



City Commission Minutes
Monday, March 23, 2026 - 7:00 p.m.
151 Martin Street, Birmingham
City Commission Room 205
Vimeo Link: <https://vimeo.com/event/3470>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Clinton Baller, Mayor, opened the meeting with the Pledge of Allegiance.

2. ROLL CALL

City Clerk Bingham called the roll.

Present: Mayor Clinton Baller
Mayor Pro Tem Anthony Long
Commissioner Andrew Haig
Commissioner Brad Host
Commissioner Kevin Kozlowski
Commissioner William Kolb
Commissioner Therese Longe

Absent: None

Staff: City Manager Ecker; Fire Chief Bartalino, City Clerk Bingham, City Planner Blizinski, City Engineer Coatta, Assistant City Manager Fairbairn, Planning Director Dupuis, Police Chief Grewe, Deputy Treasurer Katz, City Attorney Kucharek

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

ANNOUNCEMENTS

Regarding Antisemitism and the March 13, 2026 Attack on Temple Israel in West Bloomfield

Birmingham Historic Preservation Master Plan Receives Award from Michigan Historic Preservation Network

Happy Birthday Mayor Baller

APPOINTMENTS

03-059-26 Planning Board

Ms. Whipple-Boyce was interviewed for the appointment.

MOTION: Motion by Long:

To appoint Janelle Whipple-Boyce as a regular member to the Planning Board to serve a three-year term to expire March 28, 2029

VOICE VOTE

Ayes: Haig, Long, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

CC Bingham swore in Ms. Whipple-Boyce.

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

David Bloom commented regarding the former parking assessment district, the negative impacts of antisemitism, the importance of collegial relations between City government and Commissioners, and a vintage store relocating to Birmingham due to the high level of foot traffic.

Mike Clift commented regarding keeping the pool operational at 400 E. Lincoln and the resulting economic value to the community from doing so.

Jeff Hofeltz commented concerns about a Dollar Tree potentially replacing the CVS.

03-060-26 To Move Item H2 to be Addressed Presently

MOTION: Motion by Long, seconded by Kolb:

To move Item H2 on the agenda, Birmingham Police Department's Position on Immigration Enforcement, up on the agenda to be heard now.

VOICE VOTE

Ayes: Haig, Long, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

03-061-26 Birmingham Police Department's Position on Immigration Enforcement

PC Grewe presented the item and answered questions.

Public Comment

Lila Brickner commented concern about the effects of Immigration and Customs Enforcement (ICE) operations and encouraged the City to publicize its intended approach to potential (ICE) operations within the City.

Stacy Schreiber supported the Police Department's stated approach to potential ICE operations within the City and commented regarding this approach's applicability to all people within Birmingham.

Mr. Clift commented concerns regarding ICE agents operating without uniforms or badges within the City.

Charles McIntyre concurred with the other commenters on the item and supported the Police Department's stated approach to potential ICE operations within the City.

MOTION: Motion by Long, seconded by Host:

To make a motion adopting a resolution to support the Birmingham Police Department's position to comply with all applicable local, state, and federal laws while providing compassionate and equitable police services to all those who live, work, and travel in our community. Furthermore, to support the Police Department's refusal to work with federal law enforcement for the sole purpose of immigration enforcement and the department's position to not participate in a 287(g) agreement.

VOICE VOTE

Ayes: Haig, Long, Host, Longe, Baller, Kozlowski, Kolb

Nays: None

Recused: None

5. CONSENT AGENDA

03-062-26 Consent Agenda

MOTION: Motion by Long, seconded by Haig:
To move the consent agenda including Items A through G.

ROLL CALL VOTE

Ayes: Haig, Longe, Baller, Host, Kozlowski, Kolb, Long

Nays: None

Recused: None

- A. Resolution to approve the City Commission workshop meeting minutes of March 9, 2026.
- B. Resolution to approve the City Commission regular meeting minutes of March 9, 2026.
- C. Resolution to approve the warrant list, including Automated Clearing House payments dated March 11, 2026, in the amount of \$5,393,399.61.
- D. Resolution to approve the warrant list, including Automated Clearing House payments dated March 18, 2026, in the amount of \$843,554.19.
- E. Resolution to set a public hearing date of April 13, 2026 to consider the Special Land Use Permit, Final Site Plan & Design Review application for 211 Hamilton Row - No 28.
- F. Resolution to approve the City's emergency operations plan promulgation document. Further, to direct the Mayor, City Manager, and Fire Chief to sign the document on behalf of the City.
- G. Resolution to accept the resignation of Mayor Pro Tem Anthony Long from the City Commission effective on April 13, 2026 at the end portion of the City Commission meeting, to thank him for his service and to direct the City Clerk to begin the process of filling the vacancy.

6. CITY MANAGER'S REPORT

CM Ecker presented the report.

Commissioners made the following comments:

- The Celebrate Birmingham Hometown Parade and Party will be Sunday, May 17th, at 1 p.m.
- For the artificial intelligence (AI) phone answering systems, ensuring that there is a clear 'out pathway' to speak to a person throughout the phone call will be important. Many AI phone answering systems fail because of our pathway issues.
- The City should publicize the bio of the new golf pro that will be working with the City.

Public Comment

Mr. Bloom supported the City in seeing if it might be able to offer some kind of support to an organization that might be able to operate the pool at 400 E. Lincoln, and opposed adding a sustainability fee to other parking fees.

7. UNFINISHED BUSINESS

Community Survey Updated Draft

ACM Fairbairn presented the item. Staff and the team from Cobalt Community Research answered questions.

Commissioners discussed the following regarding the item:

- This was an iterative process and the work group's feedback was appropriately integrated into the present draft.

- Question four, about perceptions of safety, should have a follow-up 'why' or 'explain' question.
- The handwritten text boxes should be longer.
- Alternatively, the text boxes do not need to be longer because the second half of longer comments on surveys tend to have less useful information.
- Reasons for and against including questions about Woodward were provided. While the City does not control it, Woodward remains a significant source of concern for residents and omitting any mention of it might confuse the public.
- Commission consensus was to include the Woodward questions as part of question six with an annotation clarifying that Woodward is a State road and that the City does not control it.
- For question eight, 'of the improved streets' should be changed to 'of the unimproved streets'. 'Only' should be changed to 'partially' or 'primarily' by.
- While question eight may not provide as much data as the Commission may desire to start, it indicates where more granular data collection could be appropriate.
- For question eight, 'all' could be changed to something like 'where every resident helps to cover the costs of improving unimproved roads', and the parenthetical could be removed.
- For question eight, there could be a follow up about how much residents would be willing to pay annually to have the roads in Birmingham improved. This could provide a sense about the feasibility of a bond. Commission consensus was that figure ranges should likely be provided, and recommended by the work group.
- There was some feeling that drinking water reliability is not a concern within Birmingham, and therefore a question about it would not likely yield useful data.
- There was Commission consensus that the work group should recommend revisions to question 11 to allow for more open-ended comments about utilities, with specific phrasing to be determined.
- The text box for question 20 should be changed to allow for open-ended comments regarding anything from questions 16 through 19.
- For question 21, 'Don't know' should be replaced with 'Not applicable' or 'Not used'.
- A resident submitted comments by email a few hours before the present meeting. Those comments should be reviewed for accuracy and possible integration as appropriate. One amendment that might be made from those comments could be changing the tax dollar graphic under 'Planning and Future Considerations' so that 'Birmingham Public Schools' reads 'Schools'.
- For question 25, the 'Recreation programs' questions should be done in age order. 'Municipal facilities' should likely be changed to 'municipal buildings'.
- It seemed unlikely that 'building inspection and permitting' would likely be selected as a resident priority under question 25. It was unclear whether 'attracting and supporting local businesses' should be included since resident taxes do not fund those efforts.
- There was some concern that the breadth of topics covered in question 25 might not deliver usable data.
- There was Commission consensus that question 25 could use a bit more refinement.
- Question 26 should ask about annual amounts instead of monthly amounts. The ranges should be scaled up accordingly.
- For 'How long have you been living in this community?', the last option should be changed to 11+ years so as not to duplicate 10 years.

8. NEW BUSINESS

03-063-26

Confirmation of SAD Roll 917 2026 Cape Seal Program

The Mayor opened the public hearing at 8:58 p.m.

DT Katz presented the item.

John Deplanche, 450 Oak #202, commented his appreciation of the temporary patches done on Oak, supported more permanent solutions to the road surface on Oak, and supported diverting at least some truck traffic from Oak.

Seeing no further public comment, the Mayor closed the public hearing at 9:05 p.m.

MOTION: Motion by Long, seconded by Kolb:

To make a motion adopting a resolution confirming special assessment roll 917 as follows:

WHEREAS, Special Assessment Roll, designated Roll No. 917, has been heretofore prepared for Collection; and

WHEREAS, notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property to be assessed; and

WHEREAS, the Commission has deemed it practicable to cause payment of the cost thereof to be made after the time of construction; and

WHEREAS, the Commission Resolution 02-035-26 provided it would meet this 23rd day of March, 2026 for the sole purpose of reviewing the assessment roll; and

WHEREAS, at said hearing held this March 23, 2026, all those property owners or their representatives present have been given an opportunity to be heard specifically concerning costs appearing in said special assessment roll;

NOW, THEREFORE, BE IT RESOLVED, that Special Assessment Roll No. 917 be in all things ratified and confirmed, and that the City Clerk be and is hereby instructed to endorse said roll, showing the date of confirmation thereof, and to certify said assessment roll to the City Treasurer for collection at or near the time of construction of the improvement.

BE IT FURTHER RESOLVED, that the special assessment shall be payable in five (5) payments as provided in Section 94-10 of the Code of the City of Birmingham, with an annual interest rate of seven and three-quarters percent (7.75%) on all unpaid installments.

The Sidwell number, street address, and cape seal assessment for each of the properties is located in section 8A on page 134, 135, 136, and 137 of tonight's agenda.

ROLL CALL VOTE

Ayes: Haig, Long, Host, Kolb, Kozłowski, Baller, Longe

Nays: None

Recused: None

03-064-26 Public Hearing for Confirmation of the Roll - Bird Phase 1B Project Confirmation of the Roll for Special Assessment District Roll 918

The Mayor opened the public hearing at 9:10 p.m.

DT Katz presented the item.

Seeing no public comment, the Mayor closed the public hearing at 9:11 p.m.

MOTION: Motion by Longe, seconded by Kolb:

To make a motion adopting a resolution confirming special assessment roll 918 as follows:

WHEREAS, Special Assessment Roll, designated Roll No. 918, has been heretofore prepared for Collection; and

WHEREAS, notice was given pursuant to Section 94-7 of the City Code, to each owner or party-in-interest of property to be assessed; and

WHEREAS, the Commission has deemed it practicable to cause payment of the cost thereof to be made after the time of construction; and

WHEREAS, the Commission Resolution 03-051-26 provided it would meet this 23rd day of March, 2026 for the sole purpose of reviewing the assessment roll; and

WHEREAS, at said hearing held this March 23, 2026, all those property owners or their representatives present have been given an opportunity to be heard specifically concerning costs appearing in said special assessment roll;

NOW, THEREFORE, BE IT RESOLVED, that Special Assessment Roll No. 918 be in all things ratified and confirmed, and that the City Clerk be and is hereby instructed to endorse said roll, showing the date of confirmation thereof, and to certify said assessment roll to the City Treasurer for collection at or near the time of construction of the improvement.

BE IT FURTHER RESOLVED, that the special assessment shall be payable in five (5) payments as provided in Section 94-10 of the Code of the City of Birmingham, with an annual interest rate of seven and three-quarters percent (7.75%) on all unpaid installments.

The Sidwell numbers, street addresses, estimated water SAD costs, and estimated sewer SAD costs can be found in tonight's agenda Section 8B, pages 190 and 191.

ROLL CALL VOTE

Ayes: Haig, Long, Host, Kolb, Kozlowski, Baller, Longe
Nays: None
Recused: None

03-065-26 Special Land Use Permit, Final Site Plan & Design Review for 600 N. Old Woodward Suites 101 & 203 — Old World Pizzeria

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

CP Blinzinski presented the item. Cyrus Garmo, owner, spoke on behalf of the item.

Seeing no public comment, the Mayor closed the public hearing at 9:19 p.m.

Staff and Mr. Garmo answered questions from the Commission.

Commissioners discussed the following regarding the item:

- If delivery were offered in the future, there would be a concern about parking near the restaurant being utilized by delivery vehicles.
- In order to increase the restaurant's family friendliness, it would be beneficial if the owner and the landlord could work together to create increased outdoor seating in the common outdoor area.
- If the common outdoor area has increased usage, it would be important to keep that area very clean in order to reduce the possibility of rodent issues.

MOTION: Motion by Long, seconded by Longe:

To make a motion to adopt the resolution to approve the Special Land Use Permit, Final Site Plan & Design Review for 600 N. Old Woodward Suites 101 & 203 — Old World Pizzeria — to permit a new food and drink establishment to open in the O2 Zoning District.

ROLL CALL VOTE

Ayes: Haig, Long, Host, Kolb, Kozlowski, Baller, Longe
Nays: None
Recused: None

03-066-26 Bird Phase 1B Project #7-26 (W) to F.D.M. Contracting, Inc.

date and times to be set by City staff.

ROLL CALL VOTE

Ayes: Haig, Long, Host, Kolb, Kozlowski, Baller, Longe
Nays: None
Recused: None

03-068-26 Closed Session Pursuant to MCL § 15.268, Sec.8(1)(d) of the Open Meetings Act

MOTION: Motion by Host, seconded by Long:

To meet in closed session pursuant to MCL § 15.268, Sec.8(1)(d) of the Open Meetings Act to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.

ROLL CALL VOTE

Ayes: Host, Kolb, Long, Kozlowski, Baller, Longe
Nays: None
Recused: Haig

The Commission entered into closed session at 10:23 p.m. and returned from closed session at 10:53 p.m.

Commission Items for Future Discussion

03-069-26 Short Term Rental Ordinance Review

MOTION: Motion by Host, seconded by Kozlowski:

To be proactive and review Ann Arbor’s, Ferndale’s, and New York City’s short term rental ordinances.

VOICE VOTE

Ayes: Haig, Host, Kolb, Kozlowski
Nays: Long, Baller, Longe
Recused: None

Commission discussion on items from a prior meeting

03-070-26 City Procedure Regarding Builders' Bonds and Road Repair

Commissioners discussed the following regarding the item:

- The Commission should consider increasing the amount of the builders’ bonds.
- Since this is a new policy, the City has not retained any builders’ bonds to fix roads so far.
- Staff should return with a history of the use of builders’ bonds for street repairs in the City, information on where the \$5,000 is kept if retained, clarity on whether the builder or the City completes the road repairs, clarity on whether the City would prevent a Certificate of Occupancy from being issued until road repairs are completed, and whether these funds can be applied to the future resurfacing or improvements of the relevant street.
- Moving forward, it is appropriate to compile data on whether the \$5,000 builder bond requirement is adequate to cover costs, and how often it is necessary to retain and use the builders’ bonds for road repairs.
- It will be necessary to discuss how damage caused by builders beyond the road surface immediately adjacent to the road in question should be treated.

MOTION: Motion by Host, seconded by Haig:

To put on the agenda City procedures regarding builders’ bonds, and road repair.

VOICE VOTE

Ayes: Long, Baller, Longe, Haig, Host, Kolb, Kozlowski

Nays: None
Recused: None

9. REMOVED FROM CONSENT AGENDA

10. COMMUNICATIONS

11. REPORTS

- A. Commissioner Reports
 - 1. Notice of Intention to Appoint to the Board of Building Trades Appeals
 - 2. Notice of Intention to Appoint to the Brownfield Redevelopment Authority
 - 3. Notice of Intention to Appoint to the Birmingham City Commission
 - 4. Notice of Intention to Appoint to the Parks and Recreation Board
- B. Commissioner Comments

MPT Long commented regarding his resignation and his appreciation of the opportunity to serve. He encouraged interested residents to apply for the Commission position.

Commissioners expressed appreciation of MPT Long’s service.

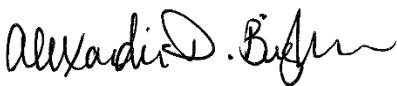
Commissioner Host expressed dissatisfaction with the possibility of the pool and portions of 400 E. Lincoln becoming unavailable for use under City ownership.

The Mayor encouraged Commissioner Host and others to offer proposals for utilizing the pool and/or the unprogrammed portions of 400 E. Lincoln.

- C. Advisory Boards, Committees, Commissions’ Report
- D. Legislation
- E. City Staff
 - 1. Planning Department Annual Report 2025-2026
- F. Information Only

12. ADJOURN

The Commission motioned to adjourn at 10:53 p.m.



Alexandria Bingham, City Clerk



Laura Eichenhorn, City Transcriptionist