

REGULAR MEETING
(CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)
OF THE COUNCIL
CITY OF SOUTHFIELD
March 2, 2009

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**Approved
March 30, 2009**

REGULAR MEETING

(CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)

OF THE COUNCIL

CITY OF SOUTHFIELD

March 2, 2009

MINUTES

The meeting of the Council convened at 7:00 p.m. in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Donald Fracassi in the Chair. PRESENT: Council Members: Donald Fracassi, Myron Frasier, Sylvia Jordan, Sidney Lantz, Bill Lattimore, Joan Seymour and Kenson Siver. ALSO PRESENT: Deputy City Clerk Susan D. Silva, City Administrator James Scharret and Assistant City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session.

The meeting began with a request to move into Closed Session.

C-17-2009 Motion by Frasier; seconded by Lantz.

RESOLVED: that pursuant to Section 8(a) and (c) of the Open Meetings Act, Council adjourn to a Closed Session in order to discuss land acquisition and labor negotiations.

A Roll Call Vote was taken.

AYES: Fracassi, Frasier, Jordan, Lantz, Lattimore, Seymour and Siver.

NAYS: None.

ABSENT: None.

Motion passed unanimously.

C-18-2009 Motion by Frasier; seconded by Lattimore.

RESOLVED: that Council does hereby reconvene into Open Session.

Motion passed unanimously.

C-19-2009 Motion by Frasier; seconded by Lattimore.

RESOLVED: that pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

Motion passed unanimously.

C-20-2009 Motion by Frasier; seconded by Lattimore.

RESOLVED: that the City Council does hereby approve the collective bargaining agreement negotiated between the City of Southfield and the SPSSA (POAM) for the term July 1, 2005 through June 30, 2009 and that the City Council further authorizes the Mayor and City Clerk to sign the collective bargaining agreement.

Motion passed unanimously.

Next on the agenda was a request from Secure-24 for Personal Property Tax Exemption under P.A. 328 – 29355 Northwestern Highway, Suite 300.

Mr. Banda stated that Secure-24, a premier IT service company, currently located in the Southfield Business Park on Melrose Avenue, is one of the fastest growing companies in the State. They provide secure data hosting to middle-market companies and large enterprises across all sectors of the economy. They are looking to lease approximately 20,000 square feet of office space within the Carson Office Center on Northwestern Highway to house their management operations and service their growing customer base. Over the next three years Secure-24 is looking to invest \$1.2 million in information technology equipment and leasehold improvements at the new location. Within five years they anticipate creating 263 new information technology jobs. Under P.A. 328, the State requires local participation in order to qualify for State funding. Secure-24 had not planned on asking the City for a tax abatement but the State requires it.

Arie Liebovitz, owner of the Carson Office Center, stated that Secure-24 is looking to lease the entire 3rd floor. They will continue to maintain operations at their facility on Melrose Avenue.

Matthias Horch, owner of Secure-24, stated that he moved here from Germany to start a subsidiary for another company. When the market faltered, he decided to stay and start his own company. He chose Southfield because of the fiber optics capacity. Southfield is ranked #12 for fiber optics. They recruit locally from LTU and U of M. He started the business with his own money. The headquarters will be located in the Carson Office Center. Entry level positions will be created for college graduates.

Mark Adams, Oakland County Planning & Economic Development, stated that he toured Secure-24's facility and was highly impressed with the technology. The company represents what

Southfield and the State of Michigan are trying to do in terms of diversification. The County fully supports the project.

Mayor Lawrence asked if the company would qualify for the high tech employment tax credit.

Erik Tungate, MEDC, replied that the State is prepared to offer \$6.5 million over ten years and \$500 per employee for training. Approximately \$20.4 million in investment and the creation of 263 jobs is anticipated. The high-tech component does not require the creation of many jobs.

Councilman Lantz questioned why Secure-24 was seeking a tax exemption when they make \$15 million in revenue. Mr. Banda replied that in order to receive \$6.5 million from the State the City must participate. Secure-24 did not want to ask the City for money.

Councilman Lantz expressed concern for the residents. People call everyday because they can't afford to pay their taxes. Many more will be facing foreclosure. He voiced opposition to the request because residents are suffering and the City should not be giving away their tax dollars.

Councilman Lattimore replied that MEGA grants require the hiring of new employees but the personal property tax exemption does not have such a requirement. He asked if the City can require hiring of Southfield residents.

Mr. Banda responded that the City can not require hiring of Southfield residents. According to the City Assessor, David Tijerina, the property owner would receive a bigger tax relief if the building remained vacant.

Councilwoman Jordan asked if the City can arrange to have the Career Center notified first of any job openings. Mr. Banda replied that Secure-24 had already met with the Career Center.

Councilwoman Jordan asked if the company would be willing to work with the local high schools on a mentoring program. Mr. Horch replied that he is committed to giving young people a chance. In Europe, they remodeled an old factory and provided free startup space for new businesses. His company provided technology services.

Councilwoman Jordan responded that that was a great idea and hoped that the idea could be explored for Southfield.

Councilwoman Seymour stated that she is delighted that Secure-24 chose Southfield. The cost of the tax abatement to the City is minor and Secure-24 only approached the City because the State of Michigan requires it for MEGA grants.

Mayor Lawrence stated that it is always a challenge when it comes to taxes. She is sensitive to the fact that 2/3 of the tax base is the business community. As Secure-24 grows, outreach is needed. Partnerships are what makes a community great. She encouraged them to be a good corporate citizen.

Councilman Lantz stated that he is not opposed to Secure-24 but to taking tax dollars from the residents.

Arie Liebovitz replied that he has been in Southfield for 35 years. The taxes he pays for the portion of the building Secure-24 will occupy is significantly greater than the taxes the City will lose.

Pamela Gerald asked if the company received a tax abatement in Phoenix, Arizona. Mr. Horch replied that they did not request one in Phoenix because they do not have a lot of equipment there.

Mr. Adams added that Secure-24 would not be eligible in Michigan based on equipment located in Phoenix.

The consensus of Council was to move forward with the request.

Next was a presentation on the Chaldean Festival.

Bill Waterhouse, Parks & Recreation Director, stated that for the past three years the City has partnered with the Chaldean American Chamber of Commerce to hold a festival on the front lawn of City Hall. The Chamber has reimbursed the City for all costs associated with the event. This year the Chamber would like to add carnival rides to the festival. Martin Manna, Executive Director of the Chaldean American Chamber of Commerce, and Tim Jenkins of Midway Entertainment were in attendance.

Martin Manna, 30095 Northwestern, stated that the Chamber would like to expand the festival to three days, June 5-7, 2009. Midway Entertainment does several fairs in the area, including the Birmingham Fair and the St. Mary's Festival. There will be no gambling or alcohol.

Tim Jenkins, 845 Neff Road, Grosse Pointe, stated that their company is very experienced in handling municipal events. They recently signed a contract to do the Michigan State Fair.

Councilman Lattimore stated that he is happy to hear that the Chamber is moving their offices back into Southfield. He asked what type of rides would be provided. Mr. Jenkins replied that all the rides would be family friendly. There would be kiddie rides, a carousel, and scrambler. There would be approximately 15-20 rides, 6-9 of them would be kiddie rides.

Councilman Lattimore asked about a site plan and the possibility of damage to the lawn. Mr. Jenkins replied that there might be a problem if there was a large amount of rain. He walked the front lawn after the recent thaw and found that the drainage was pretty good. There has also been discussion of possibly closing Evergreen Road and using the parking lot across the street. Set-up would not begin until the Monday or Tuesday prior to the event. They will have a Plan B in the event the lawn is too wet.

Mr. Manna stated that the event is free, however, they will be charging for the rides. He suggested having a charity event on Thursday night with funds being split between a Southfield charity and a charity to help Iraqi refugees. Ms. Ward-Witkowski stated that the charity event could be an issue if the City is the co-sponsor.

Councilwoman Seymour asked who would pay for the restoration of the front lawn. Mr. Waterhouse replied that the lease makes the Chamber responsible for repairing the lawn.

Councilwoman Seymour inquired about insurance coverage. Mr. Jenkins replied that the City would be fully covered. The rides are licensed and inspected by the State of Michigan. Midway Entertainment will have their own inspectors on site.

Councilman Siver voiced his support of the carnival rides. He asked how much time they would need to erect the rides. Mr. Jenkins replied that they would have to start the Wednesday evening prior to the event.

Councilwoman Jordan asked how many people they expect to attend the event and voiced concern about crowd control. Mr. Jenkins responded that they don't expect attendance to increase a great deal over the 20,000 to 30,000 that turned out the last couple years.

Mr. Manna stated that they intend to triple the security force in the evenings. If the carnival is approved they will increase it even further.

Councilwoman Jordan expressed her support and believed it would be good for the community.

Council President Fracassi stated that he has seen what happens at fairs in the evening. He is very concerned about the stress it would put on the Police and Fire Departments. He opposes the carnival but not the festival itself. He was surprised that the request was brought to Council based on traditions in the City.

Councilwoman Seymour asked if there was a deadline for approving the contract. She loves the festival but would like more information before making a decision. Mr. Manna replied that Mr. Waterhouse brought the matter before Council at his persistence. He understands if it is not in the best interest of the City. At this point they are ready to expand the festival. He is doing what he can to limit the problems.

Council President Fracassi responded that he is not worried about the people the festival brings in but he is concerned about the people the carnival attracts.

Councilman Frasier asked if the carnival was being brought in to increase revenues over past years or to ensure revenues of past years. Mr. Manna replied that they are looking to provide more entertainment and produce more revenue. There are not as many corporate sponsors as in the past.

Councilman Frasier stated that he would like to see the negative reports from other events. There is a carnival in the area of Six Mile and Beech every year, so there must not be many problems.

Councilman Lattimore stated that the City should not live in fear of large crowds. Other events have gone off without a hitch. The Police Department is well equipped and is more than capable of controlling the crowds. Carnivals are mainly attended by families. People who attend City events know that the event is well patrolled by the Police Department.

Councilwoman Seymour questioned Mr. Jenkins regarding his belief that attendance would not increase over the past two years. Mr. Jenkins replied that he doesn't see the crowds changing except during the day, which is traditionally slow, because of the increase in families attending the event.

Councilwoman Seymour expressed concern about the evenings. She does not want to regret having the carnival. She also had mixed feelings about having it on the front lawn.

Councilwoman Jordan asked how soon they needed a decision. Mr. Manna replied that he was hoping for an answer immediately because they need to start making plans. The St. Mary's Fair has been going for 22 years. They would not continue to have the fair if there were problems.

Councilwoman Jordan stated that the City has people of all ages and the City needs to embrace all age levels. Something of this nature is needed for the community.

Councilman Lattimore stated that he is not afraid of teens coming to City events. He has complete confidence in the Police Department. If you look hard enough, you can find problems at any festival.

Council President Fracassi stated that there is a reputation around the State for problems during the evenings at this type of event.

Mayor Lawrence suggested starting out with kiddie rides this year and then add other rides next year. She questioned how it would all fit on the front lawn. Mr. Manna replied that the Chamber has never used the entire front lawn. They will not have the same number of food vendors and they will also cut down on the number of merchandise vendors.

Councilman Lantz made a motion to approve and Councilman Lattimore seconded the motion. The motion was withdrawn. Mr. Waterhouse will come back with the contract and site plan for formal approval.

Mr. Waterhouse stated that it would probably be wise for the Police Department and Building Department to sit down and review the site plan. He also recommended that Legal look at the contract. Closing Evergreen Road is a safety measure to ensure people can cross the street safely.

The consensus of Council was to approve the concept of the carnival and Chaldean festival.

Next on the agenda was the Inkster Road Federal Stimulus Funding Commitment Update.

Mr. Scharret stated that the City has received a \$1.964 million funding commitment for Inkster Road from Nine Mile to Eleven Mile. Inkster Road has been a priority project for sometime. The stimulus funding will free up \$400,000 in matching funds and \$1.6 million in federal funds for other projects. Bob Northrup and the Public Works Department did an excellent job in putting the details together to obtain funding approval.

Councilman Siver asked when the work would begin. Mr. Northrup replied that plans have to be finalized and then the project has to go out for bid. Construction will probably begin in June or July. The City has until September 2010 to spend the money.

Mr. Banda noted that Mr. Northrup is a member of the allocation committee.

Next on the agenda was the 2009-2010 Community Development Block Grant Annual Action Plan.

Erica Williams, CDBG Specialist, stated that the 2009-2010 grant amount includes \$504,769 in Entitlement Funds and \$210,000 in the SHIP Revolving Fund. The City uses an evaluation point system to determine which programs are funded. Programs which have the biggest impact, partner with City departments, the capacity of the agency and the CDBG priority rating are all considered when making the final selection. The following funding recommendations were made:

SHIP	\$ 94,286 Entitlement
	\$210,000 Revolving Fund
Rebuilding Together	\$ 10,000
CHORE	\$150,000
Southfield Parks & Garden Club	\$ 1,000
Catholic Social Services	\$ - 0-
Emergency Relief Fund	\$ 30,000
TOSS	\$ 35,000
Southfield Youth Assistance	\$ 24,000
HAVEN	\$ 6,529
Accounting Aid Society	\$ 6,000
Common Ground Sanctuary	\$ 3,000
The Pocket	\$ 2,000
Legal Aid & Defender Association	\$ 2,000
Administration	\$142,954

Funding for administering CDBG will pay for two full-time positions and one half-time position. Fair Center Housing costs of \$2,000 must be subtracted from total.

Catholic Social Services requested funding for the St. Francis Family Center. The committee believes the program has merit and will meet with them regarding other funding available through HERA.

Council President Fracassi stated that the area between Twelve Mile and Catalpa is in need of some real help. A home recently sold for \$19,000. The City of Livonia is conducting a door-to-door inventory of their housing stock.

Ms. Williams stated that the map showing low income areas will probably change significantly with the next census.

Council President Fracassi stated that he would like to see an update on foreclosures in areas of need. There are many requests from groups for funding. He would like to see a value being put on money spent in the neighborhoods when determining points for funding requests.

Councilwoman Jordan stated that it is at the point where the City needs to put money back in the community. Most of the help HAVEN provided to Southfield residents was for obtaining PPO's. Southfield is the only community that provides funding for HAVEN. She would like to see those funds channeled to front line issues in the neighborhoods. She recommended cutting the funding for HAVEN and putting those funds in the Emergency Relief Fund.

Councilman Frasier asked if the Emergency Relief Fund and the SYA were in the Public Service category. Ms. Williams replied in the affirmative. In order to increase funding for the Emergency Relief Fund the City would have to take funding from another public service organization. The SYA uses their entire allotment every year.

Councilman Frasier stated that Rebuilding Together is a volunteer organization. He asked if they work only on SHIP homes. Ms. Williams replied that sometimes they work in conjunction with SHIP and other times they work on homes that do not involve SHIP.

Jerry McKay, Vice President of Oakland County Rebuilding Together stated that they appreciate the City's support over the past few years. On occasion they have to hire an electrician or plumber. Their group does minor repairs and SHIP does major repairs.

Roy Bell, 28618 Spring Arbor, stated that he is on the board of the Southfield Parks & Garden Club. The Club did not spend all its funds last year because they concentrated on starting the community farm. The money is used to buy flowers and plant them for those who can't do it themselves.

Councilman Frasier asked why they don't plant perennials so that they come back every year. Mr. Bell responded that the perennials cost more and need to be cared for.

Tracy Thomas, HAVEN, stated that Royal Oak provides HAVEN with a house, free of charge. It costs \$2,000 per person for those who report being raped. Nine rapes were reported last year.

She knows of no other organization that provides assistance with PPO's in the County. They are working on creating a domestic violence awareness campaign in the City.

Councilman Frasier noted that Dominion Family Services has programs for men charged with domestic violence.

Mayor Lawrence stated that the City needs to find a way to employ youth during the summer. Other communities use CDBG funds to hire youth. Ms. Williams replied that Code Enforcement uses CDBG funds to hire two youth each summer.

Mr. Banda added that the program is called Two Kids and a Truck and would be a good program to hire additional youth for.

Councilwoman Seymour recommended providing a little more funding for HAVEN because it provides a service to the residents.

The consensus of Council was to continue to allocate funds for HAVEN.

Councilman Lantz left the meeting.

Next on the agenda was the adoption of the Asset Allocation Model.

Mr. Scharret stated that asset allocation is one of the most important decisions Council makes. The SERS Board has recommended that the model be amended to allow a max of 5% to be invested in Real Estate, High Yield and Timberland.

Christopher Kuhn, Gray & Company, 7 W. Square Lake, Bloomfield Hills, stated that Asset Allocation Models rely on three key assumptions for each class:

1. Expected return.
2. Expected standard deviation (risk).
3. Correlation coefficient (relationship).

Real Estate investments include apartments, retail, and industrial and office space. Investments are made in a diverse portfolio of real estate. Rents are passed on to the investors.

Timberland investments generally involve the direct acquisition of timberland properties which are often managed by a timber investment management organization.

High Yield investments involve bonds that are currently rated below investment grade by one or more of the rating agencies. The high yield market has distinctive cycles.

1. Economic Growth/Easy Credit Stage. During economic prosperity the credit markets are readily accessible to the majority of corporate borrowers and credit spreads are relatively

- narrow. New issuance of high yield debt is strong and default rates are low. Market performance from the asset class.
2. Economic Slowing or Recessionary/Tight Credit Stage. As the economy slows, underwriters raise their lending standards and the spread widens. New issue of high yield declines sharply, default rates rise and distressed situations arise. Under performance from the asset class.
 3. Economic Recovery/Moderate Credit Stage. The credit markets anticipate the end of the economic downturn, lending standards are relaxed and the spread narrows. New issuance of high yield increase; default rates peak and then decline. Out performance from the asset class.

The City can invest 5% in real estate and 5% in timberland or high yield. State law will not permit 5% in timberland and high yield at the same time.

Council President Fracassi asked if it's true that given the current environment that people are investing in the corporate bond market where there is cash flow. Mr. Kuhn replied that there is not a lot of liquidity in the corporate credit market. If you move away from the top tier of companies there are not many people buying those bonds. People are waiting to see the credit market normalize.

Councilwoman Jordan stated that the Council Finance Committee reviewed the information and is recommending making an adjustment to the allocation percentages for the various fund categories, such as Small Cap Equity and International Equity. The recommendation includes 5% in Real Estate and 5% in High Yield and/or Timberland. The Finance Committee made one adjustment to the allocation model. A range was established for International Equity.

Councilman Lattimore asked what the difference is between the current allocation and the recommendation. Mr. Kuhn replied that there is a 5% reduction in Fixed Income and Large & Mid Cap Equity. The recommended target allocations are as follows:

Large & Mid Cap Equity	35% to 40%
Small Cap Equity	15%
International Equity	10% to 15%
Fixed Income	25%
Real Estate	5%
High Yield and/or Timber	5%

Councilwoman Seymour expressed concern about how this might play in the press. High Yield and Timberland are riskier. Many are concerned about timber because of environmental and fire issues. Mr. Kuhn had stated that Gray & Company sees the economy improving at the end of 2009 and yet most economists say it will get worse. She is concerned about making a change at this time and she would rather stay the course.

Council President Fracassi asked what the purpose was in making a change in the percentages other than a higher return and what is the percentage of risk in making a change.

Mr. Kuhn replied that diversification of assets is the reason for the change. Real Estate is one option but the current market is not great right now. It does not behave like either of the main asset classes.

Council President Fracassi stated that SERS will be interviewing money managers. Previously, SERS selected Munder Capital. Does Munder Capital work within the parameters. Mr. Kuhn replied that Munder Capital sticks to what they were hired to do. SERS is looking to expand its portfolio if it makes sense. A money manager would be hired to carry out that piece of the portfolio.

Council President Fracassi asked if Council approves the new mix and then the market changes would Mr. Kuhn comeback to Council or to SERS. Council feels a real responsibility for the funds that the City has invested. Council needs to feel comfortable that when a recommendation is brought before Council that the matter was scrutinized in a fair and unbiased way. He felt that Munder Capital was chosen over New York Life because Council was not familiar with New York Life.

Mayor Lawrence stated that there is a sense of frustration on the SERS Board. The SERS Board study the issue extensively and then have to send it to Council for a final decision. Southfield is the only city that does it this way. Council needs to sit through the money manager interviews or empower the SERS Board to make the decision.

Council President Fracassi replied that the City's process may be unusual but if anything goes wrong Council will hear about it not the SERS Board. There is nothing wrong with checks and balances.

Councilman Lattimore took issue with a member of the SERS Board running for Council.

Councilwoman Jordan stated that the Finance Committee has been invited to sit in on the interviews. Council has not been left out of the process. There is no reason to change anything.

Donna Beaudet, Court Administrator, stated that as Chair of the SERS Board, she wanted to assure Council that the SERS Board is very aware of the strong feelings of the Council.

Mayor Lawrence replied that the SERS Board has never had a dialogue with the full Council. Ms. Beaudet responded that every major decision goes before the Council Finance Committee and the full Council. The SERS Board does not work unilaterally.

Council President Fracassi recommended that when the SERS Board has money managers coming in that meeting be scheduled at a time when Council does not have a conflict. He stated that if a SERS member is running for office, he should resign.

Mayor Lawrence replied that money needed to be moved and it needed to go before the Finance Committee and the full Council.

Council President Fracassi responded that an emergency meeting could have been called, if that is the case.

Councilman Frasier suggested that a range be determined for each category and allow SERS to move money between categories provided they stay within the preset ranges. Council is the keeper of the funds and he is not ready to forego that responsibility. The Finance Committee felt it was important for the full Council to understand High Yield, Timberland and Real Estate investments. The final decision should be made by Council.

C-21-2009 Motion by Lattimore; seconded by Frasier.

RESOLVED: that pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

Motion passed. Councilwoman Seymour voted nay.

C-22-2009 Motion by Jordan; seconded by Lattimore.

BE IT RESOLVED: that City Council adopts the recommended Asset Allocation Model for the Southfield Employee Retirement System (SERS), which sets the following target allocations: 35% to 40% U.S. Large Cap and Mid Cap Stocks; 15% U.S. Small Cap Stocks; 10% to 15% International Equity; 25% Fixed Income; 5% Real Estate; 5% High Yield and/or Timber, and

BE IT FURTHER RESOLVED: that the SERS Board, assisted by the Investment Consultant Gray & Company, is authorized to conduct a search for a new Investment Manger(s), consistent with the Asset Allocation Model, and to forward its recommendations to City Council for consideration of approval on March 9, 2009.

Motion passed. Councilwoman Seymour voted nay.

Councilman Frasier, Chairman of the Council Boards & Commissions Committee, stated that a year ago the Committee reviewed all the boards and commissions with the Legal Department. A book was put together showing how each board or commission was originally created. The book has not been completely evaluated.

Council President Fracassi noted that the Total Living Commission did not appreciate members of Council coming to their meeting.

Councilman Siver stated that the Total Living Commission would like to meet with City Council.

Mayor Lawrence stated that a Hire Michigan First plan was introduced in the State Senate. She would to start a Hire Southfield First plan for companies seeking tax abatements.

Councilman Lattimore suggested having the SERS Board meet with the Finance Committee on a quarterly basis. He agreed that commission members should resign if they are running for office.

Ms. Ward-Witkowski replied that she would review the issue of boards and commission members running for office.

Councilman Siver noted the Council is meeting with the Southfield School Board on March 24th. He suggested putting the assessment issue on the agenda to update the Board on City property values.

There being no further business, the Regular Meeting (conducted as a Committee-of-the-Whole) adjourned at 12:30 a.m., March 3, 2009, until the next Regular Meeting on March 9, 2009, in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Donald Fracassi, Council President

Susan D. Silva, Deputy City Clerk