



Agenda
City Commission Regular Meeting
Monday, February 23, 2026 - 7:00 PM
151 Martin Street, Birmingham, MI
City Commission Room 205

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Clinton Baller, Mayor

2. ROLL CALL

Alexandria Bingham, City Clerk

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

ANNOUNCEMENTS

A. Oakland County Treasurer's Office Foreclosure Prevention

APPOINTMENTS

A. 2026 Student Board Appointments to City Boards and Committees

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

The City of Birmingham welcomes public comment which may be limited to a certain number of minutes per person speaking, announced at the Mayor's discretion at the beginning of the public comment portion of the agenda, on items or discussions that do not appear anywhere else in the printed agenda. The Commission will not participate in a question and answer session and will take no action on any item not appearing on the posted agenda. The public can also speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, please state your name for the record, and direct all comments or questions to the presiding officer.

5. 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 February 9, 2026.

B. Resolution to approve the regular City Commission meeting minutes of February 9, 2026.

C. Resolution to approve the warrant list, including Automated Clearing House, dated February 11, 2026, in the amount of \$4,581,215.73.

- D. Resolution to approve the warrant list, including Automated Clearing House, dated February 19, 2026, in the amount of \$302,176.55.
- E. Resolution to approve a Special Event permit as requested by the Huntington's Disease Society of America to hold Yoga in the Park on June 20, 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.
- F. Resolution to approve a Special Event permit as requested by the Birmingham Shopping District to hold Birmingham Movie Nights on Fridays June 5, July 10, August 7, and September 4, (with rain dates of June 6, July 11, August 8, and September 5), 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.
- G. Resolution to approve a Special Event permit as requested by the Birmingham Shopping District to hold the Birmingham Cruise Event on August 15, 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 approve a Special Event permit as requested by the Birmingham Shopping District to hold the Day on the Town event on July 25, 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.
- I. Resolution to approve a Special Event permit as requested by the Birmingham Shopping District to hold the Birmingham Farmers Market on Sundays from May 3 – October 25, 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.
- J. Resolution to approve the addendum to extend the contract with Bob Adams Towing for towing and storage of impounded, abandoned, accident and other motor vehicles until February 26th, 2028. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City.
- K. Resolution to approve the Park Rules and Regulations as adopted on January 13, 2026, and authorize continued implementation and enforcement of the updated rules governing the use of City of Birmingham parks and public property.
- L. Resolution to join the Clinton River Watershed's WaterTowns Initiative.
- M. Resolution to make a motion adopting an ordinance to repeal City Code, Chapter 54, Fire Prevention and Protection, Article II, Fire Prevention Code, Section 54-32 - Extinguishing system, in its entirety.

- N. Resolution to approve the 123 Net Conduit Lease Agreement. In addition, authorize the Mayor and City Clerk to sign the agreement on behalf of the City.
- O. Resolution to set a public hearing date of March 23, 2026 to consider the Special Land Use Permit, Final Site Plan & Design Review application for 600 N. Old Woodward Suites 101 & 203 - Old World Pizza.
- P. Resolution to approve the contract with Wiss, Janney, Elstner Associates, Inc. (WJE) in the amount of \$155,000 for professional consulting and design services for the Chester Street Parking Structure Aesthetic and Lighting Improvements.
- Q. Resolution to approve the amended Ground Lease between the City of Birmingham and Select Commercial Assets Hospitality, LLC to update the legal description and to update Exhibit C with the revised approved site plans.

AND

Make a motion adopting a resolution to approve the Assignment and Assumption of the Ground Lease to 3500 Woodward Birmingham, LLC.

6. 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.

- A. February 2026 City Manager's Report

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- A. Public Hearing of Necessity for Staircase Special Assessment District (SAD) - 2025 and 2026 Asphalt Resurfacing Program

WHEREAS, Notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property and lots to be assessed, by first class mail, and by publication in a newspaper generally circulated in the City; and

WHEREAS, The City Commission has conducted a public hearing and has determined it is necessary to proceed with the project of resurfacing existing asphalt roads, replacement of existing retaining wall in the City's right of way, replacement of staircases in the City's right of way, and replacement of City sidewalk ramps; and

WHEREAS, The City has previously established a policy to defray the costs of replacing staircases in the City's right of way by creating a Special Assessment District (SAD) consisting of the properties that are benefiting from this treatment; and

WHEREAS, The City Commission, after the public hearing, has determined that the replacement of the retaining wall with the 2025 and 2026 Asphalt Resurfacing Program is a necessity and is in the best interest of the City and will specially benefit the properties included in the Staircase Special Assessment District; and

WHEREAS, The Commission has approved the detailed plans and estimates of cost prepared by the City Engineer; and

WHEREAS, Proposed costs by change order have been received and the costs of the unimproved roads resurfacing have been determined; and

WHEREAS, The City Engineer has determined the boundaries of the staircases are located within the limits of the following streets shall be installed as part of the 2025 and 2026 Asphalt Resurfacing Program (Contract #2-25(P) and #2-26(P)):

Brookside Avenue – Ravine Road to North Dead End
Ravine Road – Brookside Avenue to Park Street
Park Street – Brookside Avenue to Ravine Road

WHEREAS, The formula used in making the assessment is 100% of the improvement for staircase in the City's right of way (calculated at the rate of \$2,500.00 per staircase riser for properties on streets that will have new staircase installed in the City's right of way).

THEREFORE LET IT BE RESOLVED, The City Commission has determined that the scope of the public improvement as described is in the best interest of the City and will benefit the properties listed in the assessment roll is a necessity, and the City Commission directs the Manager to prepare a Special Assessment Roll and present the same to the City Commission for confirmation and further set a Public Hearing for Confirmation of the Roll on March 9, 2026 and give notice for same.

Staircase					
Sidwell Number	Street Address	Decorative Staircase Risers (EA)	Unit Cost for Assessment	Total Assessment	
1925329017	544 BROOKSIDE AVE	7.00	\$2,500.00	\$17,500.00	
1925329016	552 BROOKSIDE AVE	8.00	\$2,500.00	\$20,000.00	
1925329015	564 BROOKSIDE AVE	0.00	\$2,500.00	\$0.00	**
1925329011	243 RAVINE ROAD	3.00	\$2,500.00	\$0.00	*
1925329018	647 PARK ST	6.00	\$2,500.00	\$15,000.00	
*	Resident elected not to proceed				
**	Not feasible to construct				

B. Public Hearing of Necessity for Cape Seal Special Assessment District (SAD) - 2026 Cape Seal Program

WHEREAS, Notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property and lots to be assessed, by first class mail, and by publication in a newspaper generally circulated in the City; and

WHEREAS, The City Commission has conducted a public hearing and has determined it is necessary to proceed with the project of resurfacing unimproved roads by method of pulverizing, cement stabilization, spray patching, and cape seal surface, and replacement of City sidewalk ramps; and

WHEREAS, The City has previously established a policy to defray the costs of Cape Seal treatments on unimproved streets by creating a Special Assessment District (SAD) consisting of the properties that are benefiting from this treatment; and

WHEREAS, The City Commission, after the public hearing, has determined that the 2026 Cape Seal Program is a necessity and is in the best interest of the City and will specially benefit the properties included in the Special Assessment District; and

WHEREAS, The Commission has approved the detailed plans and estimates of cost prepared by the City Engineer; and

WHEREAS, Proposed costs by change order have been received and the costs of the unimproved roads resurfacing have been determined; and

WHEREAS, The City Engineer has determined the boundaries of the road resurfacing and sidewalk ramp replacement located within the limits of the following streets shall be installed as part of the 2026 Cape Seal Program (Contract #5-26(P)):

Oak Avenue – Greenwood to Old Woodward; and
Lakeside Drive – Oak to Millrace; and
N Glenhurst Drive– Oak to Pine; and
Northlawn Boulevard – Rouge River to Southfield Road; and

WHEREAS, The formula used in making the assessment is 85% of the front-foot costs for improvement are assessed on all properties fronting on the improvement, 25% of the side-foot costs for improvement are assessed on all residential properties siding on the improvement, 85% of the side-foot costs for improvement are assessed on improved business properties siding on the improvement, and 25% of the side-foot costs for improvement are assessed on vacant business properties siding on the improvement for resurfacing of the unimproved roads and replacement of sidewalk ramps to meet ADA compliance (calculated at the rate of \$40.83 per foot for properties on streets that will be pulverized, cement stabilization, and cape seal resurfaced).

THEREFORE LET IT BE RESOLVED, The City Commission has determined that the scope of the public improvement as described is in the best interest of the City and will benefit the properties listed in the assessment roll is a necessity, and the City Commission directs the Manager to prepare a Special Assessment Roll and present the same to the City Commission for confirmation and further set a Public Hearing for Confirmation of the Roll on March 9, 2026 and give notice for same.

Street Pulverizing / Cement Stabilization / Cape Seal Resurfacing		
Sidwell Number	Street Address	Cape Seal Assessment
19-25-151-037	692 Oak Ave	\$2,429.60
19-25-151-139	680 Oak Ave	\$2,167.55
19-25-151-140	670 Oak Ave	\$2,167.55
19-25-151-039	640 Oak Ave	\$1,735.43
19-25-151-040	608 Oak Ave	\$2,603.15
19-25-151-137	556 Oak Ave	\$3,644.40

19-25-151-138	520 Oak Ave	\$2,776.69
19-25-151-127	450 Oak Ave #100	\$235.20
19-25-151-130	450 Oak Ave #101	\$235.20
19-25-151-129	450 Oak Ave #102	\$235.20
19-25-151-128	450 Oak Ave #103	\$235.20
19-25-151-133	450 Oak Ave #201	\$235.20
19-25-151-132	450 Oak Ave #202	\$235.20
19-25-151-131	450 Oak Ave #203	\$235.20
19-25-151-136	450 Oak Ave #301	\$235.20
19-25-151-135	450 Oak Ave #302	\$235.20
19-25-151-134	450 Oak Ave #303	\$235.20
19-25-326-023	885 N Old Woodward Ave Unit 1	\$141.07
19-25-326-024	885 N Old Woodward Ave Unit 2	\$141.07
19-25-326-025	885 N Old Woodward Ave Unit 3	\$141.07
19-25-326-026	885 N Old Woodward Ave Unit 4	\$141.07
19-25-326-027	885 N Old Woodward Ave Unit 5	\$141.07
19-25-326-028	885 N Old Woodward Ave Unit 6	\$141.07
19-25-326-029	885 N Old Woodward Ave Unit 7	\$141.07
19-25-326-030	885 N Old Woodward Ave Unit 8	\$141.07
19-25-326-031	885 N Old Woodward Ave Unit 9	\$141.07
19-25-326-032	885 N Old Woodward Ave Unit 10	\$141.07
19-25-326-033	885 N Old Woodward Ave Unit 11	\$141.07
19-25-326-034	885 N Old Woodward Ave Unit 12	\$141.07
19-25-326-035	885 N Old Woodward Ave Unit 13	\$141.07
19-25-326-036	885 N Old Woodward Ave Unit 14	\$141.07
19-25-326-037	885 N Old Woodward Ave Unit 15	\$141.07
19-25-326-038	885 N Old Woodward Ave Unit 16	\$141.07
19-25-326-003	533 Oak Ave	\$1,596.60
19-25-326-002	551 Oak Ave	\$1,596.60
19-25-326-001	858 Woodland St	\$1,596.60
19-25-303-007	607 Oak Ave	\$1,735.43
19-25-303-006	615 Oak Ave	\$1,735.43
19-25-303-005	635 Oak Ave	\$1,735.43
19-25-303-004	651 Oak Ave	\$1,735.43
19-25-303-003	667 Oak Ave	\$1,735.43
19-25-303-002	679 Oak Ave	\$1,735.43
13-25-303-001	850 Greenwood St	\$1,839.56
19-26-427-001	890 Lakeside Dr	\$1,355.68
19-26-427-002	840 Lakeside Dr	\$3,634.34
19-26-427-003	790 Lakeside Dr	\$3,540.28
19-26-427-004	774 Lakeside Dr	\$3,526.39
19-26-427-005	752 Lakeside Dr	\$3,540.28
19-26-427-006	726 Lakeside Dr	\$3,539.93
19-26-427-039	700 Lakeside Dr	\$2,478.19

19-26-427-040	660 Lakeside Dr	\$2,478.19
19-26-427-008	640 Lakeside Dr	\$2,460.15
19-26-427-009	620 Lakeside Dr	\$2,295.28
19-26-427-010	592 Lakeside Dr	\$2,572.95
19-26-427-041	568 Lakeside Dr	\$3,978.30
19-26-427-042	532 Lakeside Dr	\$4,446.87
19-26-478-014	490 Lakeside Dr	\$2,977.30
19-26-478-015	470 Lakeside Dr	\$2,741.98
19-26-478-012	440 Lakeside Dr	\$3,990.10
19-26-478-013	430 Lakeside Dr	\$1,908.97
19-26-478-007	412 Lakeside Dr	\$2,499.02
19-26-476-008	392 Lakeside Dr	\$2,499.02
19-26-476-009	370 Lakeside Dr	\$2,499.02
19-26-476-010	350 Lakeside Dr	\$2,990.84
19-26-476-011	320 Lakeside Dr	\$1,245.43
19-26-237-012	871 N Glenhurst Dr	\$2,429.60
19-26-237-013	825 N Glenhurst Dr	\$2,429.60
19-26-237-014	781 N Glenhurst Dr	\$2,429.60
19-26-237-015	755 N Glenhurst Dr	\$2,429.60
19-26-237-016	717 N Glenhurst Dr	\$2,429.60
19-26-237-017	693 N Glenhurst Dr	\$2,074.88
19-26-237-018	655 N Glenhurst Dr	\$2,074.88
19-26-237-019	639 N Glenhurst Dr	\$2,429.60
19-26-237-020	617 N Glenhurst Dr	\$2,429.60
19-26-237-021	587 N Glenhurst Dr	\$2,429.60
19-26-237-022	559 N Glenhurst Dr	\$2,429.60
19-26-237-023	535 N Glenhurst Dr	\$2,429.60
19-26-237-024	515 N Glenhurst Dr	\$2,041.91
19-26-328-011	520 N Glenhurst Dr	\$1,776.04
19-26-328-010	534 N Glenhurst Dr	\$2,429.60
19-26-328-009	550 N Glenhurst Dr	\$2,429.60
19-26-328-008	584 N Glenhurst Dr	\$2,429.60
19-26-328-007	612 N Glenhurst Dr	\$2,429.60
19-26-328-006	634 N Glenhurst Dr	\$2,429.60
19-26-328-005	650 N Glenhurst Dr	\$2,028.72
19-26-328-004	690 N Glenhurst Dr	\$2,028.72
19-26-328-003	736 N Glenhurst Dr	\$3,817.95
19-26-328-002	770 N Glenhurst Dr	\$3,817.95
19-26-328-001	Birmingham School District	\$1,429.18
19-35-426-019	1390 Northlawn Blvd	\$3,182.08
19-35-426-018	1360 Northlawn Blvd	\$2,776.69
19-35-426-017	1330 Norhtlawn Blvd	\$2,776.69
19-35-426-016	1300 Northlawn Blvd	\$2,776.69
19-35-428-012	1393 Latham St	\$3,868.48

19-35-428-013	1132 Northlawn Blvd	\$2,984.94
19-35-428-014	1112 Northlawn Blvd	\$2,221.35
19-35-428-015	1098 Northlawn Blvd	\$2,082.52
19-35-428-016	1076 Northlawn Blvd	\$1,735.43
19-35-428-017	1052 Northlawn Blvd	\$1,735.43
19-35-428-018	1034 Northlawn Blvd	\$1,735.43
19-35-428-019	1000 Northlawn Blvd	\$1,735.43
19-35-428-020	988 Northlawn Blvd	\$1,735.43
19-35-428-021	972 Northlawn Blvd	\$1,735.43
19-35-428-022	956 Northlawn Blvd	\$1,735.43
19-35-428-011	1308 Southfield Rd	\$3,817.95
19-35-430-010	1400 Southfield Rd	\$3,817.95
19-35-430-009	955 Northlawn Blvd	\$3,123.77
19-35-430-008	979 Northlawn Blvd	\$1,735.43
19-35-430-007	1005 Northlawn Blvd	\$1,735.43
19-35-430-006	1049 Northlawn Blvd	\$1,735.43
19-35-430-005	1061 Northlawn Blvd	\$2,603.15
19-35-430-004	1083 Northlawn Blvd	\$2,603.15
19-35-430-003	1121 Northlawn Blvd	\$2,429.60
19-35-430-002	1155 Northlawn Blvd	\$2,429.60
19-35-430-001	1187 Northlawn Blvd	\$2,188.72
19-35-429-023	1225 Northlawn Blvd	\$1,541.06
19-35-429-022	1231 Northlawn Blvd	\$1,735.43
19-35-429-004	1301 Northlawn Blvd	\$2,637.85
19-35-429-003	1323 Northlawn Blvd	\$3,436.15
19-35-429-027	1355 Northlawn Blvd	\$2,603.15
19-35-429-026	1371 Northlawn Blvd	\$1,735.43
19-35-429-025	1385 Northlawn Blvd	\$1,735.43
19-35-429-024	1395 Northlawn Blvd	\$1,735.43

- C. Resolution to approve the Agreement Between the City of Birmingham and Next – Your Place to Stay Active & Connected Regarding 400 E. Lincoln Street, and further to direct the Mayor and City Clerk to sign the Agreement.
- D. Resolution to approve the proposed design for North Old Woodward Avenue from Oak Street to Woodward Avenue.
- 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. Resolution to meet in closed session pursuant to MCL § 15.268, Sec.8(1)(e) of the Open Meetings Act to discuss pending litigation entitled The City of Birmingham v The Community House Association, Birmingham, Michigan, Oakland County Circuit/Business Court Case No.: 2025-219218 CB Honorable Michael Warren.

(A roll call vote is required, and the vote must be approved by a 2/3 majority of the commission. The commission will adjourn to closed session after all other business has been addressed in open session and reconvene to open session after the closed session, for purposes of taking formal action resulting from the closed session and for purposes of adjourning the meeting.)

9. REMOVED FROM CONSENT AGENDA

10. COMMUNICATIONS

- A. Communications regarding the Community House

11. REPORTS

- A. Commissioner Reports
 - 1. Notice of Intention to Appoint to the Multi-Modal Transportation Board
- B. Commissioner Comments
- C. Advisory Boards, Committees, Commissions' Report
- D. Legislation
- E. City Staff
 - 1. 2nd Quarter Financial Report
 - 2. 2nd Quarter Investment Report
- F. Information Only
 - 1. SOCWA Second Quarterly Report

12. ADJOURN

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the City Commission meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://zoom.us/j/655079760>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: **655 079 760**

City Hall is open to the public during regular business hours, Monday through Friday from 8 a.m. – 5 p.m. The Police Department lobby entrance on the east side of City Hall on Pierce Street operates as the after-hours public entrance.

Individuals requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

Persons who require mobility, visual, hearing, or other assistance for effective participation in this public meeting should contact the City Clerk's Office at (248) 530-1880, or (248) 644-3405 (TDD) at least one day before the meeting to request help.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)