONE: 248-530-1200

For questions on day of event, contact BSD Operations & Events Manager, Jaimi Brook at 248-508-5518

Winter Markt & Santa House
2025

Birmingham Shopping District
151 Martin Street
Birmingham, MI 48009

PNUM: 1936202001
CITY OF BIRMINGHAM
PO BOX 3001
BIRMINGHAM, MI 48012

FIRST-CLASS



US POSTAGE and FINNEY BOWERS
ZIP 48009 \$000.610
02 7W
0008029208 AUG 11 2025

DEPARTMENT APPROVALS

LICENSE NUMBER # 25-00012975

NOTE TO STAFF: 8/20/2025

EVENT NAME: Santa House

COMMISSION HEARING DATE: 8/25/2025

DATE OF EVENT: Weekends: Nov. 29 – Dec 10, 2025

DEPARTMENT	APPROVED	COMMENTS	PERMITS REQUIRED (Applicant must obtain directly from individual departments)	ESTIMATED COSTS (Must be paid two weeks prior to the event. License will not be issued if unpaid.)	ACTUAL COSTS (Event will be invoiced by the Clerk's office after the event)
BUILDING 101.0-000.000.636.0005 248.530.1850	MJM	Building Department can inspect during business hours.		\$0	
FIRE 101.0-000.000-636.0004 248.530.1900	JS	Provide mounted 5 lb. ABC fire extinguisher for structure. Fire extinguisher to be tagged with current year service tag. Carbon monoxide detector required to be installed inside of structure. Smoke detector to be installed inside of structure. Site inspection required prior to use.		\$0.00	
POLICE 101.0-000.000.636.0003 248.530.1870	RK	Two officers for Santa Walk, ped crossings, & Small Business Saturday		\$707.40	
PUBLIC SERVICES 101.0-000.000-636.0002 248.530.1642	BM	DPS will assist with this event including delivery, set up and removal.		\$7,500	
ENGINEERING 101.0-000.000.636.0002 248.530.1839	M.C.	N/A	None	0	
PARKING	AF	Free parking at meters and garages on 11/29/25. Parking will already be free on Thursday and Friday because of Thanksgiving.	None	0	0

INSURANCE 248.530.1807		Need to submit COI no less than 2 weeks prior to event Need to submit Hold Harmless Agreement	None	0	
CLERK 101.0-000.000-614.0000 248.530.1803		Notification letters to be mailed by applicant no later than ____. Notification addresses on file in the Clerk's Office.	Applications for vendors license must be submitted no later than ____.	165	
			TOTALS: Estimated and Actual Costs	\$8,372.40	

FOR CLERK'S OFFICE USE

Deposit paid _____

Actual Cost _____

Due/Refund_____



MEMORANDUM

City Clerk's Office

DATE: August 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Alexandria Bingham, City Clerk

SUBJECT: Special Event Application: Celebrate Birmingham Hometown Parade

INTRODUCTION:

The City of Birmingham has submitted a special event application to hold the Celebrate Birmingham Hometown Parade on May 17, 2026. Set up for the event is scheduled for 9:00 a.m. until 12:00 p.m. The event begins at 1:00 p.m. and concludes at 4:00 p.m. Teardown is scheduled for 4:00 p.m.

BACKGROUND:

The necessary departments reviewed the proposed event details submitted in the application, and departments provided feedback on requirements and estimated costs. DPS, Planning, Building, Engineering, Police and Fire have indicated their approval.

The parade route will begin at Harmon and Old Woodward, go west on Maple, south on Bates and end at Townsend. These roads will have closures on May 17, 2026 at 12:30 p.m. and will re-open after the parade. On-street parking along parade route will be unavailable from 8:00 a.m. on May 17, 2026 until the parade ends. The parade will begin at 1:00 p.m. and last approximately 1 hour.

The party following the parade will be located in Shain Park and will require road closures at Bates and Merrill, Bates and Martin, Martin and Henrietta, and Henrietta and Merrill. Road closures will begin at 8:00 a.m. on May 17, 2026 and reopen after the event concludes at 4:00 p.m. On-street parking in these closed roads will be unavailable from 8 a.m. until the event concludes at 4:00 p.m.

At this time, there are no scheduled events in May in Birmingham and so there are no conflicts for this event.

LEGAL REVIEW:

The City Attorney has reviewed the application and has no objection as to form or content.

FISCAL IMPACT:

All costs associated with this event will be paid by the applicant.

SUSTAINABILITY:

There are no sustainability comments associated with this event.

DESIGN CONSIDERATIONS:

There are no design considerations associated with this event.

PUBLIC COMMUNICATIONS:

The City of Birmingham notified residents and businesses about the details of this event by postcard mailed at least two weeks prior to the City Commission meeting. The addresses that were notified were within 300 feet of the event space.

SUMMARY:

The City Commission is being asked to approve a special event permit for the Celebrate Birmingham Hometown Parade to be held May 17, 2026 from 1:00 p.m. to 4:00 p.m., with set up at 9:00 a.m. Teardown will begin at 4:00 p.m.

ATTACHMENTS:

- Special event application
- Notification postcard with map of event area distributed to residents/businesses within 300 feet of the event area dated August 6, 2025. Notification addresses are on file in the Clerk's Office.
- Department approval page with comments and estimated costs

SUGGESTED COMMISSION ACTION:

To make a motion adopting a resolution to approve a Special Event Permit as requested by the City of Birmingham to hold the Celebrate Birmingham Hometown Parade on May 17, 2026 contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event, or event cancellation that may be deemed necessary by administrative staff, leading up to or at the time of the event.

**CITY OF BIRMINGHAM
APPLICATION FOR SPECIAL EVENT PERMIT
PARKS AND PUBLIC SPACES**

IMPORTANT: EVENTS UTILIZING CITY SIDEWALKS AND/OR STREETS MUST MEET WITH POLICE DEPARTMENT SPECIAL EVENT OFFICE TO REVIEW PROPOSED EVENT DETAILS PRIOR TO SUBMITTING APPLICATION.

Police Department acknowledgement: _____

I. EVENT DETAILS

- **Incomplete applications will not be accepted.**
- **Changes in this information must be submitted to the City Clerk, in writing, at least three weeks prior to the event**

FEES: **FIRST TIME EVENT:** **\$200.00**
 ANNUAL APPLICATION FEE: **\$165.00**

***Additional fees may apply for:
police, public services, fire,
permits, etc.**

(Please print clearly or type)

Date of Application 8/6/25

Name of Event Celebrate Birmingham Hometown Parade & Party in Shain Park

Detailed Description of Event (attach additional sheet if necessary) _____

Annual short parade through the downtown area, ending by Shain Park
with family activities in the park.

Location Shain Park and Downtown area

Date(s) of Event May 17, 2026 Hours of Event 1pm-4pm

Date(s) of Set-up May 17, 2026 Hours of Set-up 9am- 12pm

NOTE: No set-up to begin before 7:00 AM, per city ordinance.

Date(s) of Tear-down May 17, 2026 Hours of Tear-down 4pm- 6pm

Organization Sponsoring Event City of Birmingham

Organization Address 151 Martin Street

Organization Phone 248 530 1880

Contact Person Mya Brown

Contact Phone 248 530 1803

Contact Email mbrown@bhamgov.org

II. EVENT INFORMATION

1. Organization Type City
(city, non-profit, community group, etc.)
2. Additional sponsors or participants (Provide name, address, contact person, status, etc. for all additional organizations sponsoring your event.) not yet determined
3. The city encourages collaboration among nonprofit organizations to bring the greatest benefit to the community. Please explain your efforts to do so
4. Are there any sustainability initiatives associated with this event? Please explain.
5. Is the event a fundraiser? YES ☐ NO ☒
List beneficiary _____
List expected income _____ Attach information about the beneficiary.
6. First time event in Birmingham? YES ☐ NO ☒
If no, describe _____
7. Total number of people expected to attend per day 1,000
8. The event will be held on the following city property: (Please list)
☒ Street(s) Old Woodward, Maple, Bates, Martin, Henrietta, Merrill

☒ Sidewalk(s) Same as above: announcer, sound equipment, BACB

☒ Park(s) Shain Park

9. Will street closures be required? YES ☒ NO ☐
(Police Department acknowledgement prior to submission of application is required) (initial here) RK

What parking arrangements will be necessary to accommodate attendance?

Describe

Meter bags on Old Woodward, Shain Park parking lot, 2 Meters in front of Maple

10. Will staff be provided to assist with safety, security and maintenance? YES ☒ NO ☐
If yes, please provide number of staff to be provided and any specialized training received.

Describe Clerks Office staff (5) & volunteers

11. Will the event require safety personnel (police, fire, paramedics)? YES ☒ NO ☐
(Police Department acknowledgement prior to submission of application is required.) (initial here) RK

Describe police personnel at barricades

12. Will alcoholic beverages be served? YES ☐ NO ☒
If yes, additional approval by the City Commission is required, as well as the Michigan Liquor Control Commission.

13. Will music be provided? YES ☒ NO ☐
X Live X Amplification _____ Loudspeakers

Recorded Time music will begin 1pm

Time music will end 4pm

Location of live band, DJ, loudspeakers, equipment must be shown on the layout map.

14. Will there be signage in the area of the event? YES ☒ NO ☐
 Number of signs/banners 3 parking garage banners, maybe lawn signs
 Size of signs/banners Farmers Market Banner size, TBD
 Submit a photo/drawing of the sign(s). **A sign permit may be required.**

15. Will food/beverages/merchandise be sold? YES ☒ NO ☐
 • Peddler/vendor permits must be submitted to the Clerk's Office, **at least two weeks prior to the event.**
 • You must obtain approval from the Oakland County Health Department for all food/beverage sales/donations. Contact ehclerk@oakgov.com or 248-535-9612 to obtain Health Department approval.
 • There is a \$50.00 application fee for all vendors and peddlers, in addition to the \$10.00 daily fee, per location.

LIST OF VENDORS/PEDDLERS
 (attach additional sheet if necessary)

VENDOR NAME	GOODS TO BE SOLD	WATER HOOK-UP REQUIRED?	ELECTRIC REQUIRED?
TBD	Food/Soda	No	No

Food Vendors must place some type of protection material under their food trucks to catch oil and food spills.

III. EVENT LAYOUT

- Include a map showing the park set up, street closures, and location of each item listed in this section.
- Include a map and written description of run/walk route and the start/finish area

1. Will the event require the use of any of the following municipal equipment?
(show location of each on map)

EQUIPMENT	QUANTITY	COST	NOTES
Picnic Tables	0	6 for \$800.00	A request for more than six tables will be evaluated based on availability.
Trash Receptacles	6	\$10.00 each includes 1 bag For additional bags, the cost is \$45 per case, 100 bags per case	Trash box placement and removal of trash is the responsibility of the event. Additional cost could occur if DPS is to perform this work.
Dumpsters	0	\$400.00/per dumpster per day	Includes emptying the dumpster one time per day. The City may determine the need for additional dumpsters based on event requirements.
Utilities (electric)	# of vendors - requiring utilities	Varies	Charges according to final requirements of event.
Water/Fire Hydrant	0	\$224.75/per hydrant Includes the use of 5,000 gallons of water. Any additional water usage will be billed.	Applicant must supply their own means of disposal for all sanitary waste water. Waste water is NOT allowed to be poured into the street or on the grass.
Meter Bags / Traffic Cones / Barricades	# to be determined by the Police Department.	2 Electronic Signs	100 cones, 6 class three barricades, 16 barricades, 8 officers

2. Will the following be constructed or located in the area of the event? YES ☐ NO ☐

(show location of each on map) NOTE: Stakes are not allowed.

TYPE	QUANTITY	SIZE
Tents/Canopies/Awnings (A permit is required for tents over 400 square feet)	4-5	10x10
Portable Toilets	5	
Rides	0	
Displays	0	
Vendors	tbd	
Temporary Structure (must attach a photo)	0	
Other (describe)		

FOR EVENTS IN SHAIN PARK ONLY:

3. Do you want the Fountain on? YES ☐ NO ☒ N/A ☐
The fountain in on weather permitting June 1st through mid-October.
4. Umbrellas should be removed? YES ☐ NO ☒ N/A ☐
Umbrellas are available June 1st through mid-October.
5. Bistro tables/chairs should be removed? YES ☐ NO ☒ N/A ☐
Bistro tables/chairs are available June 1st through mid-October

SIGNATURE OF APPLICANT REQUIRED

EVENT NAME Celebrate Birmingham Hometown Parade & Party in Shain Park

EVENT DATE Sunday, May 17, 2026

The Birmingham City Commission shall have sole and complete discretion in deciding whether to issue a permit. Nothing contained in the City Code shall be construed to require the City Commission to issue a permit to an applicant and no applicant shall have any interest or right to receive a permit merely because the applicant has received a permit in the past.

As the authorized agent of the sponsoring organization, I hereby agree that this organization shall abide by all conditions and restrictions specific to this special event as determined by the City administration and will comply with all local, state and federal rules, regulations and laws.

Mya Brown
Signature

8/6/2025
Date

*By providing your e-mail to the City, you agree to receive news and notifications from the City.
If you do not wish to receive these messages, you may unsubscribe at any time.*

**IV. SAMPLE LETTER TO NOTIFY ANY AFFECTED
PROPERTY/BUSINESS OWNERS**

- V. Organizer must notify all potentially affected residential property and business owners of the date and time this application will be considered by the City Commission. (Sample letter attached to this application.)
- VI. Attach a copy of the proposed letter to this application. The letter will be reviewed and approved by the Clerk's Office. The letter must be distributed at least two weeks prior to the commission meeting.
- VII. A copy of the letter and the distribution list must be submitted to the Clerk's Office at least two weeks prior to the commission meeting.
- VIII. If street closures are necessary, a map must be included with the letter to the affected property/business owners.



Wednesday, August 6, 2025

HOLD-HARMLESS AGREEMENT

"To the fullest extent permitted by law, the City of Birmingham and any entity or person for whom the City of Birmingham is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Birmingham against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Birmingham, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Birmingham, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this activity/event. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of the City of Birmingham, its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham."

Regards,

Mya Brown
Deputy City Clerk
clerksoffice@bhamgov.org

City Clerk's Office
City of Birmingham
151 Martin
Birmingham, MI 48009

METROPLEX MI 480

6 AUG 2025 PM 9 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 48009 \$ 000.61⁰

02 7W
0008029208 AUG 06 2025

Birmingham Parade and Party in Shain
Park Sunday, May 17, 2026



Parcel Number: 1936130001

CITY OF BIRMINGHAM

PO BOX 3001

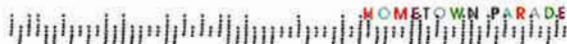
BIRMINGHAM, MI 48012

Attn: Mya B.



Celebrate
BIRMINGHAM

HOMETOWN PARADE



48012-300101

5G



SPECIAL EVENT NOTIFICATION TO ALL PROPERTY OWNERS & OCCUPANTS

Birmingham City Code requires approval from the Birmingham City Commission to hold the following special event. The code further requires we notify any affected property/business owners of the date and time that the City Commission will consider our request, so that an opportunity exists for comments prior to this approval.

NAME OF EVENT: Celebrate Birmingham Parade & Party in the Park
LOCATION: Downtown Birmingham – Old Woodward and Shain Park (see flipside map)
DATES/TIMES: Sunday, May 17, 2026
Parade setup at 9 AM, Parade at 1 PM,
Activities in Shain Park following Parade, completing at 4 pm

Parade staging on Old Woodward between Harmon and Oakland. Parade will start on Old Woodward at Oakland, travel west on Maple, south on Bates and ending at Townsend. Road Closures for Parade Route will begin the morning of 5/17/26. On-Street Parking along parade route will not be available on 5/17/26 until after parade ends.

Party in Shain Park will require road closures at Bates and Merrill, Bates and Martin, Martin and Henrietta, and Henrietta and Townsend. On-street parking within these areas will not be available 5/17/26 until after event ends at 4:00 pm

DATE/TIME OF CITY COMMISSION MEETING: Monday, August 25, 2025, 7:30PM
The City Commission meets in room 205 of the Municipal Building at 151 Martin. You may also attend virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760. A complete copy of the application to hold this special event is available for your review at the City Clerk's Office (248.530.1880)

EVENT ORGANIZER: City of Birmingham. City Staff Contact: Mya Brown, Deputy City Clerk
248.530.1803 • mbrown@bhamgov.org • <http://www.bhamgov.org/parade>

Interested in participating as vendor, sponsor or participant? Contact clerksoffice@bhamgov.org

DEPARTMENT APPROVALS

LICENSE NUMBER # 26-00012971

NOTE TO STAFF: 8/20/2025

EVENT NAME: Celebrate Birmingham

COMMISSION HEARING DATE: 8/25/2025

DATE OF EVENT: 5/17/2026

DEPARTMENT	APPROVED	COMMENTS	PERMITS REQUIRED (Applicant must obtain directly from individual departments)	ESTIMATED COSTS (Must be paid two weeks prior to the event. License will not be issued if unpaid.)	ACTUAL COSTS (Event will be invoiced by the Clerk's office after the event)
BUILDING 101.0-000.000.636.0005 248.530.1850	MJM	No Building Department involvement.	Tents over 400 SQFT.	\$0	
FIRE 101.0-000.000-636.0004 248.530.1900	JS	ALS/Fire will respond from the station Food Trucks and cooking areas require inspection. Do not block Fire Hydrants or Fire Department connections with storage/tents. Provide crowd managers and maintain access lanes for emergency responders		\$0.00	
POLICE 101.0-000.000.636.0003 248.530.1870	RK			\$0	\$0
PUBLIC SERVICES 101.0-000.000-636.0002 248.530.1642	BM	Includes barricade placement, placement of city vehicles to block intersections for safety and removal, and any setup or removal occurring on weekdays before and after event. Does NOT include any costs occurring weekend of event. If further assistance is required during the event, additional costs will occur.		\$3,000	
ENGINEERING 101.0-000.000.636.0002 248.530.1839	MC	An obstruction permit is required for temporary closing the road for the parade	Obstruction Permit	\$100	
PARKING	AF	Parking is free on Sunday's for both garages and meters	None	0	0

INSURANCE 248.530.1807		Need to submit COI no less than 2 weeks prior to event Need to submit Hold Harmless Agreement	None	0	
CLERK 101.0-000.000-614.0000 248.530.1803		Notification letters to be mailed by applicant no later than ____. Notification addresses on file in the Clerk's Office.	Applications for vendors license must be submitted no later than ____.	165	0
			TOTALS: Estimated and Actual Costs	\$3,265.00	

FOR CLERK'S OFFICE USE

Deposit paid _____

Actual Cost _____

Due/Refund_____



MEMORANDUM

Police Department

DATE: August 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Scott A. Grewe, Chief of Police

SUBJECT: Converting Two Part-Time Dispatch Position to One Full-Time Position

INTRODUCTION:

In April 2012, the City of Birmingham and the Village of Beverly Hills entered into an Interlocal agreement to consolidate dispatch services. Since then, the Birmingham Police Department has provided dispatch services to the Village of Beverly Hills. When this agreement took effect, part-time dispatchers were added to supplement the full-time staff to handle the additional workload. The Police Department is recommending replacing two part-time dispatchers with a full-time dispatcher.

BACKGROUND:

Since bringing on part-time dispatchers in 2012, there have been consistent vacancies in this position. There are only four part-time dispatch positions, and since 2020, we have hired and lost seven part-time dispatchers. Some of these are a result of the quality of the candidates we receive for a part-time position who do not pass our training program, and others are people who have left for full-time positions at other departments.

This constant hiring and training cycle negatively effects the consistent operations of our dispatch center. Additionally, it comes at a significant cost to the City. For example, a recent new part-time dispatcher who successfully completed our training program and was performing above expectations left for a full-time position at a neighboring department less than one week after completing her training. The City paid her over \$13,400.00 in wages during her training period and an additional \$4,500.00 incentive pay to Communications Training Officers (CTO) to provide that training. This results in almost \$18,000.00 paid out in wages for a part-time dispatcher who never provided manpower support in our dispatch center. In our full-time dispatch staff, we do not see this type of turnover; in fact, it's rare for a full-time dispatcher to leave for another position. In addition, this part-time vacancy still exists, and routinely results in paying out overtime.

The Police Department currently has eight full-time dispatchers, two assigned to each of the four platoons. The part-time dispatchers supplement manpower from 8 a.m. to 12 a.m., working eight-hour shifts with one assigned to each of the four platoons. The Police Department is proposing eliminating two of the part-time positions and replacing them with one full-time position. This full-time position will be shared between the two platoons without part-time staff. Currently, the part-time staff works a 28-hour work week, which results in 56 hours of coverage per week between the two part-timers. By switching to one full-time dispatcher (40-hour average), we are losing 16 hours of coverage per week. However, the consistency of a full-time dispatcher will replace the countless hours of coverage lost by the constant vacancies in our part-time staff. Currently, we have two vacancies and one part-time dispatcher who is in the interview process for full-time positions at two other departments.

Making this transition now allows the department to evaluate the effectiveness of scheduling with one full-time versus two part-time dispatchers. If the change meets expectations, the Police Department will likely be requesting to change the two remaining part-time positions to one more full-time dispatcher in the next budget. If it does not meet expectations in terms of coverage, the position will be eliminated through attrition and return to part-time dispatchers over time.

LEGAL REVIEW:

No legal review is required.

FISCAL IMPACT:

The Police Department consulted the Finance Department and was advised that the approximate cost for these two positions is as follows:

Part-time Dispatch - \$47,000.00 (X2 = \$94,000.00)
Full-time Dispatch - \$89,000.00 (Single Benefit Coverage)
\$105,000.00 (Family Benefit Coverage)

This change could result in either a \$5,000 reduction in the Police Department's Dispatch budget, or an \$11,000 overall increase if the employee selects family benefit coverage.

At this point in the fiscal year salary and wage expenditures are lower than projected due to vacant positions in dispatch. This has resulted in a budget surplus that can be used to support the transition from two part-time dispatcher positions to one full-time position; therefore, no fiscal budget amendment is required for this personnel shift.

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

There have been no public communications for this change. However, the vacant part-time positions have been posted for recruitment.

SUMMARY:

The Police Department is requesting to change two part-time dispatch positions to one full-time position to address the constant vacancies at this position. Additionally, this change will create more consistency within our dispatch center and reduce the constant need for recruitment and

training that comes at a significant cost. This position will be evaluated to determine the best course of action for staffing and future budget requests.

This change will not negatively affect any current employee as there are already two vacancies. In fact, it will likely retain a well-respected part-time dispatcher that is currently looking to leave for a full-time position.

ATTACHMENTS:

N/A

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to eliminate two part-time dispatch positions and add one full-time dispatch position within the Birmingham Police Department Dispatch Operating Budget.



August 2025 City Manager's Report

Baldwin Public Library

Library Board

The Library Board met on Monday, August 18, 2025 at 7:30 p.m. for its regular meeting. [The full board packet can be viewed online.](#)

Upcoming Closures

The library will be closed for Labor Day weekend from Saturday, August 30 through Monday, September 1.

Library Tours

If you'd 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 lobby on Thursday, September 18 at 11 a.m.

Idea Lab: The Grand Tour

Have you always wondered what the Idea Lab is all about, but were afraid to ask? On Wednesday, September 3 at 7 p.m., Jeff will take you on a tour of the Idea Lab, including a quick demo of our exciting equipment. Registration required.

Story Times

Fall story times begin Tuesday, September 2. Each week, youth librarians host nine different story times for children and their caregivers.

- **SING & TELL WITH MS. SUSAN:** Mondays at 10 a.m. or 11:15 a.m. - Best for ages to 2.5 to 3.5 with their grownups.
- **WIGGLE & RHYME WITH MS. STEPHANIE:** Tuesdays at 10 a.m. or 11:15 a.m. - Best for birth to 1.5 years and their grownups.
- **TODDLER TALES WITH MS. ROSEMARY:** Wednesdays at 10 a.m. or 11:15 a.m. - Best for ages 1.5 to 2.5 with their grownups.
- **BOOKS & BOOGIE WITH MS. ALYSSA:** Thursdays at 11:15 a.m. or 2 p.m. - For children of all ages with their grownups.
- **BEDTIME TALES WITH MS. SYNTHA:** Wednesdays at 6:15 p.m. - For children of all ages with their grownups.

Story times use a first come, first served ticketing system. Tickets will be available 15 minutes before story time begins and will be handed out until 5 minutes after the scheduled start time. Please see baldwinlib.org/storytime for complete details.

Classic Michigan Food and Drinks: The Stories Behind the Brands

Monday, September 8, 2025, 7:00pm – 8:00pm

Gail Offen & Jon Milan return to dish on pop, cookies, pies, etc.—and of course, fudge and pasties. If you're a fan of brands like Sanders, Faygo, Vernors, Guernsey and Jiffy—or have fond memories of brands like Awrey's and Twin Pines—you'll eat up this show! Registration required. This is an in person event.

Notes in the Atrium: George I. Shirley, Tenor
Tuesday, September 9, 2025, 3:00pm - 4:00pm

Join us for an open air concert series in the new library atrium and plaza.

George Shirley (tenor) is in demand nationally and internationally as a performer, teacher and lecturer. He has won international acclaim for his performances in the world's great opera houses. He has recorded for RCA, Columbia, Decca, Angel, Vanguard, CRI, and Philips and received a Grammy Award in 1968 for his role (Ferrando) in the RCA recording of Mozart's *Così fan tutte*.

In addition to oratorio and concert literature, Mr. Shirley has, in a career that spans 49 years, performed more than 80 operatic roles in major opera houses around the globe with many of the world's most renowned conductors (Solti, Klemperer, Stravinsky, Ormandy, von Karajan, Colin Davis, Boehm, Ozawa, Haitink, Boult, Leinsdorf, Boulez, DePriest, Krips, Cleve, Dorati, Pritchard, Bernstein, Maazel, and others).

Upcoming events of interest

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

Birmingham Museum

The museum's popular monthly lecture series will return to the Baldwin Library with specially selected programs considered by staff to be 'hidden gems'. On Thursday, September 11, Caitlin Donnelly will present a program on one of her favorite topics—Birmingham's own *Creem* Magazine. The bold, in-your-face rock magazine was second only to *Rolling Stone* and published in downtown Birmingham from 1973 to 1986. It launched the careers of several high profile rock critics, including Lester Bangs, Dave Marsh, and local music journalist Susan Whitall. Donnelly will discuss what made *Creem* so special, and how it made its mark in American rock journalism.

Also in September, the Friends of the Birmingham Museum will host their fall tour of Greenwood Cemetery on Saturday, September 20. Volunteers will interpret the stories of notable people of the 20th century, including Cranbrook's Booth family, local sculptor Marshall Fredericks, and 'Twink' Willett, the first woman mayor in Michigan. The tour is \$10 per person and begins at the east gate of the cemetery at 1 p.m., rain or shine.

Birmingham Shopping District

SPECIAL EVENTS

In August, we hosted the third outdoor [Movie Night](#) of the season, the weekly [Farmers Market](#) including the Corn Festival and Second Sunday Fitness class on August 10, and the [Birmingham Cruise Event](#), featuring sponsor exhibits, live broadcasts and hundreds of classic cars. These events continue to increase the number and frequency of visitors to Downtown Birmingham, boost awareness for our local shops and restaurants, and build community connections.

In September, we will host the final [Movie Night](#) of the series, the weekly [Farmers Market](#) including the Harvest Festival and Second Sunday Fitness class on September 14, and the [Art Walk](#), in collaboration with the Birmingham Bloomfield Art Center and City of Birmingham Public Arts Board. For more information on upcoming special events for 2025, visit our [Event Calendar](#).



NEW BUSINESSES AND ENHANCED BUSINESS COMMUNICATIONS

In the last several months, the Birmingham Shopping District has welcomed over 20 new businesses, and many more are scheduled to open soon! BSD staff continues to connect with business owners/managers, property owners, brokers and other stakeholders to promote the [New Business Guide](#) and [other resources](#). We are also increasing collaboration with the City's Community Development Department to enhance business communications for road and alley projects, code enforcement, etc.

DOWNTOWN USAGE SURVEY PRELIMINARY FINDINGS

The BSD's Business Development Committee soft launched the 2025 [Downtown Usage Survey](#) in June through social media and local event foot traffic. After receiving over 200 responses, the committee reviewed the following preliminary results at its July 22, 2025 meeting. The BSD will continue to collect responses and promote the survey in a variety of ways through the end of 2025.

- Demographics:
 - o 35% of respondents from 48009 (Birmingham) 16% from 48302, 48301 and 48304 combined (Bloomfield)
 - o Input from all age groups, including 25% ages 30-39 and 25% ages 40-49
 - o 80% of respondents female
- Behaviors
 - o Most popular days to visit are Friday (64%), Saturday (60%) and Sunday (71%)
 - o Most popular times of day to visit are 11 a.m. – 2 p.m. (74%) and 5-8 p.m. (60%)
 - o Most popular activities are dining (84%), shopping (69%) and Farmers Market (66%)
- Dining Insights
 - o The vast majority of respondents reported that restaurant hours are convenient and the assortment is desirable. There was some feedback to provide more affordable/casual, healthy lunch and dinner options.
- Shopping Insights
 - o The vast majority of respondents reported that the retailers are open when they would like to shop and 72% of respondents reported that the retail assortment is desirable. Respondents did indicate later retail hours and more affordable options are desirable. They also reported a desire for toys, books, gift shops and other specialty stores including experiential and convenience retailers. Respondents cited parking challenges as barriers.
- Downtown Amenities Insights
 - o Respondents expressed a desire for more activities and events, and enhancements to downtown parks, biking (bike lanes), and experiential opportunities.

THANK YOU TO OUR SEASONAL INTERNS

New this year, the BSD hired two events and Farmers Market interns to support special events. In addition to learning event logistics, they also participated in committee meetings and other projects including designing the 2025 events t-shirt. We thank them for their professionalism, contributions and commitment to our community, and wish them well as they complete their studies!



Building Department

Board of Zoning Appeals

There were five cases on the July 8, 2025 Board of Zoning Appeals regular meeting agenda, of which two were postponed due to having only a five-member board for the evening:

1. 2630 Dorchester: The owners requested a variance from the minimum distance permitted between principal residential buildings to construct a new house with an attached garage. The variance was approved 5/0.
2. 1998 Hazel: The owners requested a variance from the minimum distance permitted between principal residential buildings to construct a new house with an attached garage. The variance was approved 5/0.
3. 798 Redding: The owner requested a variance from the distance the garage needs to be behind the front elevation that is the furthest back from the street by constructing an addition that is behind that of the existing garage. The variance was approved 5/0.

Online Permit Applications

In the month of July, we processed 410 permits online bringing this year's total permits processed electronically to 2,308.

Monthly Report

The Building Department's [monthly report](#) shows the previous month's permit activity, along with charts showing the building permit activity trend over the past year.

Accessing City Hall

The installation of City Hall's new interior walls and secured doors with card readers will be complete around mid-late September. These improvements are designed to enhance security and functionality by creating a clear separation between public and private areas.

When the project is complete, there will be changes to how the public accesses City Hall during normal business hours. The entrances on Martin Street, Pierce Street and on the south side of the building will remain open to the public Monday through Friday from 8 a.m. – 5 p.m., along with the barrier-free entrance behind the building. The Henrietta Street entrance will be closed to the public but will remain accessible to employees with ID badges. For meetings that occur after hours, visitors will continue to access City Hall through the Police Department lobby entrance on Pierce Street.

The safety and security of both the public and staff is our top priority. Building access changes will be communicated to the public via City publications, social media and signage around the building.

City Clerk's Office

Candidates for the November 4, 2025 Election

The filing deadline for persons interested in running for the City Commission and Library Board was Tuesday, July 22, 2025. To see the official candidate list, visit the [Oakland County Clerk/Register of Deeds - Elections & Voting webpage](#). Under the 2025 elections heading, there is a tab for the November election where county-wide lists are published here for all candidates and proposals on the November 4, 2025 ballot.

Precinct Consolidation and Polling Location Assignments

On June 9, 2025 the City Commission voted to approve the consolidation of the nine existing election precinct boundaries to five election precincts. This action affects almost every Birmingham voter and was implemented

as an efficiency and cost saving measure. The new precinct boundary lines were drawn to be as compact and contiguous as is practical while staying within the legal limits of no more than 4,999 active voters per precinct. The use of major roads was implemented to simplify the precinct boundaries.

All voters should have received a new updated voter ID card (pictured below) confirming their new precinct and polling location assignments. **It is recommended that voters discard of old voter ID cards that have outdated information.** Additionally, a voter can look this information up at any time by using mi.gov/vote (click the “Am I registered?” question) to find their voter information. If you receive a voter ID card for a voter who does not belong at your address, please return the ID card to the sender so the City Clerk’s Office can track and resolve the issue.

IMPORTANT NOTICE!

Dear Voter,

All Birmingham voters have been reassigned from **State Senate District 8 to District 7** due to redistricting following the *Agee v. Benson* case.

Also, on **June 9, 2025**, the City Commission reduced Birmingham’s **9 election precincts to 5** to improve efficiency and reduce costs.

Please destroy your old Voter Information card and keep this one in your possession.

Thank you for voting!

Birmingham City
CITY CLERK
elections@bhamgov.org
248-530-1880

BIRMINGHAM CITY
151 MARTIN ST
PO BOX 3001
BIRMINGHAM, MI 48012-3001



OFFICIAL
ELECTION MAIL
Authorized by the U.S. Postal Service

NONPROFIT
ORGANIZATION
U.S. POSTAGE
PAID
TAYLOR, MI
PERMIT NO. 107

RETURN SERVICE REQUESTED

VOTER INFORMATION CARD

City: _____
County: _____
Date: _____

Listed below are the various districts in which you reside:

US Congressional: _____
State Senate: _____
State Rep.: _____
County Comm: _____
School District: _____

BIRMINGHAM
A DIVERSE CITY

Polling Location: _____ **Precinct:** _____

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**MAIL
TO**

SIGNATURE
OF
VOTER X

DETACH
ALL
PERFS

NOTE: If the voter named on this Information Card no longer lives at this address, please write “Return to Sender” and put the card back in the mail so that the Clerk’s Office can track and resolve these issues.

Additionally, each household should have received the following postcard (pictured below) with information regarding the new election precincts.

 **BIRMINGHAM**

NEW ELECTION PRECINCTS ★ EFFECTIVE 2025

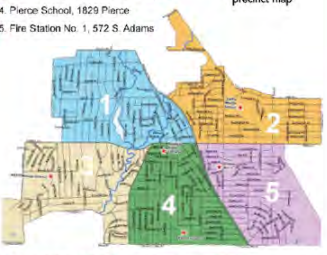
★ Birmingham’s election precincts have been consolidated from nine precincts into five. This change impacts nearly every voter, and will improve efficiency and reduce costs. Learn more and see a larger precinct map at bhamgov.org/votinglocations.

★ Each voter will be mailed a new voter ID card reflecting the changes, which will be in effect for the next election on Nov. 4, 2025 and in all future elections. Visit mi.gov/vote to confirm your voter registration, precinct, polling place and more.

Questions? Contact the City Clerk’s Office at (248) 530-1880 or elections@bhamgov.org

Precinct and Voting Location

- 1. Baldwin Library, 300 W. Merrill
- 2. Derby Middle School, 1300 Derby
- 3. NEXT/Midvale School, 2121 Midvale
- 4. Pierce School, 1829 Pierce
- 5. Fire Station No. 1, 572 S. Adams





precinct map

 City of Birmingham
151 Martin St
PO Box 3001
Birmingham MI 48012-9902

RETURN SERVICE REQUESTED



IMPORTANT:

Citywide changes to
voting precincts and
polling locations



OFFICIAL
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TAYLOR, MI
PERMIT NO. 107

Follow [this link to download the new precinct and voting location map.](#)

November 4, 2025 Election Dates and Deadlines

Early Voting Dates

<u>Day</u>	<u>November 4, 2025 Election</u>	<u>Time</u>
Saturday	10/25	8:30 a.m. to 4:30 p.m.
Sunday	10/26	8:30 a.m. to 4:30 p.m.
Monday	10/27	8:30 a.m. to 4:30 p.m.
Tuesday	10/28	8:30 a.m. to 4:30 p.m.
Wednesday	10/29	8:30 a.m. to 4:30 p.m.
Thursday	10/30	12:00 p.m. to 8:00 p.m.
Friday	10/31	8:30 a.m. to 4:30 p.m.
Saturday	11/1	8:30 a.m. to 4:30 p.m.
Sunday	11/2	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 Hills, MI 48302

For more information on Early Voting check out bhamgov.org/vote.

November 4, 2025 Local Election	<u>Important Election Deadlines</u>
Saturday, September 20, 2025	Deadline for Clerks to send UOCAVA (uniformed services or overseas) ballots to those voters who have applied. Ballots must be sent 45 days before the election due to the Military and Overseas Voter Empowerment Act (MOVE).
Thursday, September 25, 2025	Absentee ballots must be available for issuance to voters. This is the target date for initial mass mailing for voters who have requested an absentee ballot or are on the permanent ballot list.
Tuesday, October 21, 2025 through Election Day	Same-day voter registration <u>with your local clerk</u> ; proof of residency required.
Friday, October 24, 2025	5 p.m. deadline to spoil an absentee ballot that was already submitted to the clerk.
Saturday, October 25, 2025 through Sunday, November 2, 2025	Early Voting
Friday, October 31, 2025	5 p.m. deadline for the clerk to send absentee ballots by first class mail.
Monday, November 3, 2025	4 p.m. deadline for voters to spoil their absentee ballot that was lost or destroyed in-person at the City Clerk's Office, and the deadline to issue an absentee ballot that was not yet requested in person.
Tuesday, November 4, 2025	8 p.m. deadline for absentee ballots to be delivered to the clerk for tabulation.

Friday, November 7, 2025	5 p.m. deadline for a voter to cure a signature on an AV ballot return envelope that was otherwise a valid ballot to be tabulated.
Monday, November 10, 2025	Deadline to receive and count a ballot submitted by an Overseas Voter postmarked on or before Election Day.

Absentee ballots will be issued as requests are received up until the absentee ballot issuing deadlines.

Greenwood Cemetery & the Greenwood Cemetery Advisory Board (GCAB)

The next meeting for the GCAB is scheduled for September 5, 2025. To view Greenwood Cemetery Advisory Board agendas and minutes, visit bhamgov.org/GCAB.

For those visiting the cemetery and placing decorations for loved ones, it is important to be aware of the [Greenwood Cemetery Operational Procedures, Conditions & Regulations](#), specifically sections II, III, and V.

Board of Ethics

Stay tuned for announcements regarding the next scheduled Board of Ethics meeting. At this time there are no opinion requests or complaints to be processed. To view the Ethics Board agendas and minutes visit 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. Don't miss out on the chance to make a difference, visit www.bhamgov.org/boardopportunities to view all the available openings and apply at bhamgov.org/boardapplication.

City Manager's Office

Setting the Record Straight

At the August 11, 2025 Commission meeting, Mr. David Bloom made public comments pertaining to the financial relationship between the City and the Baldwin Public Library. Mr. Bloom's comments suggested that the Finance Department had improperly withheld funds from the Library based upon a proposed contract that the Library had not agreed to.

It is important to clarify that the City has not taken nor withheld any money from the Library.

In December 2024, Assistant City Manager Mark Clemence and Finance Director Mark Gerber brought to Library Director Rebekah Craft's attention that the Library had been paying the same rate for administrative services to the City since 2009 (including but not limited to human resource services, payroll, accounts payable, banking and investment services, retirement and pension administration, insurance administration etc.). The administrative services fee, in the amount of \$104,889, was based on the actual costs of providing services to the Library, and was established in an agreement between the two parties that was signed in November 2009 and expired in June 2013. Although the cost to the City to provide these services had increased substantially since 2009, the Library had not paid for the increase and thus was not reimbursing the City for the actual costs of the services they were receiving.

In February 2025, ACM Clemence and Finance Director Gerber met with Library Director Craft to present the City's proposed new agreement for administrative services. The proposed agreement reflected the actual current cost to the City to provide administrative services to the Library in the amount of \$219,067.

Although the proposed agreement has not been signed by the Library, the Library has reaped substantial savings since at least 2013 by not reimbursing the City for the true costs of the services the City is providing to them. However, Director Craft included the increased administrative services cost in the Library's FY 2025-2026 budget that was approved unanimously by the Baldwin Public Library Board on [March 17, 2025](#). Director Craft also included the increased administrative services cost in the Library's FY 2025-2026 budget that was presented to and approved by the City Commission on May 19, 2025.

At the beginning of each fiscal year, the Finance Department creates journal entries for each account and fund that it manages based on the approved budget, including the Baldwin Public Library's account. In accordance with municipal accounting requirements, the journal entries mirror the City Commission-approved budget, including the increased amount for administrative services that was approved by both the Library Board and the City Commission in the approved budget. Mr. Bloom's comment on August 11, 2025 that "it was publicly discussed that the City has begun withholding amounts to increased amounts to cover that \$219,000 without the library's consent" is based upon a possible misunderstanding or erroneous perception of the relationship between an approved budget, monthly allocations, and the reconciliation of the final budget. While it is true that the City and the Library are engaged in discussions regarding the services that the City provides to the Library and the cost of those services or whether the Library will choose to continue to receive those services at all, the City's allocations for administrative services in Fiscal Year 2025-2026 are based upon the budget which was approved by both the Baldwin Public Library Board and the City Commission. Should the Library wish to contract with a third party for the services currently provided by the City, the City will reconcile the expenditures from the date of termination of services. Should the City and Library agree to continue its relationship in which the City provides administrative services including financial and banking services to the Library, that agreed upon expenditure will be reconciled at the end of the fiscal year.

In conclusion, the statement that the City has begun withholding additional amounts of money without the Library's consent is not accurate. To be clear, the City has not taken nor withheld any money from the Library. These are account entries that are reconciled at the end of each fiscal year in accordance with generally acceptable accounting principles (GAAP) that the City is required to follow based upon the approved budget. Furthermore, it is important to note that while we await the Library's plan to secure administrative services, whether from the City or a third party, the City has chosen to continue to provide administrative services without interruption during negotiations in order to ensure optimal library services to our residents and to Library employees.

Communications

The communications team is working on a variety of projects, including:

- the fall/winter edition of the Birmingham Beat newsletter
- the September edition of the Around Town e-newsletter
- the Birmingham Insider Newsletter (employee newsletter)
- numerous eblasts pertaining to road closures, water main breaks and engineering project updates
- Engage Birmingham project promotions
- social media planning, posts, responses, reels
- photo sorting, requests and coordination
- preparation work for the City's 2026 calendar

Receive updates from Birmingham

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

BIRMINGHAM CITY COMMISSION - UPCOMING AGENDA ITEMS

Meeting	Topic	Dates Addressed	Status
6/23/25	Use of public property in front of stores	6/23/25	In progress
5/5/25	Service standards	5/5/25	In progress
5/5/25	Tree related resident communication	7/14/25 5/5/25	In progress
5/5/25	Resident survey	5/5/25	In progress
1/27/25	Information Technology Advisory Board	1/27/25 3/10/25	Commission to discuss at a future date TBD
5/20/24	RFP Process	6/3/24 7/22/24	In progress

Department of Public Services

Poppleton Park Playground Improvements

There was a great turnout for the public input session at the August 5, 2025 Parks and Recreation Board meeting, where we gathered feedback and ideas for the upcoming Poppleton Park playground improvement project. In addition to the Parks and Recreation Board meeting in August, a survey was posted on [Engage Birmingham](#) between August 5 and August 22, and generated impressive participation as well.

Topics most discussed during the feedback period include the addition of more swings – specifically the tallest possible swings, increasing the places to sit (benches, tables, a bench swing, etc.) and include plenty of shade. There were numerous compliments on the accessibility improvements, as this concept has a very strong emphasis on inclusivity and plenty of walkways and a solid surface throughout the play area as well.

The draft concept plan will be reviewed by the Multi-Modal Transportation Board at their September 4, 2025 meeting. It includes accessible parking spaces along Oxford Street, accessible sidewalks and bike racks.

Upon the completion of the review period, the draft concept will be modified appropriately and will return to the Parks and Recreation Board on September 9, 2025 Parks and Recreation Board meeting for recommendation to the City Commission at an October meeting.

Stay tuned for updates on this project, and everything Parks and Rec by signing up for Birmingham's [e-newsletter](#).

Booth Park Natural Area – Native Perennial Plug Planting Event Update

DPS had a great turnout for this August 6, 2025 volunteer planting event, with approximately 20 volunteers helping to revitalize the natural area along the Rouge River at Booth Park. The City was awarded a Community Habitat Improvement Project (CHIPs) grant in 2024 through [Oakland County Cisma](#) (Cooperative Invasive Species Management Area) to help with funding this Booth Park natural area revitalization.

The City applied for another CHIPs grant this year, and hopes to continue projects such as this along the Rouge River Trail Corridor in order to help combat the spread of aggressive invasive woody species, such as Buckthorn and Honeysuckle, which if left unchecked can quickly overtake natural areas and prevent native species from proper establishment and survival.



Engineering Department

City Construction Projects:

Arlington, Shirley, and Brandon Project:

The contractor is working on punchlist items and should have them completed by September.

2024-2025 Concrete Repair Program:

The contractor has completed the work on this program and is addressing punchlist items.

2023-2024 and 2024-2025 Cape Seal Program:

The contractor has completed the slurry. The City is compiling a punchlist for this project.

Oakland and Haynes Project:

The contractor will be working on punchlist items and should have them completed by September.

Traffic Signal Mast Arm Project:

The contractor has started construction on the three remaining locations: Brown and Southfield, Maple and Elm/Poppleton, and Maple and Adams.

N. Adams Resurfacing Project:

The asphalt paving occurred the week of August 11, and the road was open for Dream Cruise weekend. On August 18, the road was closed again to allow for final cleanup, restoration, etc. prior to opening permanently by the end of August in time for the start of school.

Bird Ave. Phase 1A Project (Pierce Street to Grant Street):

The sewer and water main installation has been completed. Bird Avenue between Pierce and Edgewood was paved the week of August 18. Bird Avenue between Edgewood and Grant is being prepped for concrete paving.

Wimbledon Phase 1 Project (Woodward Ave to Oxford Street):

Construction is tentatively projected to start at the beginning of September. The Engineering Department will issue a letter prior to the start of construction.

Quarton Lake Cleanout:

The contractor has completed dredging operations. Excess water is being removed from dredged material (spoils) prior to being trucked offsite.

Maple Road Patching Program:

Construction was paused to allow the road to be open for Dream Cruise weekend. The contractor was back on site Monday, August 18 to complete the concrete repairs, including underneath the railroad tracks.

Willits/Bates/Chester Project:

Construction has started and the new water main on N. Bates was installed and put into service prior to the Dream Cruise weekend. The contractor is working on the storm sewer portion of the project. After that, they will work on the roadway for the installation of bumpouts and curb modifications.

2025 Trip Hazard Elimination Program:

The contractor started the program in Area 2, which is located between 14 Mile Road and Maple Road, from the east City limits to Adams north of Humphrey, and Woodward Avenue south of Humphrey.

2025 Concrete and Sidewalk Repair Program:

Work is occurring on the Pierce Garage south entrance/exit. Work will continue in September in scattered locations throughout the City.

Lead Service Replacement Program

In November 2024, the City mailed notices to property owners with lead water services, galvanized pipes previously connected to lead materials, or unknown water service materials per EGLE's requirements. Anyone with questions about these letters or who would like to sign up for lead service replacement at no cost should contact the Engineering Department at (248) 530-1840.

The City will be starting a door-knocking and mailing effort to replace lead water services. If the property owner is not available, a flyer will be left. Please follow the steps in the flyer to schedule your water service replacement.

If you have any questions about these projects or programs, please contact the Engineering Department at 248-530-1840.

Consumers Energy Project

Consumers Energy will be starting a gas pipeline pressure-testing project at the intersection of Coolidge Highway and West Maple Road the week of August 24. Consumers Energy will be testing the gas mains for leaks, and to assess their safety and integrity.

The work will require one lane of northbound Coolidge Highway and two lanes of southbound Coolidge Highway to be closed between Maple Road and Yorkshire Road. Traffic will be maintained in this area with one lane in each direction. The project is expected to last through the end of October. If you have any questions about this project, reach out to Consumers Energy Community Affairs at (248) 433-5805.

Fire Department

The Fire Department staffed 15 firefighter paramedics for the Dream Cruise. In addition to our regular operation with two ambulances, two engines and a ladder truck, we added an ambulance and a roving bike crew. Additionally, an ambulance from Rochester Hills was located at Station 2. The Fire Department responded to 11 calls for service throughout the day, several heat exhaustion incidents, a vendor barbecue grill fire, and a couple of trauma (head injury) incidents. The Michigan State Police staged a Bomb Squad unit at Station 1 and provided our crews with radiological monitors.

The Fire Prevention Bureau made its way around the event, monitoring the use of barbecue grills, inspecting food trucks, and handing out badges to children. The Bureau shut down a food truck that was serving without a State or county health department license.

Human Resources

New Hires

The City of Birmingham extends warm congratulations to our newly hired employees as of August 20, 2025. Their skills, expertise and enthusiasm are a valuable addition to our team. We welcome them to the City of Birmingham!

Department	Name		Position	Type
DPS - Parks	Paul	Wiegand	Seasonal Park Attendant	Seasonal
DPS - Parks	Clinise	Kirkwood	Recreation Coordinator	Full-Time (AFSCME)
DPS - Golf	Michael	Maynard	Club Maintenance/Service	Seasonal
Library	Lawrence	Marble	Lib Substitute Librarian	Part-Time
Promotions				
DPS- Parks	Rebecca	Lademan	Parks Operator	Full Time (Teamsters)

August 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	DLawrence Williams	Police	Police Officer
1	Spencer Buchman	Police	Police Officer
1	Cara Gannon	Police	Crossing Guard
1	Calvin Rosett	Building	Electrical Inspector
1	Robert Falenski	Building	Support Staff
1	Sheri Hunter	BSD	BSD PR Marketing Specialist
1	Shoshana Loomer	Library	Library Assistant
2	James Cardenas	Police	Police Officer
2	Cameron Lease	Police	Police Officer
2	Matthew Walker	Police	Police Officer

2	Linda Rehm	Police	Crossing Guard
2	Diane Sczesny	Police	Crossing Guard
2	Peter Vangelderren	Library	Library Assistant
3	Ethan Kramer	DPS - Ice Arena	PT Arena Concessions
3	Raymond Dewalt	DPS - Ice Arena	DPS Temp Laborer
3	Sarah Dalmer	Library	Library Assistant
4	Shaun Brown	Fire	Firefighter Paramedic
4	Colin Quackenbush	DPS	Parks & Forestry Specialist
4	Brandon Wynn	DPS	Parks & Forestry Specialist
4	Brian Jones	DPS - Ice Arena	Club Maintenance/Service
5	Ann Tappan	Managers Office	Communication Specialist
6	Rex Poland	DPS - Ice Arena	Part Time Arena Concession
8	Laura Eichenhorn	Planning	Transcriptionist
8	Michael Howey	Library	Librarian
8	Kathleen McBroom	Library	Substitute Librarian
8	Daniel Patton	Library	Substitute Librarian
9	Brent Macumber	Police	Police Officer
9	Joshua Bouchard	Police	Police Sergeant
9	John Dare	Building	PT Inspector
10	David Buttigieg	Police	Police Lieutenant
10	Jeffrey Zielke	Building	Building Official
11	Jordan Zale	Police	Police Sergeant
12	Paul Gillin	Library	Library Bookkeeper
13	Terry Meyer	Library	Library Assistant
19	Linda Rodriguez	Police	Parking Enforcement
19	Alexandra Harris	Police	Crossing Guard
20	Anthony Lowe	Library	Library Assistant
22	Gina Moody	Police	Police Officer
23	Jana Ecker	Managers Office	City Manager

23	Veronica Williams	Treasury	Support Staff
24	Carrie Laird	DPS	Park & Recreation Manager
27	Paul Wells	Fire	Fire Chief
27	Devin DeRoeck	DPS	Parks & Recreation Assistant Foreman
32	Audrey Reed	Police	Crossing Guard

Hiring Status

The City is seeking candidates for the following positions. Below is the current status of each opening. To apply or for more information, visit bhamgov.org/jobs.

Department	Position	Type	Status
DPS	Parks Laborer	Part Time	Accepting Applications until 9/5/2025
Police	Crossing Guard	Seasonal	Accepting Applications until 9/5/2025
Police	Parking Enforcement Assistant (PT)	Part Time (AFSCME)	Accepting Applications until 9/12/2025
Building	Plumbing and Mechanical Inspector	Full Time (AFSCME)	Open Until Filled
Police	Police Officer	Full Time (BPOA)	Open Until Filled
DPS	Ice Arena Concessions/Maintenance	Part Time	Open Until Filled
Parking	Parking Maintenance	Full Time	Reviewing Applications
Parking	Administrative Assistant	Part Time	Reviewing Applications
Fire	Firefighter Paramedic	Full Time (BFFA)	Reviewing Applications
DPS	Golf Course and Ice Arena Operator	Full Time (Teamsters)	Interviewing
Police	Dispatcher	Part Time	Interviewing
BSD	Event Assistant	Part Time	Onboarding
Finance	Accountant	Full Time	Onboarding
HR	HR Generalist	Full Time	Onboarding

Planning Department

Planning Board (PB)

The Planning Board has had an influx of site plan requests this month, which can be reviewed below. Alongside the Planning Board's regular duties, the Zoning Ordinance Update project is moving along with the development of the Request for Proposal, which is only the first piece of the puzzle. As noted in several of the recent joint meetings of the Planning Board and City Commission, the zoning recommendations contained in the Birmingham Plan 2040 will be considered, but not all are intended to be included in the update. As recommended by the Commission, Planning Department staff and the Planning Board will be developing a communications plan with the City's communications team before the project begins to ensure clarity of purpose.

A tentative Planning Board list of scheduled and/or recently completed items is provided below:

1. Zoning Ordinance Update – Study Session (8/13/25)
 - A project to comprehensively update the City's Zoning Ordinance to reflect the selected recommendations of the Birmingham Plan 2040.
2. Triangle District Bonus Height Provisions Phase 2 – Study Session – (8/13/25)
 - A continuation of the review of the available provisions to receive additional building height in the current Triangle District of Birmingham.
3. 211 Hamilton Row – N^o28 – Special Land Use Permit, Final Site Plan & Design Review (8/27/25)
 - Request for new food and drink establishment engaging in alcoholic beverage sales for on premise consumption.
4. 2333 Cole Street – Final Site Plan & Design Review (8/27/25)
 - Request for major renovations and site improvements at existing building.
5. 36977 Woodward – Preliminary Site Plan Review (8/27/25)
 - Request for new 3-story commercial building and associated site improvements

Historic District Commission (HDC)

The Historic District Commission is busy with drafting the Historic Preservation Master Plan and is targeting a first draft completion in October 2025. The HDC intends to continue public engagement through to the end of the draft, and will be planning at least one more event before October.

A list of recently completed items is provided below:

1. Historic Preservation Master Plan – Study Session (8/20/25)
 - o The HDC and City staff are developing an organized, holistic, and long-range approach Historic Preservation Master Plan to help guide preservation efforts into the future.
2. 214 W. Maple – Design Within Reach – Design Review (8/20/25)
 - o Request for façade renovations to existing building in the Central Business Historic District for new tenant.

Environmental Sustainability Committee (ESC)

The ESC will hold a meeting on August 25, 2025. At this meeting, the ESC will continue its work on finalizing the Community Engagement Plan, drafting code language related to leaf blowers, and reviewing plans to institute a congestion fee to support the City's sustainability goals. At that meeting, the Planning Department will also provide the ESC with more information on the Birmingham Plan 2040 in an effort to prepare for the Zoning Ordinance Update project that is likely to be underway in early 2026.

Multi-Modal Transportation Board (MMTB)

The MMTB has completed two public engagement meetings for the residents on Shirley and Arlington, held on July 28, 2025 and August 7, 2025. The Planning Department received valuable input and intends to seek more input from residents before bringing the issue back to the City Commission. In addition, the MMTB reviewed Phase 2 of the Wembleton Drive Capital Improvement Plan Road Width Review. A recommendation will be provided to the City Commission once complete.

Police Department

Vehicle Noise Statute Update

The Police Department continues to push for changes to State law to assist officers in addressing the vehicle noise issue. Recently, Chief Grewe requested an update on the proposed bill to change the State law regarding vehicle noise. Below is the response received from Rep. Price's office.

Hello Scott,

My name is Christian Beswick, I am Representative Price's Constituent Services Director. As I am sure you are aware things in Lansing are complicated at best right now. Disputes over the state budget have put policy priorities like the Woodward noise bill on hold while we attempt to avert a government shutdown. The bill is also currently in the final stages of securing a Republican co-sponsor. Once the budget has been squared away and the Republican co-sponsor secured, there will be few obstacles left in the bill's way. At that point we expect it should be passed swiftly. I know this may not be a satisfactory answer, but I hope it gives you more insight into the current landscape around the Woodward noise bill. If you have any other questions please feel free to reach out to me again, to Rep Price directly (248-499-0534), or our Legislative Director Cass Creech (517-392-7284). Thank you for your time and understanding.

Best,
Constituent Services Director Christian Beswick

30th Annual Dream Cruise Recap

The 2025 Dream Cruise was a jam-packed but successful event in the City of Birmingham. Like last year, we saw larger crowds earlier in the day than we historically see for this event. By 10:30 a.m., southbound Woodward traffic was backed up north of Big Beaver, and large crowds of people had already formed throughout the corridor.

The Birmingham Police Department responded to 198 Calls for Service between Friday and Saturday. Of these calls for service, 16 were parking complaints, both on public and private property, 8 were noise complaints, and 17 times we were called to private property parking lots to disperse crowds (Speedway, Mobil). Included in this high volume of calls over these two days are these more significant incidents:

Aug 15th @ 6 p.m. – Natural Death Investigation (Daxton Hotel)

Aug 16th @ 1:53 a.m. – Operating While Intoxicated Accident

The driver left the roadway on Brown east of Old Woodward, striking a City street light and electrical box, knocking out power to the traffic signal on Old Woodward at Brown and Merrill.

Aug 16th @ 3:19 a.m. – Stolen Vehicle Report / Recovered in Oak Park

Aug 16th @ 2:52 p.m. – Arrest for Retail Fraud (Kroger)

Aug 16th @ 7:53 p.m. – Injured Person Report

A passenger in a vehicle stood up while in the backseat of a Bronco while in the Park St Structure and struck his head on a support beam.

Aug 16th @ 8:50 p.m. – Domestic Violence Arrest

In addition to these incidents, the Police Department dealt with two locations where marijuana distribution companies had temporary permits for the Dream Cruise. Puff Cannabis had an approved license to operate at the northwest corner of Maple and Woodward. Joyology had an approved license to operate on the property of Jax Kar Wash at Woodward and Brown. Both locations were advised that they were not permitted to pass out or sell any marijuana.

The Puff location was set up early on Friday, and undercover detectives were sent to the area after the Police Department had received reports of free samples being issued. Detectives were able to obtain multiple free samples without even asking for them, as representatives of Puff were offering them up. Chief Grewe responded to the location, spoke with operators, and advised them of the violation. They were issued a warning that

undercover detectives will be checking the area throughout the weekend, and any further offenses will result in them being shut down. Several checks were made both Friday and Saturday, and Puff remained in compliance.

Joyology was not set up until Saturday morning, and in the early afternoon, they were also found to be handing out free samples of marijuana. Again, Chief Grewe responded and spoke with the operators, giving them the same warning. In addition to the marijuana, this location was selling wrist bands for \$20, which gave you access to an open bar. They were advised that it was illegal for them to sell alcohol and to close the bar. Approximately two hours later, detectives were sent back to the location and were again handed numerous samples of marijuana. Around 5:30 p.m., they were ordered to shut down their location.

These significant incidents, along with all other calls for services and the presence along Woodward during the Dream Cruise, require a substantial deployment of personnel to ensure the safety of all those in attendance. In addition to the regularly scheduled platoon of officers, additional personnel were brought in to work the Dream Cruise on both Friday and Saturday.

Parking Systems Update

Chester Garage Construction & BCT Design Group Update

Repairs at the Chester Garage are progressing on schedule. RAM Construction has transitioned work to the upper levels and will soon begin repairing the glass in the two stairwell atriums, installing an emergency generator and replacing all electrical panels. Seaway Painting is nearing completion of the interior white coating and will proceed with painting mock-ups of the approved accent green. All repairs remain on track for completion by the end of October 2025.

At the August 11, 2025 City Commission meeting, BCT Design Group presented the final schematic designs for the Chester Garage. The Commission approved the plans and directed staff and BCT to collaborate with the Public Arts Board (PAB) to incorporate murals at select locations. The PAB will develop a consistent artistic approach across all five City garages, focusing on themes that highlight Birmingham's identity, foster a cohesive aesthetic, encourage diversity and strengthen community connections.

Parking Reports

Download the [monthly parking report](#) to view the following data: total citations issued, average weekly maximum capacity, meter revenue by amount and percentage, monthly passes compared to garage capacity and monthly permits sold.

Future Agenda Items

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

Potential Future Workshop Topics

September – Oakland County Water & Sewer System Update with Water Resources Commissioner Jim Nash

October – TBD

November – City Commission Organization

Other potential workshop topics: Police Department/Building Security, Unimproved Roads, City Trees



MEMORANDUM

Planning Department

DATE: August 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Public Hearing for 298 S. Old Woodward – Daxton Hotel – Special Land Use Permit Amendment and Final Site Plan & Design Review (**REQUEST TO ADJOURN**)

INTRODUCTION:

The applicant has submitted a Special Land Use Permit Amendment and Final Site Plan & Design Review request to modify the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. The change would effectively eliminate the off-street loading space in terms of truck/vehicle access, and would divert loading functions to the lower levels.

The subject site, 298 S. Old Woodward, is located in Downtown Birmingham in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. The site has been operating as a hotel since it was completed in 2021. The Daxton Hotel is currently operating under a Special Land Use Permit due to the sale of alcoholic beverages for on premise consumption. The site is directly adjacent to “The Plaza”, a commercial building to the north, and is across Brown Street from the new Restoration Hardware development that is nearing completion (targeting October 2025).

At this time, the applicant has not submitted an executed Special Land Use Permit Contract to the City. For this reason, City Staff requests that the City Commission adjourn the public hearing until the applicant submits the Special Land Use Permit Contract. As a part of the adjournment, City Staff also requests that the City Commission require the applicant to cover the cost of the additional noticing that will be required to reset the public hearing.

BACKGROUND:

On May 28, 2025 ([Agenda](#) - [Video](#)), the Planning Board moved to adopt the findings of the Planning Department in the report dated May 28, 2025, and the applicant’s statements as to the way in which deliveries function at the present time made on the record, related to the approval criteria outlined in Article 7, Sections 7.27 and 7.36 of the Zoning Ordinance and recommend that the City Commission approval the Special Land Use Permit Amendment and Final Site Plan &

Design Review application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:

1. The applicant may only receive deliveries at the hotel through van or other-sized vehicles that deliver within the lower floor parking facility on-site;
2. The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and,
3. The applicant must comply with the requests of all City Departments.

On June 10, 2025 ([Agenda](#) – [Video](#)), the Board of Zoning Appeals moved to grant a dimensional variance of 1 usable off-street loading space with a condition that should the compactor no longer be required that the loading space be returned to the required dimensions.

LEGAL REVIEW:

The City Attorney has reviewed this request and has no objections as to form and content.

FISCAL IMPACT:

There are no fiscal impacts related to the Special Land Use Permit Amendment and Final Site Plan & Design Review request submitted.

SUSTAINABILITY:

There are no direct sustainability considerations related to the Special Land Use Permit Amendment and Final Site Plan & Design Review request submitted.

DESIGN CONSIDERATIONS:

The design of the building and general site is not proposed to change as a part of the Special Land Use Permit Amendment and Final Site Plan & Design Review request submitted.

PUBLIC COMMUNICATIONS:

As required for Special Land Use Permit Reviews, a legal ad was placed in a newspaper of local circulation to advertise the public hearing at the Planning Board on May 28, 2025. In addition, postcards were sent out to property owners and occupants within 300 feet of the subject site. Similar notices were provided in advance of the public hearing at the City Commission on July 28, 2025, which was ultimately postponed to a date certain of August 25, 2025. Due to the nature of this request, additional notices will be required to reset the public hearing when the time comes.

SUMMARY:

The Planning Department requests that the City Commission consider adjourning the Special Land Use Permit Amendment and Final Site Plan & Design Review application for 298 S. Old Woodward to permit the modification of the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor.

In addition, the Planning Department requests that the City Commission require the applicant to cover the cost of the additional noticing that will be required to reset the public hearing.

ATTACHMENTS:

Please see attached the following documents:

- Special Land Use Permit Resolution
- Site/Design Plans
- Planning Board Report
- Board of Zoning Appeals Case Description

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to adjourn the Special Land Use Permit Amendment and Final Site Plan & Design Review application for 298 S. Old Woodward to permit the modification of the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. In addition, to require the applicant to cover the cost of the additional noticing that will be required to reset the public hearing.

**Daxton Hotel
298 S. Old Woodward
Special Land Use Permit Amendment 2025**

WHEREAS, The City Commission granted Special Land Use Permit and Final Site Plan and Design Review approval for the Daxton Hotel at 298 S. Old Woodward on October 28, 2019 and amended the Special Land Use Permit on January 10, 2022;

WHEREAS, A Special Land Use Permit Amendment and Final Site Plan & Design Review application was filed in May 2025 for approval to modify the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor;

WHEREAS, The land for which the Special Land Use Permit is sought is located on the west side of S. Old Woodward, north of Brown St.;

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, The Daxton Hotel will continue to engage in alcoholic beverage sales for on premise consumption with no changes in operation or use of the existing liquor license;

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 Birmingham Planning Board on May 28, 2025 reviewed the application for Special Land Use Permit Amendment and Final Site Plan & Design Review and moved to adopt the findings of the Planning Department in the report dated May 28, 2025, and the applicant's statements as to the way in which deliveries function at the present time made on the record, related to the approval criteria outlined in Article 7, Sections 7.27 and 7.36 of the Zoning Ordinance and recommend that the City Commission approve the Special Land Use Permit Amendment and Final Site Plan & Design Review application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:

1. The applicant may only receive deliveries at the hotel through van or similar-sized vehicles that deliver within the lower floor parking facility on-site;
2. The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and,
3. The applicant must comply with the requests of all City Departments.

WHEREAS, The Birmingham Zoning Board of Appeals on June 10, 2025 granted the dimensional variance of 1 usable off-street loading space with a condition that should the compactor no longer be required that the loading space be returned to the required dimensions;

WHEREAS, The Birmingham City Commission has conducted a public hearing on July 28, 2025 and has reviewed the Special Land Use Permit Amendment and Final Site Plan & Design Review application and the standards for such review as set forth in Article 7, Sections 7.27 and 7.36 of Chapter 126, Zoning, of the City Code.

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission adopts the findings of the Planning Board and finds the standards imposed in Article 7, Sections 7.27 and 7.36 of the Zoning Ordinance and other applicable standards in the City Code have been met, subject to the conditions below, and that the Daxton Hotel's application for a Special Land Use Permit Amendment and Final Site Plan & Design Review at 298 S. Old Woodward 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. Daxton Hotel shall abide by all provisions of the Birmingham City Code.
2. Daxton Hotel shall comply with the approved site and design plans and any amendments thereto.
3. The variance granted by the Board of Zoning Appeals is tied to the approved site plans. Any change made to the approved site plans may nullify the variance that was granted and require the Daxton Hotel to pursue a new variance request.
4. 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.

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, the Daxton Hotel 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 the Daxton Hotel to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

BE IT FURTHER RESOLVED that the Daxton Hotel is recommended for approval of a modification of the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor at 298 S. Old Woodward, above all others, subject to final inspection.

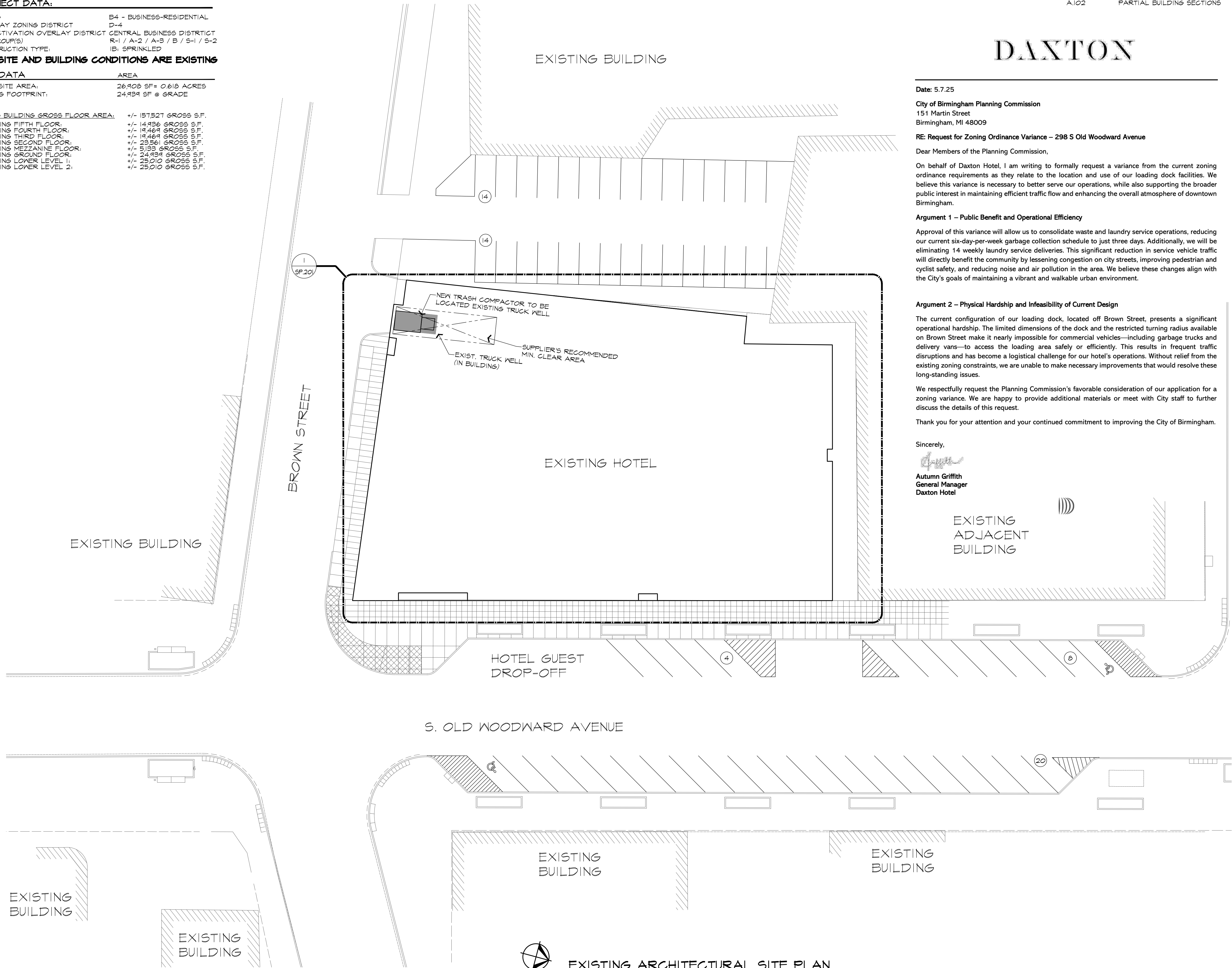
I, Alexandria Bingham, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on_____.

Alexandria Bingham
City Clerk

PROJECT DATA:
ZONING: B4 - BUSINESS-RESIDENTIAL
OVERLAY ZONING DISTRICT: D-4
VIA ACTIVATION OVERLAY DISTRICT: CENTRAL BUSINESS DISTRICT
USE GROUP(S): R-1 / A-2 / A-3 / B / S-1 / S-2
CONSTRUCTION TYPE: IB: SPRINKLED
ALL SITE AND BUILDING CONDITIONS ARE EXISTING

SITE DATA: AREA
TOTAL SITE AREA: 26,908 SF ± 0.618 ACRES
BUILDING FOOTPRINT: 24,434 SF @ GRADE

EXISTING BUILDING GROSS FLOOR AREA: +/- 157,527 GROSS S.F.
EXISTING FIFTH FLOOR: +/- 14,936 GROSS S.F.
EXISTING FOURTH FLOOR: +/- 14,464 GROSS S.F.
EXISTING THIRD FLOOR: +/- 14,464 GROSS S.F.
EXISTING SECOND FLOOR: +/- 23,561 GROSS S.F.
EXISTING MEZZANINE FLOOR: +/- 5,153 GROSS S.F.
EXISTING GROUND FLOOR: +/- 24,954 GROSS S.F.
EXISTING LOWER LEVEL 1: +/- 25,010 GROSS S.F.
EXISTING LOWER LEVEL 2: +/- 25,010 GROSS S.F.



EXISTING ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SHEET INDEX

SP.101	EXISTING SITE PLAN
SP.201	TRASH COMPACTOR LOCATION AND INFORMATION
A.100	AFFECTED AREA LIFE SAFETY FLOOR PLAN
A.101	ENLARGED LAUNDRY ROOM FLOOR PLAN, LOCATION MAP & KEY PLAN
A.102	PARTIAL BUILDING SECTIONS

DAXTON

Date: 5.7.25

City of Birmingham Planning Commission
151 Martin Street
Birmingham, MI 48009

RE: Request for Zoning Ordinance Variance – 298 S Old Woodward Avenue

Dear Members of the Planning Commission,

On behalf of Daxton Hotel, I am writing to formally request a variance from the current zoning ordinance requirements as they relate to the location and use of our loading dock facilities. We believe this variance is necessary to better serve our operations, while also supporting the broader public interest in maintaining efficient traffic flow and enhancing the overall atmosphere of downtown Birmingham.

Argument 1 – Public Benefit and Operational Efficiency

Approval of this variance will allow us to consolidate waste and laundry service operations, reducing our current six-day-per-week garbage collection schedule to just three days. Additionally, we will be eliminating 14 weekly laundry service deliveries. This significant reduction in service vehicle traffic will directly benefit the community by lessening congestion on city streets, improving pedestrian and cyclist safety, and reducing noise and air pollution in the area. We believe these changes align with the City's goals of maintaining a vibrant and walkable urban environment.

Argument 2 – Physical Hardship and Infeasibility of Current Design

The current configuration of our loading dock, located off Brown Street, presents a significant operational hardship. The limited dimensions of the dock and the restricted turning radius available on Brown Street make it nearly impossible for commercial vehicles—including garbage trucks and delivery vans—to access the loading area safely or efficiently. This results in frequent traffic disruptions and has become a logistical challenge for our hotel's operations. Without relief from the existing zoning constraints, we are unable to make necessary improvements that would resolve these long-standing issues.

We respectfully request the Planning Commission's favorable consideration of our application for a zoning variance. We are happy to provide additional materials or meet with City staff to further discuss the details of this request.

Thank you for your attention and your continued commitment to improving the City of Birmingham.

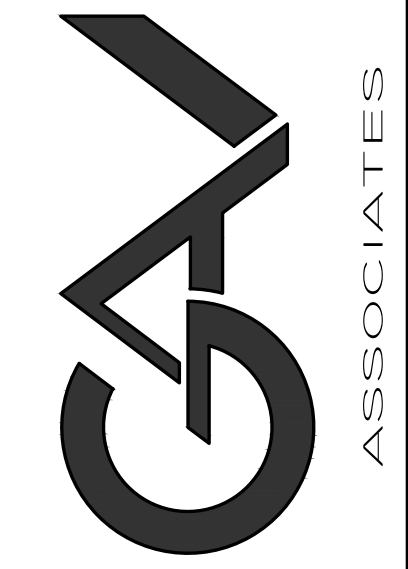
Sincerely,

Autumn Griffith
General Manager
Daxton Hotel

EXISTING
ADJACENT
BUILDING

ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SPA/SLU/ZBA	5-12-2025
COMPACTOR REVISION	5-20-2025
SPA/SLU/ZBA REVISIONS	5-23-2025

ARCHITECTURAL
DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. ASSOCIATES, INC.
24001 ORCHARD LANE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DS	DS	DS

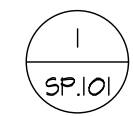
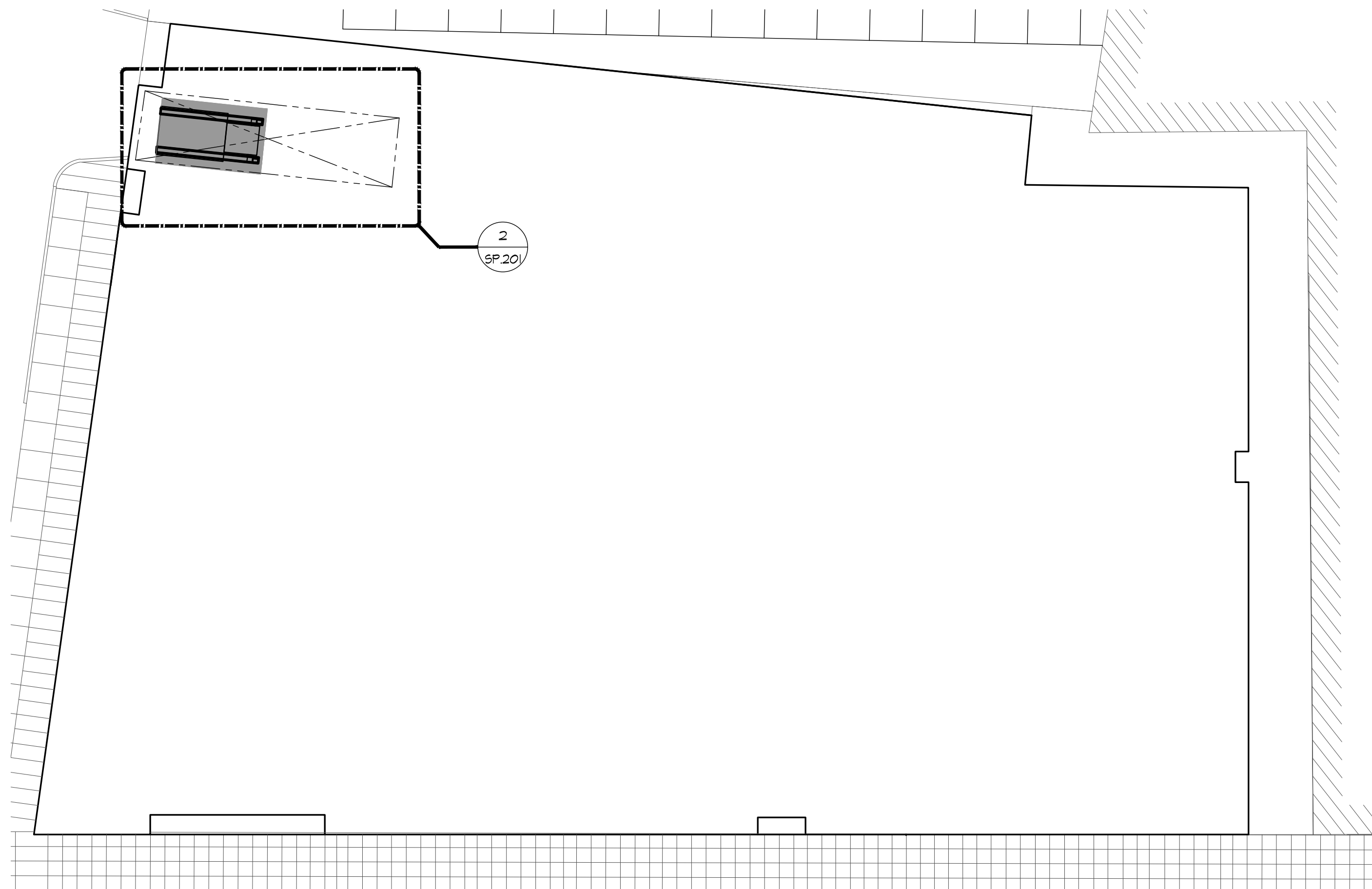
SCALE : 1" = 20'-0"

FILE NAME : 24085_SP.101

JOB # : 24085

SHEET TITLE
EXISTING
ARCHITECTURAL
SITE PLAN
SHEET #

SP.101



BUILDING KEY PLAN
NOT TO SCALE

GENERAL TRASH COMPACTOR NOTES:

- 1) STEEL TRACKS BY OTHERS. STEEL CONTRACTOR TO VERIFY LENGTH, SIZE, DIMENSIONS OF STEEL AND TO VERIFY LOCATION WITH OWNER, CONTRACTOR AND TRASH COMPACTOR SUPPLIER.
- 2) SPECIFICATIONS FOR TRASH COMPACTOR - SEE THIS SHEET
- 3) SUPPLIER AND CONTRACTOR TO VERIFY ALL MINIMUM MANUFACTURER'S CLEAR AREAS.
- 4) TRASH REMOVAL AS SCHEDULED PER OWNER AND SANITATION COMPANY.

Specifications

Manufacturer's Rated Size

1.50 Cubic Yards

Rated Size

1.30 Cubic Yards

Cycle Time

35 Seconds

Capacity Per Hour

133.71 Yards

Clear Top Opening (L x W)

30 5/8" x 57 1/2"

Ram Face Dimensions (W x H)

59 3/4" x 29 3/4"

Ram Penetration

12"

Cylinder Bore, Rod & Stroke

(Twin) 4" x 2" x 36"

Operating Pressure

Normal
Maximum

1500 PSI
2000 PSI

Ram Force Rating

Normal
Maximum

18.34 PSI / 32,744 Lbs
24.46 PSI / 43,658 Lbs

Motor (HP)

10 HP

Pump (GPM)

12 GPM

Tank Capacity

20 Gallons

Shipping Weight

10,100 Lbs (approx)

Construction

Frame

Steel

Floor - AR Plate

1/2"

Floor Plate Supports

3" x 4 Lb Channel

Side Plates

1/4"

Side Reinforcements

2" x 4" x 1/4" Tube

Breaker Bar

4" x 4" x 3/8" Tube

Ram Hold Down Bars

1 1/4" x 1 1/4" Bar

Face Plate

3/4"

Floor - AR Plate

1/2"

Side Plates

3/8"

Top Plate

1/4"

Sliding Plate

3/8"

Installation Requirements

Minimum Recommended Requirements:

- > Concrete Pad: 10' x 20' (May be made larger to suit)
- > 4,000 PSI Reinforced, 6" Thick

Minimum Clearance Requirements:

- > 12" From Back of Compactor to Wall
- > 36" From Right & Left of Compactor to Wall

Electrical Disconnect Requirements

Voltage	Amperage	Fuse
208	60	50
240	60	40
480	30	20

Standard Features

- > 80% & 100% Full Indicator Lights
- > Quick Disconnect Hydraulic Hoses
- > Pressure Gage
- > NEMA 4 Control Enclosure
- > Guide Rails & Stops
- > 4-Inch Clean Out

Available Options

- > Hoppers & Enclosures - Any Configuration
- > Interlock and Security Doors
- > Oil Heater
- > Power Unit Cover
- > Remote Operation
- > Custom Sizes

A

B

C

D

E

F

G

H

Capacity

99 1/4"

60"

104 1/2"

52"

71"

30 5/8"

138"

217 1/2"

20-Yard

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2

SP.20

TRASH COMPACTOR LOCATION PLAN

SCALE: 3/8" = 1'-0"

TRASH COMPACTOR LOCATION PLAN
SCALE: 3/8" = 1'-0"

PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN: DS DESIGNED: DS CHECKED: DS

SCALE : VARIES

FILE NAME : 24085_SP20

JOB # : 24085

SHEET TITLE
TRASH COMPACTOR
LOCATION AND
INFORMATION
SHEET #

SP.20

CODE REVIEW & BLDG ANALYSIS:

THE BUILDING PLANS ARE BEING SUBMITTED STORAGE ROOM RENOVATION TO BE TURNED INTO A LAUNDRY SERVICE ROOM. ALL LAUNDRY SHALL BE WHEELED IN FOR CLEANING. THERE SHALL BE NO LAUNDRY CHUTE IN THIS ROOM OR AREA.

- I. GENERAL CONTR. TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE.
- *MICHIGAN BUILDING CODE 2015
 - *ICC/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED
 - *MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
 - *MICHIGAN PLUMBING CODE 2021 (M.P.C.)
 - *FIRE SUPPRESSION NFPA 13-2013
 - *FIRE ALARM NFPA 72-2012
 - *INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
 - *MICHIGAN ENERGY CODE 2015, PART 10a (M.E.C.)
 - *ANSI/ASHRAE/IESNA STANDARD 90.1 1999 EDITION
 - *MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. W/ PART 8 AMENDMENTS
 - *INTERNATIONAL FIRE CODE 2015 (I.F.C.)
 - *PROJECT SHALL COMPLY W/ MBC 2015 CHP. 35 REFERENCE STANDARDS

FLOOR AREA (MBC):

GROUND LEVEL
PROPOSED AREA OF WORK 5541 SF

AFFECTED OCCUPANT LOAD:
LAUNDRY ROOM #101 - 264 / 300 S.F. = 1 OCC.
IRONING ROOM #102 - 216 / 300 S.F. = 1 OCC.

AFFECTED OCCUPANCY LOAD = 2 OCC.
TOTAL OCCUPANCY LOAD = 226 OCCUPANTS (DOES NOT CHANGE FROM EXISTING)

EXITS
AFFECTED EXIT - 36" WIDE EXIT DOOR @ 1.5" PER OCC. FACTOR = 240 OCC. ALLOWED
226 OCC. < 240 OCC. - COMPLIES

EXIT ACCESS TRAVEL DISTANCE
5'-1" USE GROUP = 250' ALLOWED (SPRINKLED BLDG.)
5'-1" USE GROUP = 154'-6 3/8" PROVIDED (SPRINKLED BLDG.) - COMPLIES

PLUMBING
PLUMBING CALCULATIONS NOT AFFECTED - TOTAL SAME OCCUPANCY COUNT BEFORE AND AFTER RENOVATION

DEMOLITION NOTES:

- CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES ARE SHUT OFF PRIOR TO THAT PHASE OF DEMOLITION. COORDINATE WITH LOCAL UTILITY COMPANIES AS NECESSARY.
- ALL TRADES ARE TO USE GFCI FOR ELECTRICAL USE DURING DEMO WORK.
- CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF DEMOLITION AND CONSTRUCTION.
- EXISTING FIELD CONDITIONS MAY VARY FROM ARCHITECTURAL DRAWINGS. IF THERE ARE DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY.
- REMOVE EXISTING CONSTRUCTION AS INDICATED. TYPICAL WALL REMOVAL INCLUDES MECHANICAL, PLUMBING, COMMUNICATIONS, INFORMATION SYSTEMS, AND ELECTRICAL SYSTEMS CONTAINED THERE IN. REMOVE DOORS, FRAMES, FINISHED AND OTHER FIXTURES AS REQUIRED AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN EXISTING FLOORS OR WALLS THAT REMAIN TO MEET ORIGINAL STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOOR AND DECK. PREPARE SURFACES TO RECEIVE NEW FINISH.
- THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN WATER TIGHT CONDITION AT ALL TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION.
- REMOVE ALL EXISTING PARTITIONS, INTERIOR & EXTERIOR AS SHOWN AS DASHED LINES.
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
- REMOVE ALL ITEMS, ELEMENTS OF CONSTRUCTION AND EQUIPMENT INDICATED, NOTED OR SHOWN AND AS REQUIRED TO FACILITATE INSTALLATION OF THE NEW WORK. REMOVE FROM BUILDING SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATION. TRANSPORT AND LEGALLY DISPOSE OF OFF SITE. VERIFY ACCEPTABLE LOCATION OF DUMPSTER WITH CITY.
- REMOVE ALL ABANDONED DUCTWORK, PIPING, CONDUITS, HANGERS, SUPPORTS, FASTENERS, ETC.
- ALL EXISTING CONSTRUCTION INDICATED TO REMAIN THAT IS DISTURBED BY CONTRACT WORK (ALL TRADES) SHALL BE RESTORED AND PATCHED. PATCHING WORK SHALL MATCH EXISTING WORK, INCLUDING MATERIAL, COURSING (WHERE APPLICABLE), FINISH, AND CHARACTER.
- ANY DAMAGE TO EXISTING STRUCTURE SHALL BE REPAIRED TO MATCH EXISTING.
- ALL EXISTING WALLS, WHERE APPLICABLE, TO BE SCRAPED, SANDED, TUCK-POINTED & PREPARED FOR PAINTING, PARING, OR NOTED FINISH. FIELD VERIFY EXACT LOCATIONS.
- CAP ALL EXISTING PLUMBING LINES NOT REQUIRED FOR NEW INSTALLATIONS.
- TERMINATE ALL EXISTING ELECTRICAL LINES NOT REQUIRED FOR NEW INSTALLATIONS.
- REMOVE ALL EXISTING FLOOR AND ADHESIVES. REPAIR ANY DAMAGED FLOOR TO A SMOOTH LEVEL SURFACE FOR FUTURE NEW FINISHES.
- REMOVE AND SALVAGE ALL STAINLESS STEEL FINISHES AND OTHER PRECIOUS METALS FOR RECYCLING.
- PATCH AND REPAIR EXISTING ROOF IF NECESSARY DUE TO THE REMOVAL OF ANY ITEMS (INCLUDING EXHAUST FANS & ETC) WHICH CAUSE A ROOF PENETRATION.

GENERAL CONSTRUCTION NOTES:

- DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY (TO FACE OF GYP. BD. ON MTL. STUDS & TO FACE OF UNFINISHED BLOCK WALLS). IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATIONS OF DUCTS, PIPING BOXES, CHASES, CONDUITS, ETC.
- VERIFY LOCATION OF ALL EQUIPMENT AND VERIFY SIZES, WALL OPENINGS, AND SUPPORT REQUIREMENTS WITH MANUFACTURER. PROVIDE OPENINGS, BRACING AND REINFORCEMENT AS REQUIRED BY MANUFACTURER
- POINT LOADS SHALL NOT BE ALTERED W/ OUT NOTIFYING ARCHITECT.
- ALL DOORS TO COMPLY WITH THE 2015 EDITION OF THE MICHIGAN BUILDING CODE SECTION 1010 AND ICC/ANSI A117.1-2009 SECTION 404.2.
- THIS BUILDING HAS AN AUTOMATIC SPRINKLER SYSTEM. ALL INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS SHALL HAVE CLASS 'B' INTERIOR WALL AND FINISHES. ALL CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS SHALL HAVE CLASS 'C' INTERIOR WALL AND FINISHES. ROOMS AND ENCLOSED SPACES SHALL HAVE CLASS 'C' INTERIOR WALL AND FINISHES.
- ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH TABLE 2506.2 MBC 2015
- DOOR HANDLES, PLUS LATCH, LOCKS, AND OTHER OPERATING MAXIMUM HEIGHT OF 34"-48" ABOVE FINISH FLOOR. OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. THE OPENING FORCE FOR INTERIOR SIDE-SWING DOORS WITH- OUT CLOSERS SHALL NOT EXCEED 5-POUND FORCE. FOR ALL OTHER SIDE-SWING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECT TO A 15-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCHSIDE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- ALL EXIT DOORS & MEANS OF EGRESS DOORS SHALL BE SIDE HINGED, NON-LOCKING & SWING IN DIRECTION OF EGRESS.
- ALL GLASS SHALL BE SAFETY GLASS AS REQ'D PER SECTION 2406.4 AND SHALL PASS THE TEST REQMTS. OF GFSC 16 CFR, PART 1201.
- EGRESS SIGNAGE SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. SIGNS SHALL STAY LIT MINIMUM 90 MINUTES DUE TO POWER OUTTAGE.
- SUSPENDED CEILING GRID SYSTEM SHALL COMPLY WITH MBC SECTION 203.11.
- ALL PENETRATIONS IN WALLS FOR PIPING, CONDUIT, ETC. SHALL BE SEALED.
- A PORTABLE FIRE EXTINGUISHER MUST BE PRESENT DURING CONSTRUCTION. PERMANENT PORTABLE FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED PER I.F.C. AND FIELD BUILDING INSPECTOR.
- ALL EXIT DISCHARGE DOORS TO CONTAIN A TACTILE SIGN (TS) STATING "EXIT" COMPLYING WITH ICC A117.1 SECTION 103.3 AS REQ'D BY MBC 2015 SECTIONS 1111.3 (ITEM #2) AND 1013.3. LOCATION OF SIGNS SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE, ON THE INACTIVE LEAF OF DOUBLE DOOR, ON THE RIGHT HAND DOOR OF DOUBLE ACTIVE DOORS OR ON NEAREST ADJACENT WALL WHERE NO WALL IS ADJACENT TO LATCH SIDE OF DOOR. HT OF CHARACTERS SHALL BE 48" AFF TO BASELINE OF LOWEST TACTILE CHARACTER AND 60" AFF TO BASELINE OF HIGHEST.
- "EXIT" SIGNS SHALL HAVE RED LETTERS AT LEAST 6" HIGH AND THE MINIMUM WIDTH OF EACH STROKE SHALL BE 3/4" ON A WHITE BACKGROUND OR IN OTHER APPROVED DISTINGUISHABLE COLOR. THE WORD "EXIT" EXCEPT THE LETTER "I" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THEN 2 INCHES AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 3/8" OF AN INCH. SIGNS LARGER THAN THE MINIMUM SIZE REQUIRED SHALL HAVE LETTERS WIDTH AND SPACING IN THE SAME PROPORTION TO THE HEIGHT AS INDICATED IN THIS CODE. IF AN ARROW IS PROVIDED AS PART OF AN "EXIT" SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW CANNOT BE READILY CHANGED. THE WORD "EXIT" SHALL BE CLEARLY DISCERNIBLE WHEN THE SIGN IS ILLUMINATION MEANS IS NOT ENERGIZED.
- REPAIR AND PATCH WALLS / FLOORS AS NEEDED.
- PER AHJ HOTELS TO HAVE PORTABLE FIRE EXTINGUISHERS PER ALL APPLICABLE CODES.
- ALL FINISHES BY OWNER AND CONTRACTOR.
- SOUND BATTS IN INTERIOR WALLS.
- NOT USED.
- NOT USED.
- ALL METAL STUD WALLS THAT RUN TO UNDERSIDE OF FLOOR/ROOF DECK TO HAVE A DEFLECTION TRACK AT TOP OF WALL.

SHEET INDEX

SP.101	EXISTING SITE PLAN
A.100	AFFECTED AREA LIFE SAFETY FLOOR PLAN
A.101	ENLARGED LAUNDRY ROOM FLOOR PLAN, LOCATION MAP & KEY PLAN
A.102	PARTIAL BUILDING SECTIONS

ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SFA/SLU/ZBA	5-12-2025
SFA/SLU/ZBA REVISIONS	5-23-2025

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

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24001 ORCHARD LAKE RD, STE. 160A
FARMINGTON, MICHIGAN 48336
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PROPOSED INTERIOR RENOVATION FOR:

DAXTON HOTEL

298 S. OLD WOODWARD AVE

BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DS	DS	DS

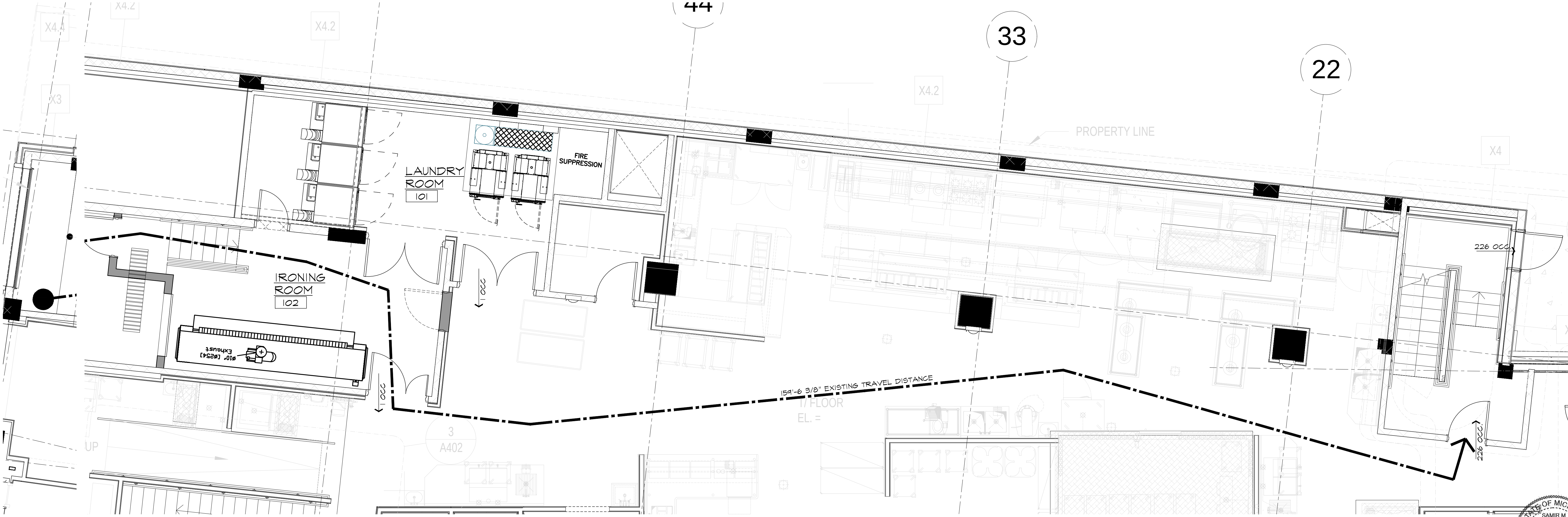
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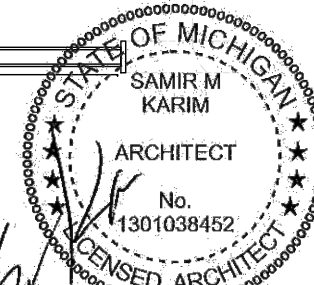
JOB # : 24085

SHEET TITLE
AFFECTED AREA
LIFE SAFETY
FLOOR PLAN
SHEET #

A.100



AFFECTED AREA LIFE SAFETY FLOOR PLAN
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE									
DOOR HARDWARE TO PROVIDED TO OWNER COMPLYING WITH APPLICABLE CODES AND PER GENERAL DOOR SPECIFICATION.									
NO.	ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HARDWARE SET	NOTE	REMARKS
FIRST FLOOR									
101A	LAUNDRY ROOM	(2) 3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
101B	LAUNDRY ROOM	(2) 3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
101C	DRYER AREA DOOR	2'-6" x 7'-0" x 1 3/4"	2	HM	B	HM	F, G, J		DRYER MAINTENANCE AREA DOOR
102A	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
102B	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	1	HM	A	HM	E, F, G, H, M, I		
102C	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	3	HM	C	HM	D, E, F, G		ROLL-UP OVERHEAD DOOR

ABBREVIATION (DOORS):
HM - HOLLOW METAL

HARDWARE:
A - PRIVACY LOCK SET
B - PASSAGE SET
C - OFFICE SET LOCK
D - CLASSROOM LOCK SET
E - CLOSER
F - KICKPLATE
G - WALL/FLOOR DOOR STOP
H - PANIC PUSH PAD, FULL BAR
I - NON-LOCKING AGAINST EGRESS
J - LOCK SET
K - CARD READER
L - INTERCOM SYSTEM
M - DOOR TO HAVE EGRESS
N - SIGNAGE PER NFPA 101 2015 14.2.10

NOTE: VERIFY FINAL HARDWARE SETS WITH OWNER AND CONSTRUCTION MANAGER

DOOR NOTE LEGEND:
1. 45 MINUTE FIRE-RATED DOORS, FRAMES, AND GLASS, SEE DOOR TYPE FOR DOORS WITH GLASS (100 SQ. IN. MAXIMUM, REINFORCED WITH WIRE).
2. SMOKE TIGHT DOOR SEAL.

GENERAL DOOR SPECIFICATION
1. HOLLOW METAL DOORS AND FRAMES SHALL BE, AS FURNISHED BY PIONEER / STEELCRAFT / SPECIALITE (OR EQUAL). FRAMES TO 16-GAGE, COMMERCIAL GRADE, "F" SERIES, WELDED UNITS, WITH ANCHORS AS REQUIRED BY WALL CONDITIONS. REFER TO DETAILS ON THIS SHEET. DOORS SHALL BE 18-GAGE, COMMERCIAL GRADE, "VM" SERIES, PREPARED TO RECEIVE MORTISED HARDWARE AS SPECIFIED. ALL HARDWARE MUST BE RECESSED FLUSH WITH NO SHARP EDGES EXPOSED. H.M. DOORS AND FRAMES SHALL PRIMED AND PAINTED TO MATCH ROOM COLOR.
2. COORDINATE ALL DOORS AND FRAMES SIZES WITH MASONRY AND CARPENTRY CONTRACTORS PRIOR TO CONSTRUCTION.
3. COORDINATE ALL DOORS AND DOOR HARDWARE SETS, ESPECIALLY EXTERIOR DOORS, WITH OWNER'S SECURITY / TECHNOLOGY CONSULTANTS.

CODE REVIEW & BLDG ANALYSIS:

THE BUILDING PLANS ARE BEING SUBMITTED FOR THE PROPOSED ALL NEW CONSTRUCTION, SHALL COMPLY TO THE FOLLOWING:

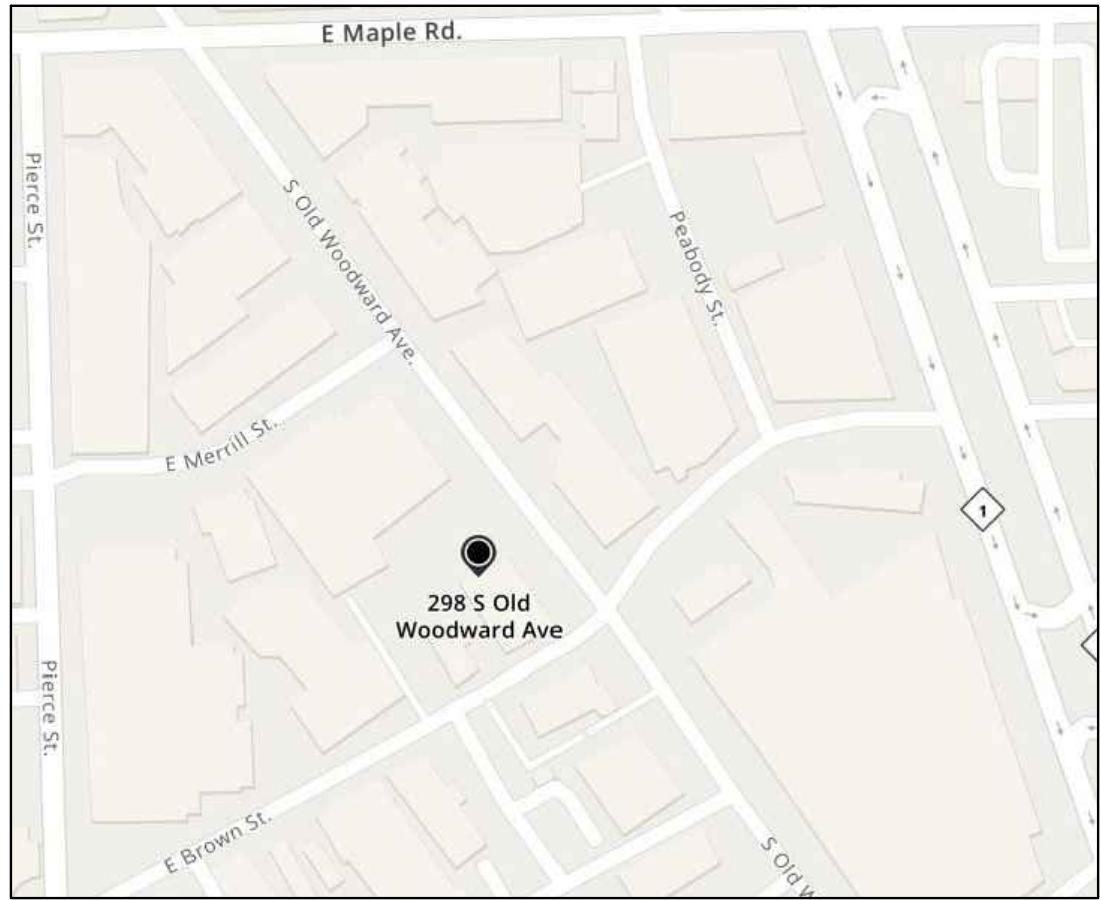
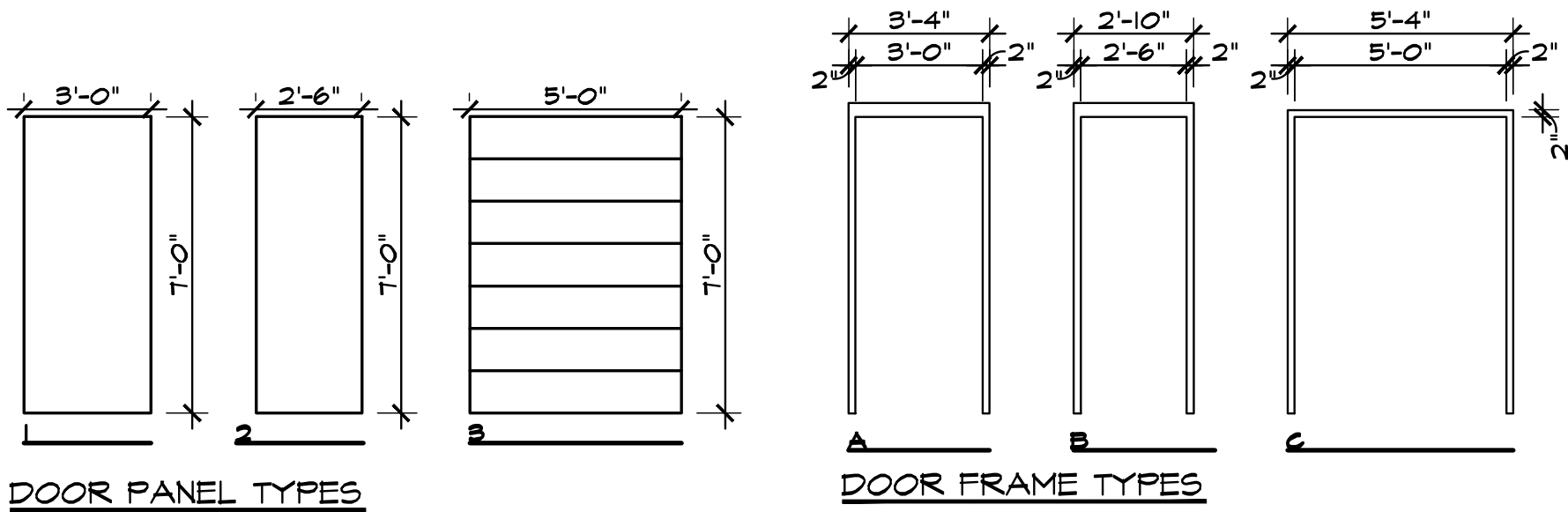
1. GENERAL CONTR. TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE
- * MICHIGAN BUILDING CODE 2015
 - * ICG/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1986 AS AMENDED
 - * MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
 - * MICHIGAN PLUMBING CODE 2021 (M.P.C.)
 - * FIRE SUPPRESSION NFPA 13-2013
 - * FIRE ALARM NFPA 72-2012
 - * INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
 - * MICHIGAN ENERGY CODE 2015, PART 10a (M.E.C.)
 - * ANSI/ASHRAE/ESNA STANDARD 90.1 1999 EDITION
 - * MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. W/ PART 8 AMENDMENTS
 - * INTERNATIONAL FIRE CODE 2015 (I.F.C.)
 - * PROJECT SHALL COMPLY W/ MBC 2015 CHP. 35 REFERENCE STANDARDS

FIRE AND SAFETY:

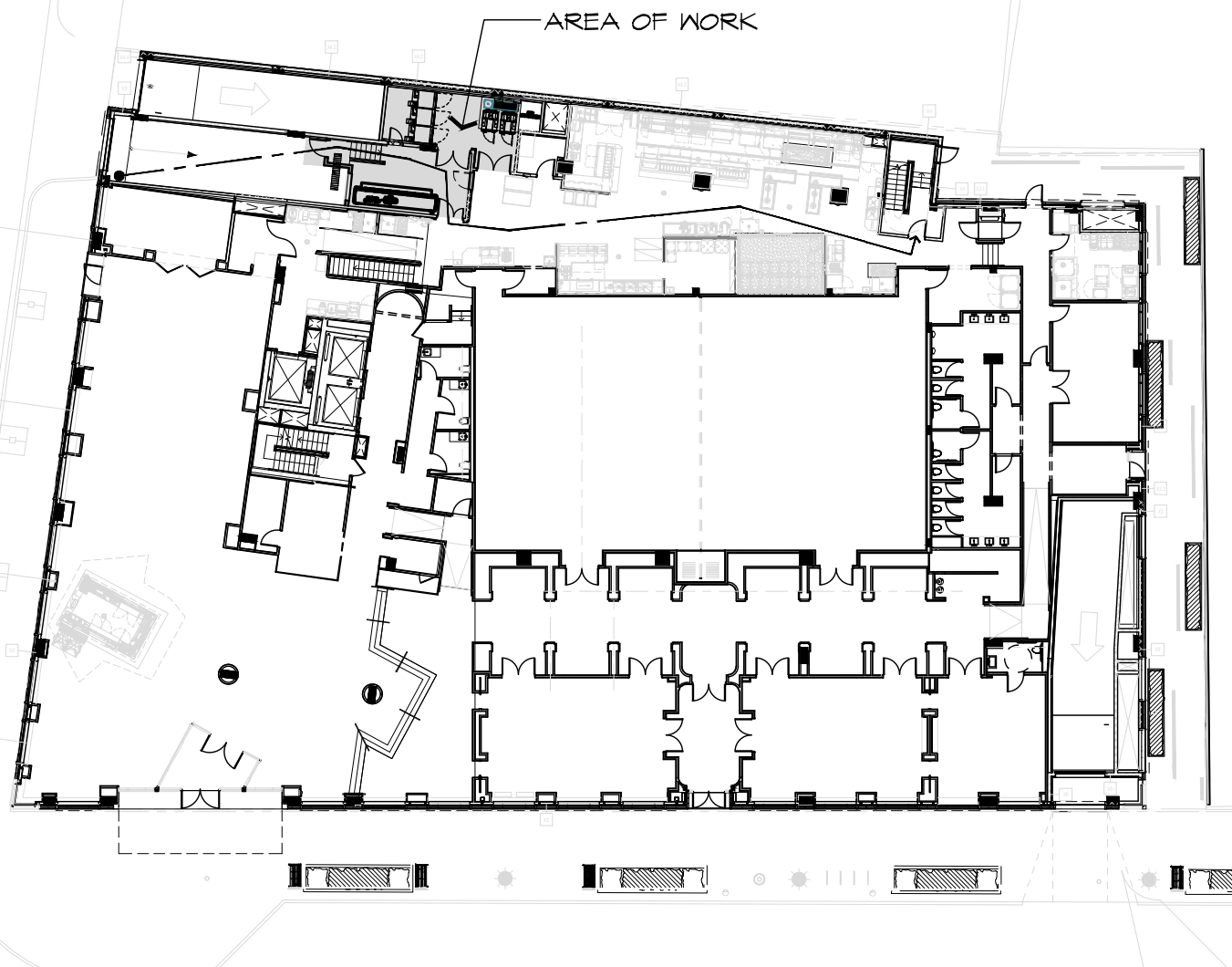
1. CONTRACTOR SHALL PROVIDE SEPERATE SHOP DRAWINGS FOR THE (SPRINKLER) FIRE SUPPRESSION SYSTEM AND ALARM SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW & APPROVAL FOR SEPERATE PERMITS.
2. AUTOMATIC FIRE SPRINKLER SYSTEM, SUBMISSION OF SHOP DRAWINGS:
- A. FIRE SPRINKLER SUPPRESSION SYSTEM IS REQUIRED BY MBC SECTION 403.2.3
- B. SUBMIT AUTOMATIC FIRE SPRINKLER SYSTEM SHOP DRAWINGS AND HYDRAULIC CALCULATIONS WITH SUPPORTING DOCUMENTATION AS REQUIRED BY NFPA 13, SECTION CHAPTER 22 UNDER SEPERATE PERMIT REQUIREMENT TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THIS WORK (107.2.2).
3. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHER AND CABINETS PER 2012 INTERNATIONAL FIRE CODE AND NFPA 10.

WALL LEGEND

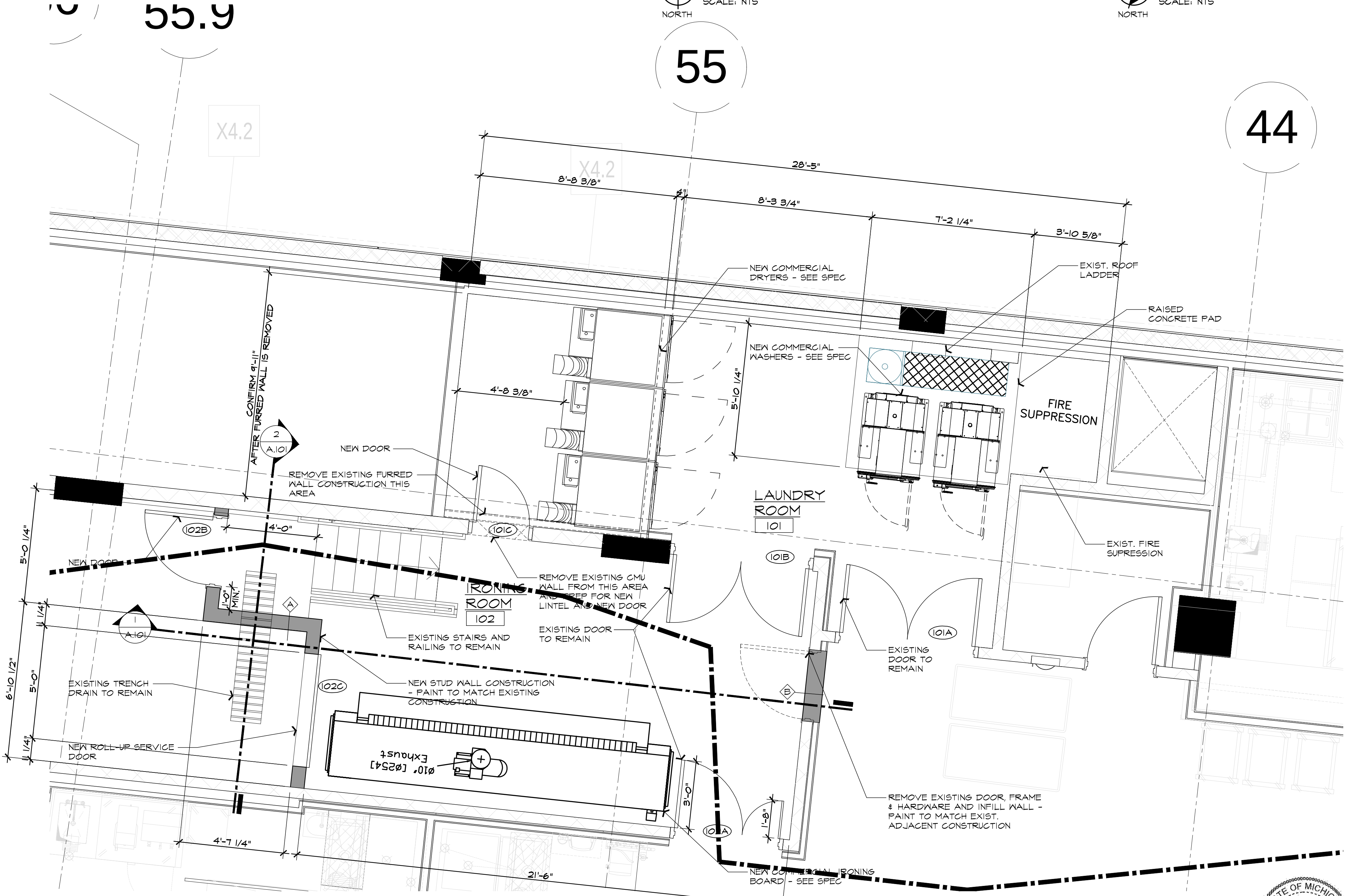
A	6 W/ 3/8" FLANGE 20 GA METAL STUDS AT 16" O.C. WITH 5/8" CEMENT BD ON EACH SIDE - EXTEND TO BOTTOM OF DECK. PROVIDE R-21 KRAFT-FACED BATT INSULATION. PROVIDE DEFLECTION TRACK. - PAINT TO MATCH EXIST. WALL CONSTRUCTION
B	6 W/ 3/8" FLANGE 20 GA METAL STUDS AT 16" O.C. WITH 5/8" HIGH IMPACT GYP. BD. ON EACH SIDE - EXTEND TO BOTTOM OF DECK. PROVIDE DEFLECTION TRACK. - PAINT TO MATCH EXIST. ADJ. WALL CONSTRUCTION



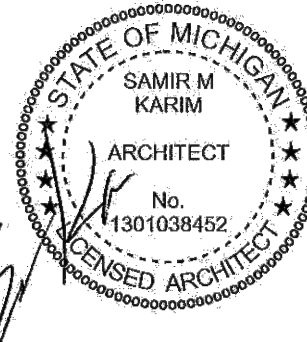
LOCATION MAP
SCALE: NTS



KEY PLAN
SCALE: NTS



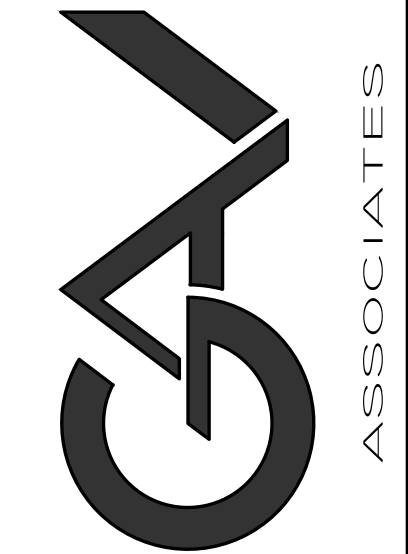
ENLARGED LAUNDRY ROOM FLOOR PLAN
SCALE: 3/8" = 1'-0"



ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
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ARCHITECTURAL
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PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DS	DS	DS

SCALE : 1/8" = 1'-0"

FILE NAME : 1812B_A101

JOB # : 24085

SHEET TITLE
ENLARGED LAUNDRY ROOM
FLOOR PLAN
SHEET #

A.101



MEMORANDUM

Planning Department

DATE: May 28, 2025

TO: Planning Board Members

FROM: Nick Dupuis, Planning Director

SUBJECT: 298 S. Old Woodward – Daxton Hotel – Special Land Use Permit Amendment, Final Site Plan & Design Review

The subject site, 298 S. Old Woodward, is located in Downtown Birmingham in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. The site has been operating as a hotel since it was completed in 2021. The Daxton Hotel is currently operating under a Special Land Use Permit due to the sale of alcoholic beverages for on premise consumption. The site is directly adjacent to “The Plaza”, a commercial building to the north, and is across Brown Street from the new Restoration Hardware development that is nearing completion (targeting October 2025).

At this time, the applicant has submitted a Special Land Use Permit Amendment, Final Site Plan and Design Review application request to modify the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. The change would effectively eliminate the off-street loading space in terms of truck/vehicle access, and would divert loading functions to the lower levels.

Article 7, Section 7.43 states that Site Plan and Design Review for special land uses shall be considered and acted upon by the City Commission. Prior to its consideration of a special land use application for an initial permit or an amendment to a permit, the City Commission shall refer the Site Plan and the design to the Planning Board for its review and recommendation.

In addition, as required by Article 7, Section 7.37 of the Zoning Ordinance, once a permit for a special land use has been granted as to any parcel of land, no change in that use may be made nor may any addition to or change in the building or improvements on the parcel of land take place until a new request for approval has been filed with the City Commission and the City Commission has approved the request for change.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land use is commercial.
- 1.2 Zoning – The subject site exists within the B4 (Business-Residential) and D4 (Downtown Overlay) Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B2 (General Business)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

2.0 Setback, Bulk and Height Requirements

There are **no changes** proposed to the setback, bulk, or height of the building.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – When the project was originally approved, the building contained waste receptacles in a “trash room” located adjacent to the off-street loading facility. At this time, the applicant is proposing to modify the existing trash room and a portion of the loading facility to provide an on-site laundry facility. This change would formalize the relocation of waste receptacles from the approved trash room to the loading area. This appears to have been a condition that has existed for some time now, especially since Brown Street has been affected by the construction of two new buildings to the south. Although the trash is proposed to be relocated, it would still be screened by the building.
- 3.2 Parking Lot Screening – There are **no changes** proposed to the on-site parking facilities.
- 3.3 Mechanical Equipment Screening – There are **no changes** proposed to the mechanical equipment on site.
- 3.4 Landscaping – There are **no changes** proposed to the landscaping on site.
- 3.5 Streetscape – There are **no changes** proposed to any proposed streetscape elements on site.

4.0 Parking, Loading and Circulation

- 4.1 Parking – There are **no changes** proposed to the parking requirements on site.
- 4.2 Loading – As noted above, the proposed changes to the previously approved dumpster area within the building has necessitated that the waste receptacles to be transitioned to a compactor and moved into the existing loading facility. This off-street loading facility is required based on the requirements of Article 4, Section 4.24 (C) of the Zoning Ordinance. With the addition of the trash compactor (18 ft. x 8 ft.), the length of the loading facility will be reduced well short of the required 40 ft. length and would eliminate truck access to the space. Thus, **the applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.**
- 4.3 Vehicular Circulation and Access – There are **no changes** proposed to vehicular access to the site. Vehicles will enter the facility via a single curb cut on Brown, which will provide them access to the ground level and/or lower level parking facilities. Vehicles exit the site through a garage door and curb cut on the north side of the property along S. Old Woodward.
- 4.4 Pedestrian Circulation and Access – There are **no changes** proposed to pedestrian circulation or access to the site.

5.0 Lighting

There are **no changes** proposed to the lighting conditions on site.

6.0 Design Review

There are **no changes** proposed to the building façade or other design elements on site.

7.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☒	☐	☐
Landscape Plan	☐	☐	☒
Photometric Plan	☐	☐	☒
Colored Elevations	☐	☐	☒
Material Specification Sheets	☐	☐	☒
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

8.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) *The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.*
 - **There are no proposed changes to the location, size or height of the building.** The building is being built in accordance with the Zoning Ordinance, which permits zero lot line development. Thus, there is no required open space or landscaping for this development. The building fronts two streets and is currently open on the rear (west). The buildings placement permits for light, air and access to persons occupying the structure.
- (2) *The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.*
 - **There are no proposed changes to the location, size or height of the building.** The location, size and height of the building conforms with the standards of the Zoning Ordinance and provides neighboring buildings with access to adequate light.
- (3) *The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.*
 - **There are no proposed changes to the location, size or height of the building.** The proposed development will not hinder the reasonable development of adjoining property and should increase the value thereof.
- (4) *The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.*
 - **There are no proposed changes to the location, size or height of the building.** The site plan contains a single curb cut for vehicular access along Hazel, which is preferred over Old Woodward and Woodward which would create more hazardous conditions. Pedestrians have access to clear and obvious entry points to the building and adequate space to circulate around the building.
- (5) *The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.*
 - This development will remain compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this

chapter. However, the shifting of loading activities from the building to the lower level, or in some cases neighboring streets of Brown and/or S. Old Woodward, could be considered incompatible and may be detrimental to the surrounding neighborhood.

(6) *The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.*

- This property is not required to provide landscaped open space. However, the Daxton Hotel contains a green roof in the upper alcove of the building that provides open space for inhabitants of the east side of the building.

In addition, Article 7, Section 7.36 requires applications for a Special Land Use Permit to meet the following criteria:

(1) *The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.*

- **There are no proposed changes to the use of the building.** The proposed mixture of commercial/retail and residential uses remains consistent with and will promote the intent and purpose of this Zoning Ordinance.

(2) *The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.*

- **There are no proposed changes to the use of the building.** Generally, in Birmingham's Downtown, this mixture of uses is compatible with adjacent uses of land and the natural environment of the area. There is a consideration to be had, though, regarding the effective removal off the loading facility and its relationship to the capabilities of public services and facilities affected by the land use. Because the Daxton will still require some level of delivery and service based activities, these functions are expected to continue to happen on Brown and S. Old Woodward in some fashion, which will affect those thoroughfares during such activity. However, loading and delivery services are commonplace in a Downtown setting and the S. Old Woodward thoroughfare was designed to accommodate trucks in the center lane when necessary.

(3) The use is consistent with the public health, safety and welfare of the city.

- **There are no proposed changes to the use of the building.** This use is consistent with the public health, safety and welfare of the city. Similar to the previous standard, mixed-use developments have been long established in Birmingham's Downtown and other commercial areas in the City and is expected to continue.

(4) *The use is in compliance with all other requirements of this Zoning Ordinance.*

- **There are no proposed changes to the use of the building.** Although the building uses proposed are compatible with the related zoning districts, the requirements for the associated loading requirements of the existing uses have not been met at this time.

(5) *The use will not be injurious to the surrounding neighborhood.*

- **There are no proposed changes to the use of the building.** The existing uses themselves are not expected to be injurious to the surrounding Downtown neighborhood, but the removal of the associated off-street loading facility may cause issues during deliveries.

(6) *The use is in compliance with state and federal statutes.*

- **There are no proposed changes to the use of the building.** To the best of our knowledge, the existing uses are in compliance with state and federal statutes at this time.

9.0 Recommendation

Based on a review of the site plan submitted and the approval criteria of Article 7, Sections 7.27 and 7.36, the Planning Department recommends that the Planning Board recommend that the City Commission **APPROVE** the Special Land Use Permit, Final Site Plan & Design Review application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:

1. The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and
2. The applicant must comply with the requests of all City Departments.

10.0 Sample Motion Language for Special Land Use Permit

Motion to adopt the findings of the Planning Department in the report dated May 28, 2025 related to the approval criteria outlined in Article 7, Section 7.36 of the Zoning Ordinance and recommend that the City Commission **APPROVE** the Special Land Use Permit application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:

1. The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Special Land Use Permit application for 479 S. Old Woodward – Birmingham Tower – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to adopt the findings of the Planning Department in the report dated May 28, 2025 related to the approval criteria outlined in Article 7, Section 7.36 of the Zoning Ordinance and recommend that the City Commission **DENY** the Special Land Use Permit application for 298 S. Old Woodward – Daxton Hotel – for the following reasons:

1. _____
2. _____
3. _____

11.0 Sample Motion Language for Final Site Plan & Design Review

Motion to adopt the findings of the Planning Department in the report dated May 28, 2025 related to the approval criteria outlined in Article 7, Section 7.27 of the Zoning Ordinance and **APPROVE** the Final Site Plan & Design Review application for 298 S. Old Woodward – Daxton Hotel – with the following conditions:

1. The applicant must submit revised site plans demonstrating an off-street loading facility that meets the minimum requirements of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals; and
2. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review application for 298 S. Old Woodward – Daxton Hotel – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to adopt the findings of the Planning Department in the report dated May 28, 2025 related to the approval criteria outlined in Article 7, Section 7.27 of the Zoning Ordinance and recommend that the City Commission **DENY** the Final Site Plan & Design Review application for 298 S. Old Woodward – Daxton Hotel – for the following reasons:

1. _____

2. _____
3. _____

CASE DESCRIPTION

298 S. Old Woodward (25-17)

Hearing date: June 10, 2025

Appeal No. 25-17: The owner of the property known **298 S. Old Woodward**, requests the following variance for modifications to an existing required off-street loading facility:

A. Chapter 127, Article 4, Section 4.24 (C) of the Zoning Ordinance requires that commercial uses between 5,001 and 20,000 square feet are required to provide one usable off-street loading space. In addition, the Zoning Ordinance requires an off-street loading space to have the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. The Daxton Hotel is proposing to eliminate the existing required off-street loading space in favor of a new waste receptacle and other back-of-house needs. Therefore, a dimensional variance of 1 usable off-street loading space is requested.

Staff Notes: The applicant is looking to modify the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. The change would effectively eliminate the off-street loading space in terms of truck/vehicle access, and would divert loading functions to the lower levels. When the project was originally approved, the building contained waste receptacles in a “trash room” located adjacent to the off-street loading facility. This change would formalize the relocation of waste receptacles from the approved trash room to the loading area, which would reduce the space and provide no access to trucks/vehicles.

On May 28, 2025 (Agenda), the Planning Board moved to approve the proposal with the condition that the applicant obtain a variance from the Board of Zoning Appeals. The discussion and eventual decision was centered around other areas within the lower level of the building that currently accept loading/unloading functions that are expected to continue. In addition, the Planning Board was advised that the bulk of loading/unloading functions were related to the off-site laundry, which would be eliminated with this proposal.

This property is zoned B4 – Business-Residential & D4 – Downtown Overlay

Nicholas Dupuis
Planning Director



MEMORANDUM

Human Resources

DATE: August 20, 2025

TO: Jana Ecker, City Manager

FROM: Christina Cilluffo, HR Manager

SUBJECT: 2025-2026 Compensation Recommendations for Non-Organized Employees

INTRODUCTION:

The current group of non-union Administrative, Management, and Permanent Part-Time employees includes 15 department heads, 37 full-time employees, and 33 permanent part-time employees not covered by a Collective Bargaining Agreement. Each year, the City Commission is asked to consider a market adjustment to keep wages competitive in the local labor market, along with performance-based merit adjustments that allow employees to advance within their position's pay range.

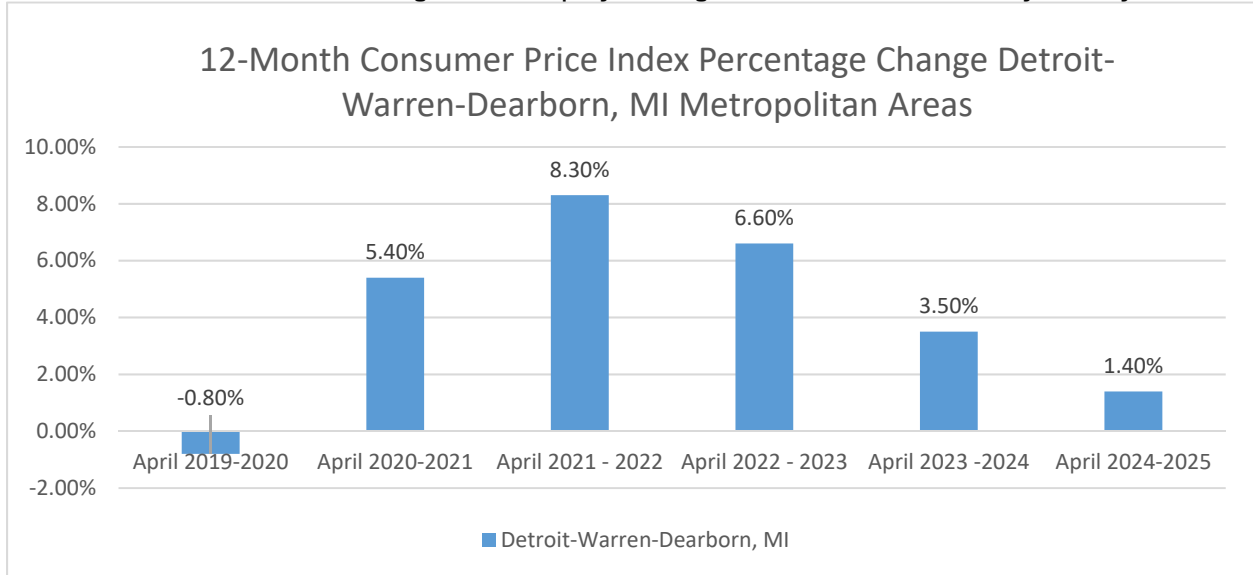
BACKGROUND:

Market Adjustment

Collective Bargaining Units negotiate annual rate increases during contract negotiations every third year. Non-union employees do not participate in the collective bargaining negotiation process, and so the Commission must approve their market increases. Once approved, the market adjustment amount increases both the overall salary range tables and individual employee wages.

According to the Bureau of Labor Statistics, the Consumer Price Index (CPI) indicates an increase in local consumer prices. The chart below shows changes for the Detroit-Warren-Dearborn area, with an average inflation rate of 1.4% over the 12 months ending in April. To address rising costs, stay consistent with adjustments provided to other employee groups, and support recruitment and retention efforts, a 3% market adjustment is recommended for salary range tables and non-

union administrative and management employee wages, effective retroactively to July 1, 2025.



Source Data: U.S. Bureau of Labor Statistics

<https://www.bls.gov/charts/consumer-price-index/consumer-price-index-by-metro-area.htm>

Past annual increases for employee groups are as follows:

	2020	2021	2022	2023	2024	2025
AFSCME	1.5%	1.5%	1.5%	4.5%	3.5%	3.5%
BCOA	2.5%	2.5%	3.5%	3.5%	3.5%	<i>Under Negotiation</i>
BPOA	1.5%	1.5%	4.5%	3.5%	3.5%	<i>Under Negotiation</i>
BFFA	1.5%	1.5%	1.5%	4.5%	3.5%	3.5%
Teamsters	2.0%	2.0%	2.0%	2.0%	4.5%	3.5%
Non-Organized	2.0%	2.5%	4.5%	3.5%	3.5%	<i>3.0% Recommended</i>

Merit Adjustments

Unlike union employees, whose pay progression is based on tenure, non-union administrative employees advance within their pay range through annual performance evaluations, also known as a merit adjustment. These evaluations review how well the employee met position expectations, assesses achievement of prior year goals, and outlines future goal setting expectations.

Merit adjustments are tiered based on the employee's position within the pay range, allowing greater movement below the 75th percentile while ensuring earnings do not exceed the maximum range. Both the employee's placement in their pay range and their performance score determine the annual merit adjustment amount.

**Rating Scales for Non-Organized Department Heads,
Management, and Administrative Employees**

Rating Scale for below 75% of pay range	
Performance Score	Merit Increase
4.50 – 5.00	6.5%
4.00 – 4.49	4.5%
3.50 – 3.99	2.5%
3.25 – 3.49	1.5%
3.00 – 3.24	0.0%
2.75 – 2.99	-1.5%
2.50 – 2.74	-2.5%
2.00 – 2.49	-3.5%

Rating Scale for at or above 75% of pay range*	
Performance Score	Merit Increase
4.50 – 5.00	3.0%
4.00 - 4.49	2.0%
3.50 – 3.99	1.0%
3.00 – 3.49	0.0%
2.50 – 2.99	-1.5%
2.00 – 2.49	-2.5%

**Employees at maximum pay rate are eligible for a one-time performance increment, not to exceed 2.5%*

Scoring Rubric

4.50 – 5.00	Outstanding	Employees at this level demonstrate outstanding job mastery, exceeding expectations in quality, timeliness, technical skills, creativity, and initiative. Their contributions to the organization are marked by excellence.
4.00 – 4.49	Very Satisfactory	Performance exceeded expectation for the position. All goals, objectives and targets were achieved above the established standards.
3.50 – 3.99	Satisfactory	Performance met expectations in terms of quality of work, efficiency and timeliness. Most critical annual goals were met.
3.25 – 3.49		
3.00 – 3.24		
2.75 – 2.99	Unsatisfactory	Performance failed to meet expectations and/or one or more of the most critical goals were not met.
2.50 – 2.74		
2.00 – 2.49		

LEGAL REVIEW:

The City Attorney has no objection to the suggested Commission action.

FISCAL IMPACT:

For FY 2025-26, the recommended 3% increase to 15 department heads, 37 full-time employees, and 33 permanent part-time employees not covered by a Collective Bargaining Agreement salary ranges for Administrative, Management, and Permanent Part-Time employees is estimated to cost \$200,000, including fringe benefits. The merit-based performance increase program is projected to add another \$125,000, also including fringe benefits.

PUBLIC COMMUNICATIONS:

N/A

ATTACHMENTS:

- 2024 Pay Grades for Department Head, Administrative and Part-Time/Seasonal Classifications

SUMMARY:

The Human Resources Department recommends approval of the compensation program for Non-Organized Administrative, Management, and Permanent Part-Time employees, including the proposed market and merit adjustments as presented.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to adjust the position pay ranges and individual wages of Non-Organized Administrative, Management and Permanent Part Time employees by 3% effective July 1, 2025.

And, authorize the City Manager and Human Resources to apply merit adjustments for Non-Organized Administrative, Management and Permanent Part Time employees based on the outcomes of performance evaluations.

Further, to authorize the budget amendments from the wage adjustment account 101.0-272.000-709.0000 to the appropriate departments.

2024 SALARY GRADE TABLE A

Department Heads

SALARY GRADE	POSITION	STATUS
5	City Engineer	Exempt
	Finance Director / Treasurer	Exempt
	Fire Chief	Exempt
	Assistant City Manager	Exempt
	Police Chief	Exempt
	Public Services Director	Exempt
4	Planning Director	Exempt
	Director of IT	Exempt
	Communications Director	Exempt
	Principal Shopping District Director	Exempt
3	Building Official	Exempt
	Clerk	Exempt
2		
1	Museum Director	Exempt

SALARY RATE TABLE A

Department Heads

Effective: July 1, 2024

3.50%

Pay Grade	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum	Range
1	78,013.61	83,462.31	88,911.00	94,359.70	99,808.40	21,794.78
2	83,993.47	89,863.27	95,733.08	101,602.88	107,472.68	23,479.21
3	90,418.82	96,755.20	103,091.58	109,427.97	115,764.35	25,345.53
4	99,808.40	106,728.33	113,648.27	120,568.20	127,488.14	27,679.74
5	107,472.68	114,973.54	122,474.39	129,975.24	137,476.09	30,003.41

2024 SALARY GRADE TABLE B

Administrative, Professional & Management Employees

SALARY GRADE	POSITION	STATUS
11	Parking System Manager	Exempt
	Assistant Fire Chief	Exempt
	Fire Marshal	Exempt
10	Assistant Director, Engineering	Exempt
	Assistant Director Finance	Exempt
9	Human Resources Manager	Exempt
	Senior City Planner	Exempt
	Public Services Manager	Exempt
	Parks & Recreation Manager	Exempt
8		
7	City Planner	Non-Exempt
	Senior Accountant	Non-Exempt
	Construction Engineer	Non-Exempt
	Parks & Forestry Foreman	Exempt
	Garage Foreman	Exempt
	Streets, Sewer & Water Foreman	Exempt
6	Golf Operations Manager	Exempt
	Deputy Treasurer	Non-Exempt
	Maintenance Superintendent	Non-Exempt
	Parking Maintenance Manager	Exempt
	Parking Operations Manager	Exempt
	Ice Arena and Facilities Superintendent	Exempt
5	Accountant	Non-Exempt
	Accounting Administrator	Non-Exempt
	Grounds Superintendent	Non-Exempt
	HR Generalist	Non-Exempt
	IT Technician	Non-Exempt
4	Deputy Clerk	Non-Exempt
	Code Enforcement Officer Coordinator	Non-Exempt
3		
2	Parking Administrative Assistant	Non-Exempt
1	Planning and Engineering Administrative Assistant	Non-Exempt
	Parking Maintenance	Non-Exempt
	Parking Lead Attendant	Non-Exempt

SALARY RATE TABLE B**Administrative, Professional & Management Employees****Effective: July 1, 2024****3.5%**

Salary						
Pay Grade	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum	Range
1	46,931.72	49,307.79	52,132.97	54,958.15	57,783.32	10,851.60
2	50,063.68	53,557.75	57,051.82	60,545.89	64,039.96	13,976.29
3	53,914.93	57,690.40	61,465.87	65,241.34	69,016.81	15,101.88
4	58,028.47	62,092.92	66,157.36	70,221.81	74,286.25	16,257.78
5	62,471.52	66,844.71	71,217.90	75,591.09	79,964.28	17,492.76
6	67,325.79	72,011.02	76,696.25	81,381.49	86,066.72	18,740.93
7	72,479.25	77,534.18	82,589.12	87,644.06	92,698.99	20,219.75
8	78,013.61	83,462.31	88,911.00	94,359.70	99,808.40	21,794.78
9	83,993.47	89,863.27	95,733.08	101,602.88	107,472.68	23,479.21
10	90,418.82	96,755.20	103,091.58	109,427.97	115,764.35	25,345.53
11	94,938.31	101,592.34	108,246.36	114,900.39	121,554.41	26,616.10

Hourly						
Pay Grade	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum	Range
1	22.35	23.48	24.82	26.17	27.51	5.17
2	23.84	25.50	27.16	28.83	30.49	6.65
3	25.67	27.47	29.27	31.06	32.86	7.19
4	27.63	29.56	31.50	33.43	35.37	7.74
5	29.74	31.83	33.91	35.99	38.07	8.33
6	32.06	34.29	36.52	38.75	40.98	8.92
7	34.51	36.92	39.32	41.73	44.14	9.63
8	37.14	39.74	42.33	44.93	47.52	10.38
9	39.99	42.79	45.58	48.38	51.17	11.18
10	43.05	46.07	49.08	52.10	55.12	12.07
11	45.20	48.37	51.54	54.71	56.46	11.26

2024 PAY GRADE TABLE P

Permanent Part Time and Seasonal Personnel

PERMANENT PART TIME PERSONNEL

Pay Level	Department	Title	Type	Benefits
2	Ice Arena	Ice Sales/ Concessions	PT	No Benefits
3	Ice Arena	Ice arena Labor/Zambonie	PT	No Benefits
4	Various	Clerical I	PT*	No Benefits
	IT	IT assistant	PT	No Benefits
	Museum	Museum Assistant	PT	No Benefits
5	Parks	PT Parks Laborer	PT	No Benefits
	DPS	PT SSW Laborer	PT	No Benefits
	BSD	Events & Business Dev Assistant	3/4 Time	ACA Coverage
6	Various	Clerical II	PT*	No Benefits
7	Museum	Museum Specialist	3/4 Time	ACA Coverage
	BSD	Office Specialist	3/4 Time	ACA Coverage
	Com Dev	Transcriptionist	3/4 Time	ACA Coverage
8	BSD	PR Specialist	3/4 Time	ACA Coverage
	Building	Code Enforcement Officer	PT*	No Benefits
	Communications	Communication Specialist	3/4 Time	ACA Coverage
10	BSD	Operations and Event Manager	3/4 Time	ACA Coverage

* Not to exceed 20 hours/week

SEASONAL PERSONNEL

Pay Level	Department	Title	Type	Benefits
1	Golf	JR Ranger	Seasonal PT	No Benefits
2	Golf	Golf Club Cashiers	Seasonal PT	No Benefits
	DPS	Park Attendant	Seasonal PT/FT	No Benefits
	Various	Intern (HS & College) I	Temporary PT	No Benefits
	Golf	Seasonal Maintenance	Seasonal PT	No Benefits
3	Golf	Supervisor Golf Coach	Seasonal PT	No Benefits
	Parks	Parks Seasonal Laborer	Seasonal PT / FT	No Benefits
	Various	Intern (Graduate Level) II	Temporary PT	No Benefits
	Golf	Assistant Golf Superintendent	Seasonal FT	No Benefits
5	Golf	Assistant Golf Manager	Seasonal FT	No Benefits
9	Engineering	Public Works Inspector	Seasonal FT	No Benefits
11	Police	Crossing Guard	Seasonal PT	No Benefits

PAY RATE TABLE P

Permanent Part Time and Seasonal Personnel

Effective: July 1, 2024

3.50%

Hourly						
Pay Grade	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum	Range
1	11.39	12.62	13.85	15.07	16.30	4.92
2	13.46	14.69	15.92	17.14	18.37	4.92
3	15.53	16.76	17.99	19.21	20.44	4.92
4	17.60	18.83	20.06	21.28	22.51	4.92
5	19.67	20.90	22.13	23.35	24.58	4.92
6	21.74	22.97	24.20	25.42	26.65	4.92
7	23.81	26.01	28.20	30.41	32.60	8.80
8	25.88	28.08	30.27	32.48	34.67	8.80
9	27.95	30.41	32.86	35.32	37.78	9.83
10	30.02	32.48	34.93	37.39	39.85	9.83
11	36.23	38.81	41.40	43.99	46.58	10.35



MEMORANDUM

City Manager's Office

DATE: August 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Melissa Fairbairn, Assistant City Manager

SUBJECT: Community Survey Options

INTRODUCTION:

The Commission plans to pursue a community survey as a tool to gather input on community values, priorities, and satisfaction with City services and programs. The survey is intended to provide reliable data that will guide future policy and budget decisions and ensure that resident perspectives are considered in shaping the City's priorities and resource allocation.

BACKGROUND:

At its June 9, 2025 regular meeting, the City Commission approved a resolution to move forward with a community survey to better understand residents' priorities. The survey will ask residents about their top concerns, evaluate satisfaction with City services, and gather input on future projects. The results will help guide the Commission and staff in policy-making and budget decisions.

The Commission discussed two options for conducting the survey: creating it in-house with City staff or hiring a research firm. The Commission also discussed using artificial intelligence (AI) to assist City staff with creating the survey and analyzing the results.

- In-house option: Estimated cost is about \$10,000 for staff time, printing, and postage. The City could use its existing online survey platform, Engage Birmingham, which many residents are already familiar with. Paper surveys could be distributed either by including them in water bills over a three-month cycle or by mailing them directly to all residences at once. While this option is less expensive, it would require significant staff time to design, distribute, collect, and analyze responses. Using AI to analyze the responses may reduce the use of staff time, however, any analysis done by AI would still need to be reviewed and verified by staff.
- Research firm option: Hiring a firm such as Cobalt Community Research or Polco would cost between \$22,000 and \$32,000. The firm would handle the survey's drafting, design, distribution, and analysis. Surveys would be mailed first to a representative sample of residents, then opened up to all who wish to participate. This option would also provide comparisons to national and/or state benchmarks, offering broader context for the results.

LEGAL REVIEW:

No legal review is necessary at this time, however, any potential agreement with an outside research firm would be reviewed by the City Attorney.

FISCAL IMPACT:

The cost of a community survey was not included in the FY 2025–2026 budget and would require a budget amendment. If conducted in-house, the survey is estimated to cost about \$10,000 for staff time, printing, and postage. If contracted to a research firm, the cost would range from \$22,000 to \$32,000.

SUSTAINABILITY:

There are no sustainability considerations for this item.

DESIGN CONSIDERATIONS:

There are no design considerations for this item.

PUBLIC COMMUNICATIONS:

A multi-faceted communication strategy will be implemented to inform the public of the survey, its goals, and how they may participate.

SUMMARY:

The Commission has approved a resolution to move forward with a community survey to gauge residents' priorities for the City. This community survey can be conducted in-house by staff or by contracting with a research firm. The Commission is asked to provide direction on which path they would prefer. While conducting the survey in-house would be less expensive, this approach will not provide the national and state benchmarking data available through a professional research firm.

ATTACHMENTS:

There are no attachments for this item.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to direct the City Manager to have staff design and distribute a community survey to residents electronically and by mail.

Or

Make a motion adopting a resolution to direct the City Manager to pursue the selection of a professional research firm to conduct a community survey.



MEMORANDUM

Legal Department

DATE: August 22, 2025

TO: Jana Ecker, City Manager

FROM: Mary M. Kucharek

SUBJECT: Request for Closed Session Under MCL § 15.268 Sec. 8(h) of the Open Meetings Act

INTRODUCTION:

This matter concerns a written attorney/client privilege communication.

BACKGROUND:

The City Attorney will discuss and answer questions regarding a written attorney/client privilege communication.

LEGAL REVIEW:

I am requesting closed session on Monday, August 25, 2025 pursuant to MCL § 15.268 Sec. 8(h) to discuss a written attorney/client privilege communication.

FISCAL IMPACT:

To be discussed in closed session.

ATTACHMENTS:

Open Meetings Act (Excerpt) Act 267 of 1976, MCL § 15.268 Closed sessions; permissible purposes, Sec. 8(h).

SUGGESTED COMMISSION ACTION:

Make a motion to meet in closed session to discuss a written attorney/client privilege communication pursuant to MCL § 15.268 Sec. 8(h) of the Open Meetings Act.

Workshop of August 11,2025

1 message

russwdixon via City Commission <city-commission@bhamgov.org>

Sun, Aug 10, 2025 at 4:47 PM

Reply-To: russwdixon@aol.com

To: city-commission@bhamgov.org

Greetings:

I was a member of the BASCC (now Next) Board of Directors for the better part of two decades. First as a Commission representative, and later as a member. For a few years I organized and directed the Dream Cruise water sale. My wife and I are both members, Susan, an active member of the Photography Club. I've seen the benefits to the community of Next.

I'm in support of the recommendation from Next to proceed in accord with the MOU between the City and Next of May 2023.

Respectfully submitted,
Russ Dixon

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Good morning

1 message

Susan Victor <susans2aussies@gmail.com>
To: city-commission@bhamgov.org

Sun, Aug 10, 2025 at 10:57 AM

I plan to be at your meeting tomorrow at 6
Please consider keeping the pool in it current location, maybe Y can do some renovations needed. What I fail to understand is how Next can Maintain this building. Paying \$1.00 a month for their current situation is a far cry to what this building will cost to maintain. There are numerous families that use the Y for camps, swimming lessons and a hub for the community that can not afford very expensive clubs. The Y is center for so many. There are adult swimming lessons. Rachel is amazing. Can you imagine not knowing how to swim? I love coming to the Y daily. I feel like it family there. Employees are top notch. Please consider keeping this wonderful pool for the community!
Thank you
Susan Victor
Help to be a friend to our earth 🌍

--

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To unsubscribe from this group and stop receiving emails from it, send an email to city-commission+unsubscribe@bhamgov.org.
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Birmingham Community and Senior Center

1 message

Elizabeth Masek <emasek3@att.net>

Sat, Aug 9, 2025 at 12:39 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>

Commissioners:

Please excuse my use of email to communicate. I took my eye off the ball on this important issue and the timing of the vote.

I am writing to express my disagreement with the proposed resolution:

" submitting a bond proposal for the Birmingham Community and Senior Center in an amount not to exceed \$36,640,000 (Option 1) at the election to be held on Tuesday, November 4, 2025, to approve the ballot wording of the bond proposal,"

In my opinion, the use of taxpayer funds to support a facility that will primarily benefit Next members is highly inappropriate especially considering the other needs the City has to fund infrastructure and projects that would benefit the general population. I have reviewed the proposed facility and the proposed use of the facility - the benefit to the general population is minimal. Moreover, the proposed amenities are inconsistent with the mission of Next and more in line with a private gym membership. For example, there are many pickle ball facilities open to the public for a modest fee that Next members can access at their own cost. In many cases, Medicare supplemental insurance pays for gym memberships. There is no need for pickle ball facilities at taxpayer expense.

I would support modest City funding to provide meeting rooms and spaces for activities like card games, art classes, and similar activities. I am a little confused why Next should not adhere to the terms of the original millage. I would hold them to a budget consistent with that already approved amount.

I would also support funds for the YMCA provided that they match at least 35% of the original capital expenditure and that they provide memberships to Birmingham residents at a 50% discount. In this case, the Y would provide all physical activities open to all members and Next would not need to provide any physical activities

Finally, I would also support a study to construct a facility similar to what Troy has - a true Community Center with some (definite minority percentage) space in the form of meeting rooms dedicated to senior activities and minimal gym (i.e., pickle ball for a few hours a week) time targeted to, but not limited to, seniors.

Respectfully submitted,

Elizabeth Masek
1245 Washington
Birmingham, MI.

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Fwd: Next email

1 message

Jana Ecker <jecker@bhamgov.org>
To: City Commission <city-commission@bhamgov.org>

Fri, Aug 8, 2025 at 11:55 PM

FYI

Begin forwarded message:

From: Clinton Baller <clinton@baller4bham.com>
Date: August 8, 2025 at 6:36:32 PM EDT
To: Jana Ecker <Jecker@bhamgov.org>
Subject: Next email

Please provide to commissioners.

From: NEXT <NEXT@birmingham.k12.mi.us>
Date: August 7, 2025 at 12:28:59 PM EDT
Subject: IMPORTANT NOTE FROM NEXT

Dear Birmingham Next Members,

This is a critical moment for Next's future. We need your help!

On Monday, August 11 at 6:00 pm at city hall in downtown Birmingham, the city commissioners will hold a special workshop to discuss the facility project at 400 east Lincoln that is to be the new space for Next Senior Services. You may know that the City Commission paused the project this past May citing cost as the main reason. When the YMCA changed their mind and said they would like to stay in Birmingham after they sold the building for \$2 million dollars, the size of the building expanded to 48,000 square feet and the cost ballooned to \$38 million dollars. The commissioners were not comfortable going to the taxpayers for a bond of that size during a period of economic instability. This Monday, August 11 will be the next time the project will be discussed.

Three of the commissioners are hesitant to honor the previously agreed upon plans allowing Next to occupy the building knowing that Next and the YMCA cannot both fit into the current building. At this workshop, there will be a crucial conversation that

will impact the future of Next and our ability to serve seniors in a dedicated facility with the space and resources we currently utilize. Our future is at risk.

We have been told there have not been enough seniors showing support for Next and the move to a new facility. **Please come to the Workshop on Monday evening** to support seniors in our community and to be sure the commissioners understand how important it is to provide a dedicated gathering place, programs and services to the growing senior segment of the population. Let them see firsthand who their decision will impact!

Three options will be presented on Monday evening. 1) The \$38 million dollar all new building. 2) A building designed by the YMCA that keeps intact parts of the building while creating some new amenities for an estimated \$28 million. 3) The original 2023 plan approved and supported by the community and the commission. In this plan, as approved in a legally binding Memo of Understanding between the city and Next, Next would move into the 400 East Lincoln building with funds from the already approved senior millage to modify the current building to better suit seniors allowing Next to safely continue its operations.

Whether you are comfortable speaking at the podium or not, your presence in the room will make a significant difference. The commission has been persuaded several times recently on various topics by a strong showing of concerned residents. Being in the audience, helping the commissioners understand who their decisions will affect, makes a big impact. If you are comfortable making a public comment, that would also be **very** beneficial for seniors and Next.

Here are some facts regarding this project:

- .The Commission unanimously voted in 2023 to purchase the building at 400 E. Lincoln to house senior services.
- .The Commission unanimously voted in 2023 to approve the legally binding Memo of Understanding between the City and Next, that spelled out the framework for Next to occupy the facility.
- .The Commission unanimously voted to put a senior millage on the ballot in 2023.
- .In November of 2023, the Birmingham voters supported the senior millage with a 69% approval rating so improvements can be made to the building at 400 E Lincoln to better suit a senior audience.
- .We understand the YMCA changed its mind and wanted to stay in Birmingham with a complete, up to date building which would require significant taxpayer dollars, but after almost two years of working together to design a building to accommodate seniors, the community and the YMCA, we have come to the conclusion that it is not possible.
- .In December of 2024, the Birmingham Public Schools and Next together signed a contract to extend our stay in the Midvale building until May of 2027 – but absolutely no longer.
- .At the July 15, 2025 Next Board meeting, the Board of Directors unanimously voted and agreed on our intent to enforce and abide by the terms and

conditions of the May 2023 Memo of Understanding allowing Next to occupy 75% of the building at 400 East Lincoln.

Please see the attached recent editorial from the Downtown magazine that further clarifies the current situation. [Downtown Magazine Editorial](#)

As you can see, this will be a pivotal meeting. Please help us show the Birmingham Commission that seniors deserve city resources just like other age groups — and not to disenfranchise 20% of the population, that same 20% that has lived in Birmingham for decades and have made significant contributions to the health and wellbeing of the city.

We look forward to seeing you Monday, August 11 at 6:00 pm on the second floor of city hall in downtown Birmingham.

Thank you for your support,

Cris Braun, Executive Director
Marcia Wilkinson, Next Board President

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Fwd: City of Birmingham and Next

Therese Longe <tlonge@bhamgov.org>

Mon, Aug 11, 2025 at 10:23 AM

To: Jana Ecker <Jecker@bhamgov.org>, Alex Bingham <abingham@bhamgov.org>

----- Forwarded message -----

From: **Rosemary O'Malley** <rjoh20@gmail.com>

Date: Fri, Aug 8, 2025 at 9:46 PM

Subject: City of Birmingham and Next

To: <tlonge@bhamgov.org>

Dear Mayor Longe,

I am traveling and unable to attend the August 11 workshop regarding Next and the facility at 400 E Lincoln. As a resident of Birmingham, I want to express my support for the original plan to purchase the Lincoln facility for Next and senior services.

- I endorse Next and the exceptional programming and senior services (Meals on Wheels, medical devices, transportation and more) provided to Birmingham residents. I believe it would be a mistake to underestimate senior voters advocacy for Next.

- I voted yes for the millage in 2023 because it was a sound and fiscally responsible solution for a home for Next.

I also want to convey my dismay at the City Commissions willingness to partner with the YMCA of Metro Detroit.

- The partnership with the YMCA is not consistent with the original 2023 Memo of Understanding or the senior millage which 69% of residents supported.

- Why are we partnering with a regional organization which has not updated (or even properly maintained) the facility for the 30+ years I have been a resident.

- Why are we partnering with a regional organization which is not contributing money to the project?

- The costs to partner with the YMCA have increased dramatically with estimates of \$28 million or \$38 million and we haven't even started the project. Have we lost our minds?

Thank you for your service to the City of Birmingham and I appreciate the opportunity to express my thoughts.

Rosemary O'Malley

Address: [1255 Birmingham Blvd, Birmingham](#)

Mobile: 248-225-5920

Sent from my iPad

Fwd: 400 E. Lincoln (aka NEXT/YMCA) Workshop meeting August 11, 2025

1 message

Therese Longe <tlonge@bhamgov.org>

Mon, Aug 11, 2025 at 10:22 AM

To: Jana Ecker <Jecker@bhamgov.org>, Alex Bingham <abingham@bhamgov.org>

----- Forwarded message -----

From: **TERRY P PARKS** <tparks6345@sbcglobal.net>

Date: Sat, Aug 9, 2025 at 3:00 PM

Subject: 400 E. Lincoln (aka NEXT/YMCA) Workshop meeting August 11, 2025

To: Clinton Baller <clinton@baller4bham.com>, ahaig@bhamgov.org <ahaig@bhamgov.org>, tlonge@bhamgov.org <tlonge@bhamgov.org>, Brad Host <bhost@bhamgov.org>, kschafer@bhamgov.org <kschafer@bhamgov.org>, along@bhamgov.org <along@bhamgov.org>, jemerine@bhamgov.org <jemerine@bhamgov.org>

Cc: Michael Cliff <inkamike@icloud.com>

Dear commissioners:

Due to business travel I am unable to attend the above referenced workshop. I want to share my thoughts on the three (3) options for 400 E. Lincoln outlined in the workshop meeting packet. Further, I would like to remind the commissioners of the voters' support and commitment to recreational facilities in our community. In addition, please refer to extracts from the Birmingham Parks & Recreation 2024-2028 Master Plan (adopted December 18, 2023). Some highlights from that document:

Demographic Characteristics

Birmingham's current demographics and population trends provide the foundation for understanding the types of recreation facilities and amenities that are needed in the future. POPULATION AND HOUSING • The 65 and older population is projected to grow, indicating a need for senior-friendly amenities like walking paths and social gathering spaces. • **With a 3.6% increase in total families, and a 7.2% rise in average family size from 2010 to 2021, the Parks and Recreation Department should continue to emphasize the importance of family-oriented facilities and program**

ECONOMIC CHARACTERISTICS

In light of the significant rise in median household value (21.1%) and median household income (9.3%) from 2010 to 2021, this plan should continue to consider the potential for more premium or upscale recreational offerings and services, catering to the economic prosperity of the community. • To accommodate the increasing high educational attainment in Birmingham's population, planning should incorporate advanced educational programming, amenities for intellectual engagement, and sustainable practices within the park system, aligning with residents' growing interest in lifelong learning and environmental awareness. • Anticipated growth in the young professional demographic suggests a need for fitness areas, **sports facilities**, and outdoor workspaces. • The increasing daytime population, particularly in the knowledge industry, calls for amenities that cater to this workforce, such as Wi-Fi-enabled spaces and networking areas. (Source: SEMCOG, Census ACS 2010-2021 Estimates, Birmingham 2040.)

Age Population Trends

The core and most populous age demographic is 35-59 (i.e. Peak child raising)

Community Partnerships & Programming

YMCA: The YMCA currently offers many programs and activities for all ages to Birmingham residents. The nature of the YMCA's partnership with Birmingham will soon change. The building housing the Birmingham YMCA has been sold to the City, and plans are underway to create a re-imagined **recreation/community center** occupied and/or staffed and programmed by the City, Birmingham NEXT, and the YMCA. Details of this new venture are not finalized at the time of this writing, but the coming change creates significant opportunity to make this facility and St. James Park, which is adjacent to it, a **nexus of multi-generational recreation opportunity**.

Observations

Option 3 amounts to a NEXT only facility and thus does not square with the concept of a community recreation center much less a multi-generational recreation center. As I said in public meetings, the original community recreation center plan is being subordinated to the needs and wants of NEXT. A non-starter.

Option 2 while commendable on the part of the Detroit Metropolitan Y, amounts to putting "perfume on a pig" The physical deterioration of the building, its inherent structural limitations, the lack of a fire suppression system and ADA compliance in the pool area are life safety issues that will be remedied by construction of a new building.

Option 1 continues to make the most sense. We want to build a facility that will serve our community for generations to come.

For those of us that live in Birmingham, as we have for 37 years, its desirability and economic vitality continues unabated. The tax base from both commercial and residential real estate continues its upward march which drives revenue to the city. The city residents deserve and expect a world class building. RH, JP Morgan Chase, Greenleaf, Daxton and many others have invested in Birmingham for a reason. They go where the money is.

Thank you,

Terry & Judy Parks
436 Linden
Birmingham, MI 48009

Mobile: 313-510-5109



Mya Brown <mbrown@bhamgov.org>

Senior Community Center

1 message

Pam Graham <pamcracker@gmail.com>
To: city-commission@bhamgov.org

Mon, Aug 18, 2025 at 3:24 PM

Dear Birmingham City Commission:

As a member of the former Senior/Recreation Ad-hoc Committee, I am disheartened that the hundreds of hours of thoughtful work contributed by the committee have been dismissed by the City Commission.

As a Birmingham taxpayer, I am also concerned that Birmingham residents may end up paying more than their fair share to provide a "new" home for NEXT.

	population	>50 population	NEXT members	% of NEXT membership	% of >50 population member of NEXT	NEXT municipal contributions	municipal contribution per >50 resident	municipal contribution per member
Birmingham	21715	7867	882	38%	11%	120000	15.3	136.1
Beverly Hills	10331	4330	545	24%	13%	50000	11.5	91.7
Bingham Farms	1075	761	84	4%	11%	5000	6.6	59.5
Franklin	1982	1182	62	3%	5%	10000	8.5	161.3
Bloomfield Township	44253	21241	209	9%	1%	0	0.0	0.0
Bloomfield Hills	4356	1824	122	5%	7%	0	0.0	0.0
other								
total			2300			\$185000		

As you know, most NEXT members are not Birmingham residents. When the Birmingham School District served as the benefactor for NEXT, it made sense to loosely model municipal funding as a constant millage across district boundaries. However, the current funding model is inequitable. Today, 38% of NEXT members live in Birmingham, yet Birmingham taxpayers provide 64% of the municipal funding (\$120,000).

While Birmingham's \$120,000 contribution may appear modest in the context of the overall city budget, the situation has changed significantly. Birmingham taxpayers have already funded the \$2M building purchase, spent hundreds of thousands on professional services, and approved a \$3M senior millage. Before tax dollars including the senior millage are committed to repurposing or operating a building for NEXT, the City Commission must:

1. Clarify NEXT's responsibilities for operating and maintaining the building.
2. Ensure that costs are shared fairly among member communities.
3. Address how individual members outside these communities will contribute.
4. Disclose all anticipated costs to Birmingham taxpayers.

Without these assurances, Birmingham residents risk carrying a disproportionate financial burden.

Respectfully,

Pam Graham
884 Knox St, Birmingham, MI

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To view this discussion visit <https://groups.google.com/a/bhamgov.org/d/msgid/city-commission/CAKKKiDygi3%3DoiynZSNBFC7i9hd%3DDQKj7nwHiPhnu-ZEZjFXPhw%40mail.gmail.com>.

Fwd: 479 S.Old Woodward - Birmingham Tower

1 message

Nicholas Dupuis <ndupuis@bhamgov.org>

Fri, Aug 8, 2025 at 11:36 AM

To: Jana Ecker <Jecker@bhamgov.org>

Cc: Mary Kucharek <mkucharek@bhlaw.us.com>, Alex Bingham <abingham@bhamgov.org>

FYI - this was sent to myself and all of the commissioners today.

----- Forwarded message -----

From: janber100@aol.com <janber100@aol.com>

Date: Fri, Aug 8, 2025 at 11:34 AM

Subject: 479 S.Old Woodward - Birmingham Tower

To: cballer@bhamgov.org <cballer@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>, jemerine@bhamgov.org <jemerine@bhamgov.org>, tlonge@bhamgov.org <tlonge@bhamgov.org>

Cc: ndupuis@bhamgov.org <ndupuis@bhamgov.org>

My husband and I are the owners of Unit 618, Birmingham Place, [411 S Old Woodward Avenue](#). We are writing to complain about the actions of Doraid Markus, Developer of Birmingham Tower, [479 S Old Woodward Avenue](#).

To my knowledge, this Developer has never received final approval for its site plan from this City Commission, or a waiver of the parking requirements he does not and cannot meet from the appropriate board. Further, the Planning Board voted on July 23, 2025, to deny the Developer's Final Site Plan and Design Review Application for [479 S Old Woodward Avenue](#) and deny its Special Land Use Application and associated waiver of 49 off-street parking spaces, the Developer's latest requests.

Despite its failure to receive Final Approval from the Planning Board or this very Commission for its latest iteration of its site plan and despite its failure to comply with the conditions for approval set forth by the Planning Board, the Developer has proceeded with the construction of Birmingham Tower. Proceeding with construction at this pace and as he pleases, Developer will succeed in completing the construction of Birmingham Tower before any of the outstanding parking issues have been resolved or the parking conditions set forth by the Birmingham Planning Board have been met. The photographs submitted below demonstrate the substantial progress that has been made to achieve this end.

At the public hearing on August 11, 2025, we urge the City Commission to adopt by resolution the Planning Boards Finding's and Recommendations and to take legal action to halt any further construction of [479 S Old Woodward Avenue](#).

Please do not allow this Developer to continue its mockery of the Planning Board's conditions for Final Approval of its Site Plan and this Commission's legal duty to enforce zoning regulations in the public interest and oversee responsible development within the City of Birmingham.

Respectfully,

Janet and Ansel Schwartz

Sent from my iPhone

--

Nicholas J. Dupuis

Planning Director



Email: ndupuis@bhamgov.org

Office: 248-530-1856

Social: [Linkedin](#)

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.

4 attachments



IMG_2893.jpg
164K



IMG_2894.jpg
201K



IMG_2895.jpg
204K



IMG_2896.jpg
246K



27777 Franklin Road, Suite 2500
Southfield, MI 48034-8214
Tel: 248.351.3000 | Fax: 248.351.3082
taftlaw.com

Ethan R. Holtz
248.351.3000
eholtz@taftlaw.com

August 8, 2025

VIA E-MAIL

Mr. Nicholas Dupuis
Planning Director
City of Birmingham
151 Martin Street
Birmingham, Michigan 48009

Re: Public Hearing for 479 S. Old Woodward – Birmingham Tower – Special Land Use Permit, Final Site Plan & Design Review – Scheduled for August 11, 2025

Dear Mr. Dupuis:

My firm is counsel to Birmingham Tower Partners, LLC, owner of 479 S. Old Woodward (the “Applicant”). I am writing to respectfully request an adjournment of the public hearing of Applicant’s request for a Special Land Use Permit currently scheduled for August 11, 2025. The Applicant is engaged in an effort to revise its proposal to the City Commission and requires additional time to hone said proposal for the City Commission and accordingly requests an adjournment until the September 8, 2025 meeting.

The Applicant greatly appreciates your attention and courtesy regarding this matter.
Thanks very much.

Sincerely,

Taft Stettinius & Hollister LLP

Ethan R. Holtz

ERH

Fwd: Understanding the Human Impact of Development Decisions

Jana Ecker <Jecker@bhamgov.org>

Wed, Aug 13, 2025 at 2:56 PM

To: Alex Bingham <abingham@bhamgov.org>, Mya Brown <mbrown@bhamgov.org>

For CC agenda packet.

Jana L. Ecker
City Manager
Birmingham, MI
(248) 530-1811

----- Forwarded message -----

From: **Therese Longe** <tlonge@bhamgov.org>

Date: Wed, Aug 13, 2025 at 10:32 AM

Subject: Fwd: Understanding the Human Impact of Development Decisions

To: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **Kate MacNevin** <katiemacnev@gmail.com>

Date: Tue, Aug 12, 2025, 9:25 PM

Subject: Understanding the Human Impact of Development Decisions

To: <tlonge@bhamgov.org>, <cballer@bhamgov.org>, <kschafer@bhamgov.org>, <ahaig@bhamgov.org>, <bhost@bhamgov.org>, <along@bhamgov.org>, <jemerine@bhamgov.org>

Cc: Nicholas Dupuis <ndupuis@bhamgov.org>

Dear Mayor Longe and Members of the City Commission,

I hope this message finds you well. I am writing as a concerned Birmingham resident, and I want to begin by clearly stating that this email is not intended to debate or question the City's decision to approve the Birmingham Tower project—its height, systemic parking issues, multiple postponement requests, or other aspects. What is done is done, and I respect that process.

I want to be clear that Birmingham Place residents are not anti-development. We recognize the importance of thoughtful growth and economic vitality for our city, and we support responsible development that enhances our community while respecting existing residents and infrastructure. Our concerns are not about development itself, but about the planning process and the unintended consequences that arise from developments in our community.

It is precisely these unintended consequences that I wanted to address—impacts that may not be as visible to you from your vantage point in city governance. While I understand that what is done is done, I believe it's important for you to understand the ripple effects these approvals create—consequences that extend far beyond the immediate development and deeply impact the daily lives of existing residents in ways that may not have been anticipated during the approval process.

The Burden We Never Expected to Bear

What troubles me most deeply about this entire process is what it has forced Birmingham Place residents to become. When we purchased our homes here, we never imagined we would need to transform ourselves into experts in fields far beyond our professional backgrounds just to protect our community.

Should Birmingham residents really be required to become amateur architects, planners, and developers to understand that today's 5-story buildings tower significantly higher than those built even 10 years ago? Should we be trying to

determine whom we can trust when the developer is also a part owner of Birmingham Place (commercial) and our management company is the same? Should we need to hire attorneys simply to ensure our voices are heard in our own city's governance processes? Should we be spending our evenings and weekends poring over complex legal documents, zoning codes, and development agreements just to understand basic issues affecting our homes and investments (I am still trying to understand D4 zoning laws and the changes regarding whether the building should or should not be in which zone?!)?

Most troubling of all—should we seriously be considering the need to hire our own parking enforcement personnel to patrol around Birmingham Place to address the inevitable safety concerns and unlawful parking situations that will result from this inadequately planned development? The fact that we are even having these conversations represents a fundamental failure in the planning and approval process.

The Disappointment and Broader Impact

Birmingham Place residents are deeply disappointed by the extraordinary burden this situation has placed on our community. We are experiencing not anger, but profound sadness about what this process has revealed about resident voices in our city.

This prolonged battle has already placed an enormous financial strain on our building's budget. We have spent substantial resources on legal representation that should have been invested in building maintenance and improvements, rather than these unexpected costs. Many of our residents—particularly our older, fixed-income neighbors—are facing the prospect of increased HOA fees/special assessments to cover these unexpected legal expenses. We have already been forced to cut building staff that our residents depended on.

The residents of Birmingham Place have been engaged in this development issue for years. What you may not see is that we are, candidly, nearly out of money—which may be the developer's intention. By prolonging this process, they may be counting on us eventually running out of funds to afford legal representation.

Additionally, with Hazel Street still closed due to the construction, people are now using Birmingham Place as a cut-through from Woodward to Old Woodward, which creates safety concerns for our residents. This is compounded by drivers cutting across the center median, driving on the wrong side of the road to turn left into our building—serious safety concerns that appear to go unenforced.

My Personal Experience

To illustrate the human impact, I am a global CEO who works from home and am awakened at 7:00 AM six days a week by construction immediately outside my bedroom window. Frankly, on most days, the noise is so loud it rivals the cars on Woodward Ave on any given Saturday night. I can no longer open my blinds in my apartment because construction workers on platforms create an uncomfortable situation in which they can see directly into my home. As a woman, I cannot wear my own bathrobe around my house anymore. My drapes remain closed all day; I cannot open my windows or use my outdoor patio because of construction dust. Just today, I was forced to cancel a client call because the drilling was so loud it was a distraction that they asked to call them when it was less noisy.

This was intended to be my forever home. It is why I moved back from New York to Birmingham and established my global company here, hiring local residents in the process. But the mental and emotional toll has caused me to truly regret this decision each day.

The Human Stories Behind the Process

While I deeply appreciate the protocols governing public meetings and the need to focus comments on specific proposals, I believe what you are seeing and feeling from residents is frustration about not being heard—a lack of outlet to share our broader concerns.

What you are witnessing represents more than zoning and development issues—these are people's lives, homes, financial security, and wellbeing being disrupted. These are human stories of residents worried about where their medical aides will park when there is no parking, residents concerned about their support pets being traumatized by ongoing construction noise, and retired residents losing property value and worried about their future.

The mental and emotional toll on our community cannot be overstated. Residents who chose their Birmingham Place homes as their forever homes are now questioning these decisions.

Moving Forward

I share this not to seek sympathy, but to help you understand the human, financial, and mental toll this process is taking on our community. Birmingham Place residents should not bear this burden because developers refuse to build adequate infrastructure.

I apologize for the length of this email and recognize that it extends beyond specific ordinances or proposals, but I believe this perspective is important for you to hear and understand. This insight may help explain some of the emotion you witness in public meetings.

I would like to extend an invitation to any or all members of the City Commission to visit Birmingham Place and speak with concerned residents. You would be genuinely welcome to come and better understand what we are living with on a daily basis.

Thank you for taking the time to read this and for your service to our community. We believe deeply in our voices being heard and will continue to show up and participate in the democratic process, no matter what challenges we face.

Respectfully,

Kate MacNevin

Concern with Mature Tree Removal - Quarton Lake Estates

1 message

Jennifer Forest <jrmeder@hotmail.com>

Fri, Aug 8, 2025 at 4:25 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>

City Commissioners,

I am writing as a concerned resident regarding the recent removal of mature trees in the Quarton Lake Estates neighborhood. While I understand that certain trees may need to be taken down due to safety concerns or infrastructure needs, I am troubled by the destruction of healthy trees and lack of a clear replacement plan. Every day, when I walk in our neighborhood, I see another tree cut down, often with a solid base and no sign of disease or age-related problems. Just this week, a neighbor had a full-grown tree cut down in his front yard (not a boulevard tree) without his knowledge or consent. A crew arrived on his property at 8 am and took down the tree, before he even had time to react. Not only did he not receive a notice from the city, but he also had no opportunity to contest the decision. And, again the tree was ON HIS PROPERTY - not on the boulevard or common area. In addition, after the trees are removed, it can take months or years for a replacement, if a replacement occurs at all. Then, when new trees are actually planted, they are tiny and often die in the first year due to lack of care.

Mature trees are not just aesthetically important—they play a vital role in the environmental and social health of our community. They provide essential shade, reduce urban heat, support biodiversity, and help with stormwater management. Most importantly, they contribute significantly to the overall beauty and livability of our neighborhood, making it a more inviting and sustainable place for residents and visitors alike.

The loss of these trees, without visible efforts to replant or invest in long-term canopy restoration, is concerning. It impacts property values, increases heat exposure, and undermines the city's stated commitments to sustainability and environmental preservation. We moved to the area in 2019, primarily due to the commitment of Birmingham to sustain a beautiful and nature environment, along with the walkability of the neighborhood. Unfortunately, that beauty is eroded on a regular basis now and has led to a visual deterioration of our community. Now, when I walk daily, I am often walking in open areas with no shade, baking in the sun and realizing that how our neighborhood has become similar to open new build neighborhoods.

I urge the city to prioritize the replacement of any removed trees with appropriate species and to communicate transparently with residents about plans for tree maintenance and replanting. A healthy urban forest is not a luxury—it is essential infrastructure.

Thank you for your attention to this matter. I would appreciate a response regarding the city's current policies or plans related to tree replacement, and how residents can support or stay informed about these efforts.

Best regards,

Jennifer Forest

1098 Fairfax St

Birmingham, MI 48009

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MEMORANDUM

Planning Department

DATE: August 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director
Erika Bassett, Birmingham Shopping District Director
Mya Brown, Deputy City Clerk
Scott Grewe, Police Chief
Mike Morad, Assistant Building Official
Scott Zielinski, Director of Public Services
Jeff Scaife, Fire Marshall

SUBJECT: Staff Report – Woodward Dream Cruise 2025

According to the official Woodward Dream Cruise website, the Woodward Dream Cruise is considered North America's largest "one-day" automotive event drawing nearly one million people and 40,000 classic cars annually from around the globe. The event began in 1995 and has run annually ever since. Several communities along the corridor also host their own public events adjacent to Woodward. As it is with many communities along the Woodward corridor, the event poses many challenges from public safety to zoning to logistics. Every year, members of City Staff from various departments are tasked with applying and enforcing City policy and ordinances and are often faced with heavy workloads. In an effort to provide the City Commission with insight on the event from a municipal operations perspective, the following summaries were provided from associated departments following the 2025 Woodward Dream Cruise:

CITY CLERK

The Woodward Dream Cruise was once again a tremendous success, and congratulations are in order for the Business Shopping District for their hard work in helping bring this exciting event to life. Special recognition goes to the Clerk's office, Building Department, Planning Department, and the BSD, for their efforts in developing and coordinating a universal permit package for applicants. This packet streamlined the process, making it more efficient and comprehensive for participants, ensuring a smoother experience overall. The Clerk's Office is especially thankful for the ease of collaboration between all the various departments, which made this effort possible. While the permit packet proved to be an excellent tool this year, the Clerk's Office remains open to receiving feedback and suggestions to further improve and refine the process for future events.

POLICE DEPARTMENT

The 2025 Dream Cruise was a jam-packed but successful event in the City of Birmingham. Like last year, we saw larger crowds earlier in the day than we historically see for this event. By 10:30 a.m., southbound Woodward traffic was backed up north of Big Beaver, and large crowds of people had already formed throughout the corridor.

The Birmingham Police Department responded to 198 Calls for Service between Friday and Saturday. Of these calls for service, 16 were parking complaints, both on public and private property, 8 were noise complaints, and 17 times we were called to private property parking lots to disperse crowds (Speedway, Mobil). Included in this high volume of calls over these two days are these more significant incidents:

Aug 15th @ 6 p.m. – Natural Death Investigation (Daxton Hotel)

Aug 16th @ 1:53 a.m. – Operating While Intoxicated Accident

The driver left the roadway on Brown east of Old Woodward, striking a City street light and electrical box, knocking out power to the traffic signal on Old Woodward at Brown and at Merrill.

Aug 16th @ 3:19 a.m. – Stolen Vehicle Report / Recovered in Oak Park

Aug 16th @ 2:52 p.m. – Arrest for Retail Fraud (Kroger)

Aug 16th @ 7:53 p.m. – Injured Person Report

A passenger in a vehicle stood up while in the backseat of a Bronco while in the Park St Structure and struck his head on a support beam.

Aug 16th @ 8:50 p.m. – Domestic Violence Arrest

In addition to these incidents, the Police Department dealt with two locations where marijuana distribution companies had temporary permits for the Dream Cruise. Puff Cannabis had an approved license to operate at the northwest corner of Maple and Woodward. Joyology had an approved license to operate on the property of Jax Kar Wash at Woodward and Brown. Both locations were advised that they were not permitted to pass out or sell any marijuana.

The Puff location was set up early on Friday, and undercover detectives were sent to the area after the Police Department had received reports of free samples being issued. Detectives were able to obtain multiple free samples without even asking for them, as representatives of Puff were offering them up. Chief Grewe responded to the location, spoke with operators, and advised them of the violation. They were issued a warning that undercover detectives will be checking the area throughout the weekend, and any further offenses will result in them being shut down. Several checks were made both Friday and Saturday, and Puff remained in compliance.

Joyology was not set up until Saturday morning, and in the early afternoon, they were also found to be handing out free samples of marijuana. Again, Chief Grewe responded and spoke with the operators, giving them the same warning. In addition to the marijuana, this location was selling wrist bands for \$20, which gave you access to an open bar. They were advised that it was illegal for them to sell alcohol and to close the bar. Approximately two hours later, detectives were sent

back to the location and were again handed numerous samples of marijuana. Around 5:30 p.m., they were ordered to shut down their location.

These significant incidents, along with all other calls for services and the presence along Woodward during the Dream Cruise, require a substantial deployment of personnel to ensure the safety of all those in attendance. In addition to the regularly scheduled platoon of officers, additional personnel were brought in to work the Dream Cruise on both Friday and Saturday. Below is a breakdown of all the personnel assigned throughout the weekend.

Friday Personnel Distribution

- 21 Birmingham Officers
- 4 Auxiliary Officers
- 4 Dispatchers
- 4 Parking Enforcement Assistants
- **Total - 311 hours of coverage**

Saturday Personnel Distribution

- 34 Birmingham Officers
- 8 Auxiliary Officers
- 2 Rochester Police Officers
- 5 Dispatchers
- 2 Parking Enforcement Assistants
- **Total - 606 hours of coverage**

A total of 917 hours were worked by Police Department personnel during the 2025 Dream Cruises.

DEPARTMENT OF PUBLIC SERVICES

DPS had a successful dream cruise. Setup, teardown and clean up went smoothly. A couple of problem areas with were observed with vendors placing their trash into the City ROW that caused some larger pick-ups that were not anticipated. Overall, 20 DPS staff members worked various shifts through the Dream Cruise to contribute to its success:

- Thursday and Friday vehicles were set up to block select streets for BSD event.
- Saturday 3AM - 6AM trash boxes were set up along the Woodward corridor.
- Additional vehicles, barricades and street closures were set up and additional trash receptacles were put out from 6AM - 10AM.
- Two staff members worked the day maintaining trash 10AM - 7PM.

DPS staff returned to complete the cleanup of Woodward, pick up vehicles and finish hauling barricades back to the yard from 2AM - 7AM on Sunday morning.

PLANNING DEPARTMENT

The Planning Department had a more involved role in this year's Woodward Dream Cruise in an attempt to help other departments be successful in their respective roles, but also ensure that the regulations of the Zoning Ordinance were upheld, at least at the front end. By nature of proximity and close relationship of our respective roles, the Planning Department was able to work closely with the Building Department on the Tent Permit, Temporary Use Permit, and other related permits for 20 Dream Cruise events, 18 of which were on private property. The other 2 permits were related to the BSD's cruise event. The Planning Department also worked closely

with the BSD and provided information on events located on private property within their special event area to ensure that the applicants were aware of the logistical issues and event details. The [Temporary Use Standards](#) that were applied by the Planning Department may be found in Article 4, Section 4.84 of the Zoning Ordinance.

BUILDING DEPARTMENT

The Building Department issued 17 permits for tents or structures such as bleachers. There were 2 denied permits for applications on public property. The collaborative, single-package permit application was very helpful as well as the meetings with all of the departments prior to the event.

During Cruise week, we inspect Thursday, Friday, and Saturday as the tents are installed with two to four inspectors and the Fire Marshal. We had a few tents installed in unapproved locations as well as some illegal signs that were ordered to be removed. All other tents were inspected for compliance for weights, fire extinguishers, exit and no smoking signs and were approved.

FIRE DEPARTMENT

15 Firefighter Paramedics staffed the Fire Department during the Dream Cruise. With the assistance of the Rochester Hills Fire Department, we were able to staff two fire engines, one ladder truck, and four advanced life support ambulances. During the cruise, units responded to 11 calls during the day. The Fire Prevention Bureau shut down a food truck that was not state or county licensed, and mitigated three barbecue code issues.

BIRMINGHAM SHOPPING DISTRICT

In conjunction with the Dream Cruise, the Birmingham Shopping District hosts the Birmingham Cruise Event on public property along South Old Woodward Avenue, from 9 a.m. - 5 p.m. South Old Woodward Avenue and portions of various side streets are closed to vehicle traffic from Maple Road to Lincoln Street before, during and after the event. The Birmingham Cruise Event is a pedestrian/strolling event featuring approximately 200 classic cars, large-scale sponsor exhibits, food vendors, and live entertainment. The event offers an opportunity for car enthusiasts and families to enjoy a fun-filled day in Birmingham's walkable, vibrant downtown.

This year's Birmingham Cruise Event was successful with steady foot traffic and no issues to report within the event footprint. We did experience a few disruptions from the adjacent Joyology event on private property, including event-related vehicles driving through our closed event area/pedestrian crowds, and parking in barricaded areas, blocking our event emergency exits, to load/unload equipment.

Coordinating and hosting the Birmingham Cruise event is a significant undertaking, beginning months in advance and requiring the support of various City departments including Planning, Clerk's, Building, Police, Fire, DPS and others, and we thank them for their support. Additionally, the BSD solicits volunteers that contribute hundreds of hours before, during and after the event. The Birmingham Cruise Event is funded by the BSD, through sponsorship contracts with Chevrolet, WOMC 104.3, The Detroit Shoppe, Nowicki Autosport and others.

Saturday Personnel Distribution

- 7 BSD Employees
- 30 Volunteers
- **Total: 123 hours**

CONCLUSION

Overall, the feeling amongst City Staff is that the 2025 Woodward Dream Cruise event was successful and went mostly according to plan. This result can be contributed to the extra attention that City Staff paid to the Cruise, and the internal committee that was formed to manage the applications and processes related to the Cruise. In addition, the communication between departments has improved significantly since last year, which reduced a lot of uncertainty going into the weekend. City Staff will look to improve upon this year's successes and is already planning improvements.

Hometown Life

tax proposal, narrow council field for November



Susan Bromley

Hometownlife.com

Aug. 6, 2025, 7:21 a.m. ET

Key Points AI-assisted summary ⓘ

Livonia voters rejected a \$150 million bond proposal known as "Livonia Built" by a significant margin of 67% to 33%.

The bond would have funded a new police station, library, fire station renovations, a central plaza, and pathways connecting the Civic Center Campus to parks.

Eight city council candidates advanced to the November general election.

LIVONIA - Voters resoundingly shot down the "Livonia Built" \$150 million bond proposal on Tuesday. In unofficial results from Aug. 5, the measure failed with 67% voting no to 33% yes. The proposal had aimed to fund a new police station, new library, expanded and renovated fire stations, a 2.5 acre central gathering plaza, as well as pathways through the Civic Center Campus that would link to existing parks. Voters advanced eight city council candidates to the November election, with the slate evenly split between [support and opposition for the bond](#). Vying for four seats on council this fall will be Kathleen McIntyre, with 10% of the primary vote; Robin Persiconi with 9%; Steve King with 8%; Kayleigh Kavanaugh Reid with 8%; Patrick Brockway with 7%; Eileen McDonnell with 7%; Jenny O'Connor with 6% and James Hooper with 6%.

Missing the cut were Brian Meagher with 6%; Jaclyn Graham, Alex King and Steve Alexander with 5%; Nicole Hefty and Nicholas Pickard with 4%; Frances Janis and Rola Makki with 3%; Yvette Warren with 2%; and Adam Stathakis and Marlene Katafias with 1%. Voters at Riley Elementary had strong opinions on the bond as they cast their ballots Tuesday.

Hometown Life

Ralph DeBaske agreed, saying the bond was too inclusive.

"Police yes, library no," he said. "We have good libraries now. At \$150 million, those prices will go up. I don't trust them to stay at that price."

Kristi Barchok voted no because she feared a proposed downtown would turn the city into a Canton or Royal Oak with horrific traffic. "I like Livonia just the way it is," she said. "Our traffic flow is good."

Ramzi Kort said he wasn't sure if a downtown would work in Livonia, but he voted yes as he believes the city needs to modernize and he wanted walking and bike pathways.

Luke Pritula, 23, was also a yes vote, calling the bond an investment as he plans to stay in the city for a long time. "Livonia has been stagnant and this bond will give an injection of life," he said. "I think it's divisive for the same reasons. People are complacent. For young people, things are not nearly as rosy."

Janet Staebler, 35, brought her 7-month-old baby Ava to the polls to cast a yes vote on the bond, citing the importance of the library to her family. She also wants a downtown.

"I want to invest in our community and this is the best way forward," she said.

Some voters were conflicted. David Hinkle said it was tough as his daughter is a firefighter. He wanted to support the fire and police department, but ultimately voted no because the public safety upgrades were "bundled with all the other crap" and there are "a lot of empty buildings in the city with no lined up tenants."

Jill Caprathe cast a yes vote for the bond, albeit "reluctantly" as she also felt police and fire should have been a separate bond. While acknowledging how important it

Hometown Life

~~result. She also predicted, correctly, that the measure would fail. Things should~~
have been divided," she said. "The police and fire should have been
separate." *Contact reporter Susan Bromley at sbromley@hometownlife.com.*

ADVERTISEMENT

Meridian Township senior center proposals rejected by voters



Currently, the Meridian Senior Center is housed within Chippewa Middle School in Okemos.

By [Jade Chaparro](#)
Published: Aug. 6, 2025 at 6:27 AM EDT



The operating millage would have provided over \$8,000 for expansions and improvements to the current senior center.

The project bond would have funded over \$19 million for the construction of a new community and senior center facility.

ADVERTISEMENT

However, the operating millage failed by approximately 1,000 votes, with 56 percent of voters casting ballots against it.

The project bond also failed, with 58 percent voting against it.

Currently, the Meridian Senior Center is housed within Chippewa Middle School in Okemos.

That facility is set for demolition in 2027 as part of the Okemos Public Schools District’s upcoming construction plans.

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Jana Ecker <jecker@bhamgov.org>

Mission Point Lighthouse could be sold to cover township's \$50M winery judgment

1 message

Therese Quattrociocchi Longe <tmquattro@gmail.com>

Tue, Aug 5, 2025 at 10:40 PM

To: Jana Ecker <Jecker@bhamgov.org>

Mission Point Lighthouse could be sold to cover township's \$50M winery judgment

By Abby Poirier, Crain's Grand Rapids Business



Credit: Getty Images

Mission Point Lighthouse at the tip of Old Mission Peninsula.

August 04, 2025 01:46 PM 20 HOURS AGO

Peninsula Township officials say they could be forced to close local offices, stop maintaining parks and cemeteries or even sell all municipally owned properties — including the iconic Mission Point Lighthouse — to cover the cost damages it owes in a winery lawsuit.

In what some observers describe as a “PR stunt,” Peninsula Township is holding an Aug. 12 meeting to discuss what drastic options it might need to take to pay for the [nearly \\$50 million in damages it owes](#) to 11 area wineries [following a judgment](#) in a five-year legal battle in federal court.

While the township board voted to appeal the July 7 judgment from Judge Paul Maloney of the U.S. District Court for the Western District of Michigan, Peninsula Township Supervisor Maura Sanders has called the meeting to determine its next steps.

“Because of all the unknowns I believe it to be extremely prudent to review all non-statutory expenditures at this time,” Maura wrote in the July 30 memo to the township board.

The 11-member Wineries of the Old Mission Peninsula filed the lawsuit because it alleged the township government unconstitutionally restricted their ability to operate their farm-based wineries.

Facing the hefty judgment, the township will review closing its offices, suspending planning and zoning boards and ceasing township permitting. Other measures could include suspending parks and cemetery maintenance and administration, according to the memo.

Additionally, "all township owned real property, without restrictions, will be appraised and prepared for potential sale," according to the memo.

That property includes the historical landmark Mission Point Lighthouse, which Sanders called the "crown jewel" of the peninsula that divides the east and west sides of Grand Traverse Bay.

Built in 1870, the lighthouse was in operation until 1933. It is owned and maintained by Peninsula Township, and sits at the end of the peninsula along the shores of Lake Michigan.

Sanders told Crain's Grand Rapids Business that it "is absolutely heartbreaking" to even consider the sale of the lighthouse, adding that she was formerly the chair of the Peninsula Township park commission when the property was within the park structure.

In addition to the lighthouse, other properties up for appraisal include Archie Park along M-37 and Bowers Harbor Park, as well as a parking lot and several parcels of land the township owns at Haserot Beach.

While the properties have yet to be appraised, Sanders said that the proposed spending cuts and property sales together would likely only amount to "a drop in the bucket overall, when you're looking at \$50 million."

These measures are being considered in an effort to keep the township from needing to implement a tax hike.

"We are trying to get shovels ready to limit as much burden as we can on our residents out here," Sanders said. "People will lose their houses. They will not be able to afford that tax burden."

For her part, Sanders said she'd be willing to take a pay cut, adding that pay cuts for the township's three full-time offices, supervisor, clerk and treasurer, also will be up for discussion at the Aug. 12 meeting.

Sanders said that the township does not yet have an estimate of what its insurance might cover for the judgment.

"We have our legal counsel working with insurance counsel to try to figure out what the insurance companies will provide," she said, noting that the township has had multiple insurers over multiple years.

Joe Infante, a principal at Miller, Canfield, Paddock and Stone PLC who represents the wineries in the case, describes the proposed spending cuts outlined in the memo as a "PR stunt."

"The sense from our end is that they're just trying to paint the wineries as the bad guy, where they should look internally," Infante said. "They lost. ... They're still trying to push all the blame on the wineries, and this just seems like a PR stunt to say: 'Look what the wineries did to us. Now, we can't run the township.' It really should be: 'Look what we did to ourselves.'"

Infante noted that the township has yet to reach out to settle the case. Sanders said in a July 16 township board meeting that Peninsula Township "is and will always be open to negotiating a settlement."

"My phone isn't ringing," Infante said.

Sanders said "there have been conversations" between the township and various wineries, but "nothing productive" has come from the interactions thus far.

For her part, Sanders said that "none of this stuff is performatory," noting the board "unfortunately" needs to take "a serious hard look" as part of the Aug. 12 meeting

"How can we help people stay in their homes and keep their property?" she said of the drivers behind considering the various measures.

The [township voted](#) to appeal the judgment on July 16, two days before amendments were filed asking the court to include attorney's fees and pre-judgement interest that could add approximately \$10 million more to the township's total bill.

While the township has yet to file a motion to appeal, it has until Aug. 6 to appeal the ruling.

Sanders said the township intends to meet that deadline, noting the appeal will question the mathematics behind the \$50 million judgment. The judge's opinion in the case said that the estimate stemmed "from the Wineries' inability to properly host small and large events" because of the township's ordinances.

"The award was based on their gross profit," Sanders said. "I believe that's questionable. If we just took the net profit and based the award on that, it would be about 1/13 of the \$50 million."



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**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING**

**FOR THE ELECTRIC & GAS CUSTOMERS OF
CONSUMERS ENERGY COMPANY**

CASE NO. U-21680

- Consumers Energy Company requests Michigan Public Service Commission's approval of its Energy Waste Reduction ("EWR") Plan for the period 2026 through 2029.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Tuesday, September 9, 2025 at 9:00 AM

BEFORE: Administrative Law Judge Lesley C. Fairrow

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, or by email at mpscedockets@michigan.gov in advance of the hearing

*****AUTO**ALL FOR AADC 480

Clerk, City of BIRMINGHAM

PO Box 3001

Birmingham MI 48012-3001



The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) August 1, 2025 application requesting the Commission to: 1) determine that Consumers Energy's proposed 2026-2029 Energy Waste Reduction (EWR) Plan is reasonable and prudent, and that it meets all applicable requirements of Act 295, as amended; 2) approve the proposed methodology for calculating energy savings targets; 3) approve the requested 2026-2029 EWR Plan natural gas and electric surcharges; 4) approve the requested accounting authority as proposed by Consumers Energy; 5) approve authority to roll forward any unspent funds into future approved EWR plans and to increase annual investment above amounts approved in the final case order by up to 6% of electric and 10% of gas investment, if needed and cost effective; 6) approve the issuance of the tariff sheets as proposed by Consumers Energy; 7) approve Consumers Energy's EWR incentive proposal; 8) approve the relief requested, as proposed by Consumers Energy, on an expeditious basis to limit risk and reduce customer impact; and 9) grant Consumers Energy such other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by September 2, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, 1 Energy Plaza Dr., Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21680**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive

Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.

2513-C



August 11, 2025

City Manager
City of Birmingham
P.O. Box 3001
Birmingham, MI 48012-3001

Re: Programming Advisory

Dear City Manager:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to notify you that four (4) Warner Bros. Discovery-owned channels currently carried on the Xfinity line-up are ceasing operations on August 15, 2025, and will no longer be available to viewers:

- HBO Family
- MovieMax
- OuterMax
- ThrillerMax

As a result, these channels will no longer be available as part of our lineup as of the dates listed above. As a result of this change, we will implement a channel slate (advising of unavailability) on the impacted channels and will include mention of the changes on www.xfinity.com/programmingchanges to help keep our customers informed.

Sincerely,

Eric Woody
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170