Birmingham City Commission Minutes
October 6, 2025
Municipal Building, 151 Martin
4:30 p.m.
Vimeo Link: https://vimeo.com/1124901331

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 Long (arrived 4:48 p.m.)
Commissioner Haig
Commissioner Host
Commissioner Schafer (arrived 4:36 p.m.)

Absent: None

Staff: City Manager Ecker; City Clerk Bingham, Human Resources Manager Cilluffo, Assistant City Manager Clemence, Assistant City Manager Fairbairn, Parking Systems Manager Ford, City Attorney Gaudenzi, Police Chief Grewe

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

Announcements
Appointments

Benjamin Motyl was interviewed for the Historic District Commission. He was not appointed. He was asked to apply for a position on the Design Review Board.

10-279-25 Museum Board

Judith Keefer was interviewed for the appointment.

MOTION: Motion by Emerine:
To appoint Judith Keefer as a regular member to serve the remainder of a three-year term to expire July 5, 2027.

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

10-280-25 Advisory Parking Committee

Patricia Hardy was interviewed for the appointment.

MOTION: Motion by Baller:
To appoint Patricia Hardy to the Advisory Parking Committee as a regular member, small retail, to serve the remainder of a three-year term to expire September 4, 2028.

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

10-281-25 Board of Zoning Appeals

Richard Lilley was interviewed for the appointment.

MOTION: Motion by Baller:
To appoint Richard Lilley as a regular member to the Board of Zoning Appeals to serve a three-year term to expire October 10, 2028.

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

10-282-25 Board of Zoning Appeals

In Mr. Reddy's absence, it was noted this would be a reappointment.

MOTION: Motion by Host:
To appoint Ron Reddy as a regular member to the Board of Zoning Appeals to serve a three-year term to expire October 10, 2028.

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

10-283-25 Historic District Commission

In Mr. Willoughby's absence, it was noted this would effectively be a reappointment.

MOTION: Motion by Haig:
To appoint Michael Willoughby as a regular member to the Board of Zoning Appeals to serve a three-year term to expire October 10, 2028.

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

10-284-25 Design Review Board

MOTION: Motion by Haig:
To appoint Michael Willoughby as a regular member to the Design Review Board to serve the remainder of a three-year term to expire September 25, 2028.

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

CC Bingham swore in the present appointees.

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

Richard Brodsky commented regarding Wimbleton and potential funding from the state for road improvements.

V. CONSENT AGENDA

10-285-25 Consent Agenda

MOTION: Motion by Long, seconded by Host:
To approve the consent agenda with the exception of Items C and J.

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

A. Resolution to approve the City Commission workshop meeting minutes of September 8, 2025.

B. Resolution to approve the City Commission regular meeting minutes of September 8, 2025.

D. Resolution to approve the warrant list, including Automated Clearing House payments, dated September 17, 2025 in the amount of $1,177,782.90.

E. Resolution to approve the warrant list, including Automated Clearing House payments, dated September 24, 2025 in the amount of $18,208,726.77.

F. Resolution to approve the warrant list, including Automated Clearing House payments, dated October 1, 2025 in the amount of $1,502,141.46.

G. Resolution to authorize the City Manager to cast a vote, on the City's behalf, for the two (2) candidates for the Michigan Municipal League Liability and Property Pool Board of Directors for three-year terms, beginning January 1, 2026.

H. Resolution appointing election inspectors, absentee voter counting board inspectors, receiving board inspectors and other election officials as recommended by the City Clerk for the November 4, 2025 local election pursuant to MCL 168.674, and further to grant the City Clerk the authority to make emergency appointments of qualified candidates should circumstances warrant in order to maintain adequate staffing in the various precincts, counting boards and receiving boards.

   AND

   To authorize the use of the Oakland County Absent Voter Counting Board for the purpose of processing and tabulating absent voter ballots on November 4, 2025, as prescribed in the terms and responsibilities previously agreed upon at the July 12, 2020 meeting by Commission resolution 07-120-20.

I. Resolution to approve a special event permit as requested by the Birmingham Bloomfield Art Center to hold the 45th Art Birmingham art fair on May 9 and 10, 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.

10-286-25 City Commission Regular Meeting Minutes of September 15, 2025

Commissioner Haig pulled Item C and suggested one addition.

MOTION: Motion by Haig, seconded by Long:
To approve Item 5C with the noted amendment.

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

10-287-25 Greenwood Cemetery Advisory Board Composition

MPT Baller pulled Item J. Staff answered an informational question from MPT Baller.

MOTION: Motion by Baller, seconded by Haig:
To accept the resignation of Paul Connell from the Greenwood Cemetery Advisory Board, to thank him for his service and to direct the City Clerk to begin the process of filling the vacancy.

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

VI. CITY MANAGER'S REPORT

VII. UNFINISHED BUSINESS

10-288-25 Request for Proposals for a Professional Owner's Representative to Explore Public/Private Partnership Opportunities

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

Commissioners raised the following points during discussion:

- The City's experience with the N. Old Woodward project demonstrated the importance of having good guidance when navigating a potential public-private partnership (P3).
- Allowing a building taller than the ordinance maximums in some circumstances might be appropriate if the City receives a significant benefit in return.
- Changing zoning ordinances to allow certain projects could be a multi-year process.
- The Commission should support exploring P3s for the benefit of the residents.
- The City needs an expert in analyzing and making recommendations regarding P3s and the potential public benefit.
- Some of the previous comments were outside the scope of this agenda item, and could be addressed at a later date.
- It might be helpful for members of the public to understand the related considerations, even though they are beyond the scope of the present item.

MOTION: Motion by Long, seconded by Schafer:
To approve posting the Request for Proposals for a Professional Owner's Representative to Explore Public/Private Partnership Opportunities on the Michigan Intergovernmental Trade Network.

Public Comment
Bill Kolb commented regarding the compensation structure outlined in the RFP.

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

VIII. NEW BUSINESS

10-289-25 Public Hearing - for Condemnation of a Dangerous Structure at 611 Elm Street

The Mayor opened the public hearing at 5:13 p.m.

City Attorney Gaudenzi presented the request for postponement.

Seeing no public comment, the Mayor closed the public hearing at 5:15 p.m.

MOTION: Motion by Longe, seconded by Haig:
We have postponed the public hearing regarding the condemnation of a Dangerous Structure at 611 Elm Street to allow for proper notification, and to identify a date certain of the next regular City Commission meeting on 10/27/2025 at the normal time of 7:30 p.m.

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

10-290-25 Approving the Settlement Agreement between the City and the Birmingham Police Command Officers Association

HRM Cilluffo presented the item and answered informational questions from the Commission.

MOTION: Motion by Haig, seconded by Host:
To approve the settlement agreement dated October 1, 2025 between the City and the Birmingham Police Command Officers Association for a renewal of the collective bargaining

agreement through June 30, 2028. Further, to authorize the transfer of funds in the wage adjustment account 101.0-272.000-709.0000 to the appropriate accounts.

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

10-291-25 Police Department Renovations and Expansion

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

Commissioners raised the following points during discussion:

- It is positive that the City would be renovating and expanding the Police Department.
- If the Police Department encounters any other necessary changes during this project, it should return to the Commission and request the necessary funds to make those changes.
- The only expansion beyond the current walls of City Hall would be the sally port.
- The Commission previously considered a proposal to modernize and improve the Police Department as well as other City department facilities. Taxpayers might be interested in supporting such a proposal.
- There are a few distinct projects that are relatively high priority within the City. While addressing high priority improvements as efficiently as possible is important, this project should not be delayed in the interim.
- The projected expenditure for these improvements would still be valuable, even as the Police and/or other departments are improved in other ways in the future.
- These physical improvements must be made so the Police Department can maintain its accreditation and improve its safety and working conditions.
- It would be helpful for staff to provide information on other departments' space requirements so the Commission can have a better understanding of what should be addressed in the future.

MOTION: Motion by Haig, seconded by Long:
To approve an agreement with MCD Architects for the design of Police Department Renovations and Expansion in an amount not to exceed $80,000.00 and to authorize the Mayor and City Clerk to sign the agreement on behalf of the City, to be funded from the following accounts: $72,000 from account 403.0-901.301-977.0000 and $8,000 from account 101.0-301.000-971.0100.

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

Commission Discussion On Items From A Prior Meeting
Commission Items for Future Discussion

IX. REMOVED FROM CONSENT AGENDA

X. COMMUNICATIONS

A. 400 E. Lincoln
B. Surnow project

XI. REPORTS

A. Commissioner Reports
   1. Notice of Intention to Appoint to the Triangle District Corridor Improvement Authority Board
B. Commissioner Comments

A staff report on the residency requirements for the Greenwood Cemetery Advisory Board should be provided for Commission review. It might also be helpful to include a review of all residency requirements for boards and committees at that time.

Charging for parking spots used in construction staging should be brought back as an agenda item at the next reasonable opportunity.

Mr. Surnow’s letter and willingness to work with the owners of Tallulah were both appreciated.

C. Advisory Boards, Committees, Commissions’ Reports and Agendas
D. Legislation
E. City Staff
    1. Comprehensive Repair and Design Improvements to City Parking Structures

INFORMATION ONLY

XII. ADJOURN

The Commission motioned to adjourn at 5:56 p.m.

Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist