

Council Agenda

May 13, 2013 5:00 p.m.
Council Chamber

PRAYER AND PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

PUBLIC HEARINGS:

PERSONAL APPEARANCES:

(A list will be provided following submittal deadline.)

REMARKS OF COUNCIL:

REPORTS FROM MANAGER:

Management Update:

1. Bancroft Project Saginaw LLC.
2. Continued overview of the Fiscal Year 2013-2014 Proposed Budget.
 - Overview of the 2013/2014 Special Revenue Funds
 - Overview of the 2013/2014 Enterprise Funds
 - Overview of the 2013/2014 Internal Service Funds
 - Overview of the 2013/2014 Fiduciary Funds
 - 2013/2014 Personnel Complement
3. Retiree Health Care Benefits.

CONSENT AGENDA:

1. Adopt the City of Saginaw Title VI Non-Discrimination Plan with the Michigan Department of Transportation and recognize Beth Carson Church, Assistant Director of Employee Services, as Title VI Coordinator.
2. Approve changes to City of Saginaw retiree healthcare benefits effective July 1, 2013.

REPORTS FROM BOARDS AND COMMISSIONS AND COMMITTEES AND APPOINTMENT OF BOARD AND COMMISSION MEMBERS:

INTRODUCTION OF ORDINANCES:

Council Agenda
May 13, 2013 5:00 p.m.
Council Chamber

CONSIDERATION AND PASSING OF ORDINANCES:

RESOLUTIONS:

UNFINISHED BUSINESS:

1. Approve the Real Property Purchase and Development Agreement with Bancroft Project Saginaw LLC for 131 S. Franklin Street.

MOTIONS AND MISCELLANEOUS BUSINESS:

ADJOURN:

Darnell Earley
City Manager

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL THE SAGINAW CITY CLERK, 1315 S. WASHINGTON AVE., 759-1480.

From: Darnell Earley, City Manager
Subject: Title VI Non-Discrimination Plan
Prepared by: Beth Carson Church, Office of Employee Services

Manager's Recommendation:

I recommend approval and adoption of the City of Saginaw Title VI Non-Discrimination Plan (Plan) between the City of Saginaw (City) and the Michigan Department of Transportation (MDOT). The Plan is approved by me as to substance and the City Attorney as to form. I further recommend that the City Manager or his designee be authorized to sign the Plan and any other related documents or forms.

Justification:

Title VI of the Civil Rights Act of 1964 and related statutes state that, "No person in the United States shall on the grounds of race, color, or national origin, sex, age, disability, or socio-economic status be excluded from participation in, be denied the benefit of, or otherwise be subjected to discrimination in any program or activity receiving Federal financial assistance." The Civil Rights Restoration Act of 1987 restored the full intent of Title VI to require compliance by all federal-aid recipients and sub-recipients whether their programs or activities are federally funded or not. As a sub-recipient of federal transportation funds, the City must comply with this law in order to receive federal funds through MDOT. MDOT records indicated the City did not have a Title VI Plan on file. A proposed document was drafted and submitted to MDOT for review and approval. A copy of that plan has been provided in your council packet. The Plan recognizes Beth Carson Church, Assistant Director of Employee Services, as Title VI Coordinator for the City. Ms. Church will be responsible for administration of the plan, the investigation of any citizen complaints, and ensuring the City complies with any and all required annual reports and certification forms. The plan must be approved by Council, signed by the City Manager and made available to the public through placement on the City's website by June 3, 2013.

Council Action:

Council Member _____ moved, seconded by Council Member _____ that the recommendation of the City Manager be approved.

From: Darnell Earley, City Manager
Subject: Retiree Healthcare
Prepared by: Dennis Jordan, Director of Employee Services

Manager's Recommendation:

It is recommended that the City Council authorize the City Manager and staff to implement changes to retiree healthcare benefits effective July 1, 2013.

Justification:

The City of Saginaw provides Health Care Benefits for all eligible employees and eligible retirees on a self-funded basis while using Blue Cross and Blue Shield of Michigan as the administrative service provider. It is understood that over the past five years, the City has negotiated changes to healthcare benefits to help off-set continued increasing costs associated with providing benefits for active employees. The City must now address the increasing costs of the retiree healthcare benefits. With the endorsement of City Council, the administration is ready to make changes to the retiree healthcare program so that it can continue to provide excellent coverage at a more affordable cost to the taxpayers of the City of Saginaw. The change would provide the same benefit level as active employees.

Council Action:

Council _____ moved that the recommendation of the City Manager be approved, seconded by Council _____.

From: Darnell Earley, City Manager

Subject: Purchase and Development Agreement with Bancroft Project Saginaw LLC, 131 S. Franklin

Prepared by: Bill Ernat, Interim Director of Community and Economic Development

Manager's Recommendation:

I recommend that the Real Property Purchase and Development Agreement ("Agreement") between the City of Saginaw ("City") and Bancroft Project Saginaw LLC be approved and the documents be executed as necessary. I have approved the Agreement as to substance and the City Attorney has approved as to form.

Justification:

Bancroft Project Saginaw LLC ("Bancroft") is the developer that purchased the Bancroft and Eddy buildings and will redevelop them into market rate apartments with retail on the first floor. They are seeking to purchase the vacant lot located at 131 S. Franklin from the City of Saginaw to utilize as a parking lot for the tenants/visitors of the Bancroft Building located at 107 S. Washington Ave. and the Eddy Building located at 100 N. Washington Ave. They have recently purchased the vacant lots located at 120, 122, and 126 S. Washington, which are immediately west of this lot and plan to create a parking lot on the lots. A map of the area is attached for your review, with the above lots identified.

The City's parcel is irregularly shaped and has an approximate area of 12,250 square feet. Bancroft recently purchased the adjoining lots, which are approximately 17,670 square feet in area. The two lots have a combined area of 29,920 square feet and the developer has preliminary plans with 63 parking spaces on these lots. The Bancroft and Eddy buildings have 69 on-site parking spaces. With the addition of the proposed parking lot, the parking spaces would be approximately 132. This estimated figure is below the number of parking spaces required of the lender.

The development of a parking lot at this location would eliminate several vacant parcels on a highly visible street within the downtown area. These lots are across the street from the Bancroft Building and one block south of the Eddy Building. These lots are key in Bancroft's efforts to create sufficient parking for the two buildings. The City would sell the lot for \$10,000, upon execution of this Agreement with Bancroft responsible for closing costs. Should Bancroft accept the offer, the parcel would then be placed back on the active tax rolls and would be developed as a parking lot and maintained by Bancroft.

Pursuant to the proposed Agreement, Bancroft has a 90-day due diligence period to determine whether it will purchase the property. In that 90-day period, Bancroft will

have to purchase title insurance, and will have the option to order a survey of the property, at its sole expense. They have the option to complete an environmental assessment of the property, again at its sole expense. If they do not terminate the agreement they would accept the property as is without warranty or representation.






In further consideration of the sale of the property, Bancroft agrees to remediate all environmental conditions, if any, within one year of the effective date of the Agreement, and will complete the development of the Bancroft/Eddy buildings and the parking lot within eighteen (18) months of the effective date of the Agreement. Failure to comply with any of the above items shall result in the property being returned to the City for \$1.00 free of any liens, mortgages, charges, claims, or encumbrances.

Council Action:

Council Member _____ moved, seconded by Council Member _____ that the recommendation of the City Manager be approved.

City of Saginaw

Legend

-  100 N WASHINGTON AVE
-  107 S WASHINGTON AVE
-  126 S WASHINGTON AVE
-  131 S FRANKLIN ST
-  Parcels



TUSCOLA

N WASHINGTON

N FRANKLIN

100 N WASHINGTON AVE

E GENESEE

107 S WASHINGTON AVE

S WATER

S WASHINGTON AV

126 S WASHINGTON AVE

131 S FRANKLIN ST

S FRANKLIN

FEDERAL AV