WAYNE COUNTY

BUILDING AUTHORITY

MEETING

_____/

PAGE 1 of 24

Taken at: Guardian Building
500 Griswold Street
Detroit, Michigan 48226

Commencing at: 10:00 a.m.

Wednesday, FEBRUARY 15, 2017

Before Donna R. Williams, CSR-6253

APPEARANCES:

Eileen DeHart, Chairperson

Frederick Hoffman, Member

Frank Vaslo, Member

Sam Hussein, Member

OTHERS PRESENT:

Karla Henderson, Wayne County Building Authority Administrator

Steven Babinchack, Assistant Director for Financial Reporting

Audricka Grandison, Wayne County

Timothy Johnson, Wayne County Commission

Randal Brown, Deputy Corporation Counsel

Detroit, Michigan

February 15, 2017

At or about 10:00 a.m.

MS. DEHART: I'd like to the call the role please.

MS. GRANDISON: Eileen DeHart.

MS. DEHART: Present.

MS. GRANDISON: Frederick Hoffman.

MR. HOFFMAN: Present.

MS. GRANDISON: Frank Vaslo.

MR. VASLO: Yep.

MS. GRANDISON: Sam Hussein.

MR. HUSSEIN: Present.

MS. GRANDISON: And James Saros has been excused today.

MS. DEHART: Thank you. Is there a motion to approve the agenda?

MR. HOFFMAN: So moved.

MR. VASLO: Support.

MS. DEHART: Any questions on the agenda? Hearing none, all those in favor?

PANEL MEMBERS: Aye.

MS. DEHART: Opposed? Motion carried.

Approve of the minutes from January 18, 2017?

MR. VASLO: So moved.

MR. HUSSEIN: Support.

MR. HOFFMAN: Support.

MS. DEHART: Any additions, corrections or deletions? Hearing none, all in favor?

PANEL MEMBERS: Aye.

MS. DEHART: Opposed? Motion carried.

Any old business?

(No response)

MS. DEHART: New business. Action Items: Carter Goble Associates, LLC Modification #2.

MS. HENDERSON: Yes, good morning.

MS. DEHART: Good morning.

MS. HENDERSON: So there has been a proposal, as you probably have heard and received. I know that Zenna did forward that to you from Rock Ventures. And what the --

MS. DEHART: Why don't you state your name for the record.

MS. HENDERSON: I'm sorry. Karla Henderson. I'm the director of the Abilities Division and also the CAO of the Building Authority. So what this modification that is before you is; as you will recall, the Commission did have explicit language -- oh, good. The Commission did insert specific language that would prevent Carter Goble Lee from

vetting any -- being involved in any other proposal other than the Gratiot site.

And I'm going to turn this over to you. If you want to finish?

MR. BROWN: Yeah. So this is a --

MS. DEHART: Could you state your name.

MR. BROWN: Sure. Randal Brown, Deputy Corporation Counsel.

MS. DEHART: Thank you.

MR. BROWN: This is a minor change to the existing agreement which will allow the County to have a separate agreement that would require commission approval, Wayne County Commission approval to contract with CGL to vet the Rock Proposal. Again, the current agreement, as Karla mentioned, limits the Building Authority and County's ability to amend the scope to allow CGL to vet that proposal. So this is a change again to allow that process to occur and move forward.

MS. DEHART: Any questions of members?

MR. VASLO: So that we don't feel like there's any conflict having them working for the County on the jail and then also vetting another competing idea for that?

MR. BROWN: I think the position of the County at this time is that CGL as well as some other entities that we've contracted with thus far are the most knowledgeable

about the needs of the County. And now that we have another proposal to vet not only a new jail site but also a new criminal courthouse site that CGL is the most equipped to assist in that process.

MS. HENDERSON: If I could add. My opinion, the meat of the vetting is the programming piece. That CGL took the programming piece that was done by AECOM. We've been working side by side with the sheriff's office in terms of number of cells, the type of cells, you know, those kind of -- the facility piece. HOK, who was hired by Rock Ventures, has put together a programming piece. So up to this point CGL and the County had been working side by side to look at basically what AECOM had developed and comparing it to kind of what the needs of the sheriff; because obviously some of the dynamics have changed over the years. And then we would put now HOK's programming piece side by side that to see are we comparing basically apples to apples in terms of the number of cells and so forth. And as Randal stated, CGL has been intimately involved. And to bring on another company -- you know, they are our owner's rep. They're here. The hours have gone into so far of developing the programming site -- programming piece for the Gratiot site they're very familiar with. So we think that allowing them to be the representative from the County side is the most

appropriate.

MS. DEHART: And I kind of erred. Before we discuss this we should have had a motion on it. So is there a motion on it, and then we can continue discussion.

MR. HOFFMAN: I'll move.

MR. VASLO: Yeah, moved.

MS. DEHART: Okay, thank you. Could everyone sign in so our stenographer has everyone's names.

Yes?

MR. HOFFMAN: Two questions. One, there is no additional funding sought in this contract. This is using existing appropriated funds for the renewal, or is there additional money involved?

MR. BROWN: As it relates to this particular contract there's no additional money involved. But this is allowing -- this amendment allows for a separate contract. And under that separate contract, which will be I believe between the County and CGL, there is compensation that will be provided to CGL for services that the render.

MS. HENDERSON: And the amount is about $59,000.

MR. HOFFMAN: And that will be a County approved contract not an authority approved contract?

MR. BROWN: That is correct. The County is -- needs to be mindful of the bond obligations and requirements. And as of today's date the bonds are focused

on the Gratiot site and not on any new proposal that we have received. So at this point in time this would be a County obligation presumably coming out of the general fund to compensate CGL.

MS. DEHART: So it would not come out of our bond money, just the general fund?

MR. BROWN: That's correct. And that's why this body is not approving the CGL contract; the separate CGL contract.

MR. HOFFMAN: My second question then relates to other issues that may be tied to this. You don't anticipate that there are any further contracts that will be coming to us for the vetting process; that the vetting process, at least the paper seem like, the $500,000 or whatever would entirely be approved by the Commission and not the authority?

MR. BROWN: That's correct. Until there's additional guidance from the bond attorneys to suggest that funds that were specifically allocated for the Gratiot site could be used on a proposal -- that's all it is right now -- then those contracts would go through the County Commission and not the Building Authority.

MR. HOFFMAN: And just if I can --

MS. DEHART: Certainly.

MR. HOFFMAN: -- kind of weave this. Does this

eliminate our role in any way in the vetting process or the consideration process because we're bound by the bond issue in terms of our specter of consideration?

MR. BROWN: At this point in time I think the answer to that is yes. If the bonds that are currently available could be transferred to this proposal then I think there is a role for the Building Authority, if there is additional bonds that are issued, to complete either the Gratiot site or to further pursue this new proposal and those bonds are issued by the Building Authority then, again, yes, there would be an opportunity for this body to have a role in vetting those proposals and making some decisions as to what happens on site.

MR. HOFFMAN: So counsel what do you see as the bright line that would take us into that? An opinion letter or counsel on --

MR. BROWN: Yeah, I think we would need guidance from bond counsel. Probably guidance as well directly from the IRS if we're looking to transfer whatever outstanding funds or available funds that exist for the Gratiot site over to this new proposal. So, yeah, I think that would occur. We're still a long ways away from --

MR. HOFFMAN: I understand.

MR. BROWN: -- proposals.

MR. HOFFMAN: I just wanted to establish -- and

for the Chair's benefit I wanted to be sure that we establish that we don't have a role in the Gilbert proposal at all at this point as I read it legally until we get the bond opinion that we in fact can play in that sandbox.

MS. DEHART: And I appreciate that. I was out of the country until late last night, so I kind of am behind times. So I appreciate that. Thank you. Any other questions?

MR. BABINCHAK: The bond --

MS. DEHART: State your name for the record, please.

MR. BABINCHAK: I'm sorry. Steve Babinchak. I'm asking about -- we just got done paying Miller Canfield quite a bit of money for going through the IRS to validate the continuation of the County of the tax prenature of those bonds. Was there anything in there that you know of that's going to prevent the bonds from being transferred to the new project?

MR. BROWN: I personally don't know the answer to that question. I know that we have engaged Miller Canfield. What their opinion was I don't know.

MR. BABINCHAK: Okay.

MR. BROWN: I can certainly ask Zenna or someone else within Corporation Counsel if they're aware of any final decision that's been made, but I'm not personally

aware of it.

MS. DEHART: Mr. Babinchak, could you please state what department you're with so we have it on record.

MR. BABINCHAK: Oh, I'm from Budget. I'm the Assistant Director for Financial Reporting.

MS. DEHART: Thank you so much. That question was very pertinent then for management and budget.

Any other questions? Hearing none we do have a proper motion and support. All those in favor?

PANEL MEMBERS: Aye.

MS. DEHART: Opposed? Motion carries.

Informational Items: Opinion letter related to 20007B Bonds. We don't need a motion for this so we'll just have discussion.

MR. BROWN: At this point in time all I have is a draft of the opinion letter. I think it will be finalized --

MR. HOFFMAN: Excuse me. We didn't get any paper on this.

MR. VASLO: No.

MS. DEHART: We did not.

MR. BROWN: That's correct. I expect that we'll have a final opinion letter that will be sent to the MFA pretty soon as it relates to actually two properties. 640 Temple; the County desires to sell that building. We've

had discussions about that previously. In addition, we have a purchase agreement for the Warren Valley Golf Course that is going through the process of being presented to the Commission, the County Commission, in the near future for approval. Both the Warren Valley Golf Course and 640 Temple came on the same bond issuance, I think going back to the early '90s, and then they were both refunded in 2007. So we engaged Miller Canfield to look at the agreements, look at the bond records and the bond transcripts and make some determinations as to what the County could do with what they deem, and the IRS would be the disposition proceeds, the money generated from the sale.

The intended goal and the draft of the opinion letter that I've seen is to take the disposition proceeds and put it in a line item that needs to be used on capital improvements within two years. That is a remedial action that is approved by the IRS to do with disposition proceeds. Another alternative would be to take the disposition proceeds, and whatever is allocated to repaying the remaining amount of the bonds you would put that aside plus interest in a separate account and you would pay -- you'd defeated the bonds at the earliest call dates. So there are options. But the option of taking the money and putting it in an account to use for

capital improvements within two years, at least the opinion letter suggest that is an appropriate method to sell the property, and then what we can --

MR. HOFFMAN: You said an appropriate?

MS. DEHART: Yeah, not inappropriate.

MR. BROWN: An appropriate. An. A couple other updates as relates to 640 Temple. As you know, we had to sue the City of Detroit to recoup the properties. Although The City Council approved it, The County Commission approved it, The City Council had the properties -- the property descriptions mixed up. Because we were settling not only so that the County would receive the properties that surrounds 640 Temple, but we were transferring any interest that the County had in Herman Kiefer.

Last week the City Council reviewed the revised resolution and approved it, so I am just awaiting the final resolution and then also a wonderful exchange of deeds so that both parties have the properties in their possession. At the same time the County Commission and their staff is still reviewing the Purchase and Development Agreement. I will continue to meet with them as it relates to their questions and concerns. One of them was the opinion letter which they will receive as soon as it's finalized, as well as the chairperson will receive a copy. So it's moving in the right direction.

It's moving. I guess no one can foresee the pace of how these things move. But that's the most recent update on the property.

MS. HENDERSON: And if I could add, as you may be aware, the Mental Health Authority had vacated the building in May. The City Clerk Vital Records will be moving from 640 Temple to 400 Monroe between February 23rd and the 28th. They will be up and running at their new location March 1st. And the Skilled Trades foreman; we will be moving from 640 Temple to Vigliotti pending the approval of the revised Vigliotti lease. So all occupants will be out in time for this transaction to take place as well.

MR. BROWN: And then as it relates to having the chairperson sign the deeds transferring the property to the County, I still believe it's prudent to at least hear from The Commission, their staff and then the commissioners as well as to any questions or concerns that they have before making that transfer. So currently there are still some parcels that are in the name of -- or the Building Authority is the title holder for some of the parcels that surround 640 Temple.

MS. DEHART: And once I receive anything I'll make sure everything's forwarded to the rest of the members so that they can peruse it's also.

Just informational. Warren Valley, is that

bought by a developer or someone's going to keep it as a golf course?

MR. BROWN: I believe it is being -- I've seen the agreement. I think it is a developer. I think the initial plans would be to -- that it would no longer be a golf course was my understanding.

MS. DEHART: Too bad. We got fond memories there.

MR. BROWN: Yeah. But I personally didn't negotiate that agreement. Someone on the staff did. But I think the goal for the developer is to repurpose that land. The County will still maintain Inkster Valley Golf Course. So there will still be at least one county golf course if this transaction is approved by The Commission. I do believe that it will -- once we get a little closer it will also require a resolution of the Building Authority to insure that your obligations as the financing agent for those bonds, those are met. So we will be before you as we get closer and things are vetted a little bit by the County Commission.

MS. DEHART: Mr. Hoffman.

MR. HOFFMAN: Just one question for the record to counsel. So if in fact the proceeds from these two sales are put into this capital account, the capital expenditure account that can be used for two years, is it possible that

account could be accessed for jail expenses?

MR. BROWN: Yeah. I don't know if I can speak on behalf of the CFO. But my --

MR. HOFFMAN: If the policy is made to do that is it legally possible?

MR. BROWN: Yes. So the goal is that the line item, at least what we've presented to the County Commission, would be a jail reserves line item. So the proceeds would be placed in that account and would need to be spent within two years. Obviously the more money that you have in terms of cash lowers the amount that you need to take out in bonds. So we're looking to a tune of close to $10,000,000, $11,000,000 all closing costs. That is just hard cash that can be used for capital improvement.

MR. JOHNSON: Madam Chair, if I could make a question. Don't the proceeds --

MS. DEHART: Tim, could you state your name.

MR. JOHNSON: Tim Johnson, Director of Administration for the County Commission. What about the consent agreement with proceeds of property sales being earmarked for the pension fund? Is that a...

MR. BROWN: I'll have to look at that. I thought that -- and I haven't looked at the -- I guess the release from the consent agreement for awhile. I thought they had a limit on that; that sale proceeds over a certain dollar

amount need to be spent on the pension. I think specifically they were referencing if we were to get to an agreement to sell off some of the sewer systems and the like. But I'll double check that and see if there's anything that we need to be concerned about.

MR. JOHNSON: Thank you.

MS. DEHART: Anything else? Mr. Hoffman.

MR. HOFFMAN: I'll just ask while we're chatting about this, are there other properties or potential closings that are in the cue that could potentially be put into this two year capital expenditure account?

MR. BROWN: Properties that are bond financed? None that I can think of. There are other property sales that are going through The County. I think there's a purchase agreement for the Library For the Blind. There's also a DPS Drain Commission building in the Wayne Westland area that are up for sale. And there are purchase --

MS. DEHART: Howard, Michigan Ave.

MR. BROWN: Yeah. But I don't believe that either one of those buildings have bond obligations on them. And it's only where you have a bond obligation that you have to look to the IRS.

MR. HOFFMAN: So the proceeds wouldn't necessarily be going into this account that you're establishing?

MR. BROWN: That's correct.

MR. HOFFMAN: Okay, thank you.

MR. BROWN: I don't know where they'll go.

MR. HOFFMAN: Just trying to figure out what the pot is going to look like.

MS. DEHART: Yeah, how much money.

MS. HENDERSON: You and Tony Saunders.

MR. BABINCHAK: Are those the two thousand -- Steve Babinchak for financial reporting. Are those the 2007B bonds?

MR. BROWN: Yes.

MR. BABINCHAK: There's only one more year left on those before they're paid off, so that's going to be about 1.3 --

COURT REPORTER: I'm sorry, I didn't hear you.

MR. BABINCHAK: 1.3, $1.2 million, somewhere in there in figures?

MS. DEHART: It's seven years left before they're paid off.

MR. BABINCHAK: No, one year.

MS. DEHART: One? One year left before they're paid off, and they'll be at --

MR. BABINCHAK: $1.3 million.

MS. DEHART: $1.3 million.

MR. BABINCHAK: Hope that helps.

MS. DEHART: Anything else?

MR. VASLO: Are we in the comments?

MS. DEHART: Yes. What, public comment?

MR. VASLO: Yeah. Well I'm done with 07 here.

MS. DEHART: Okay.

MR. VASLO: On the Gordon -- or Gilbert -- not Gordon Gekko.

MS. HENDERSON: I thought you were going to say Gordie Howe Bridge.

MR. VASLO: On the Gilbert proposal we're going to follow a -- is it my understanding we're going to follow a two track path? We're going to look at the Gilbert Proposal but we are going to continue with our plans to finish Gratiot? Is that right, sir?

MR. BROWN: That is correct. I think, and Mr. Evans has stated this time and time again, we need a new jail. And we can't slow down the train that we have going as it relates to the Gratiot site. But if the evaluations that are completed by various experts, internally and externally, suggest that the Rock Proposal makes better sense then that will presented I think to a number of different bodies; the County Commission. And if bonds are allocated for the Rock Proposal then we'd be back in front of the Building Authority.

MR. VASLO: Got any idea when we're going to have

hardhats back on the site doing some work down there?

MR. BROWN: I don't know the answer to that. I've just -- I've seen obviously the Rock Proposal, and I've seen some of the work that we've been generating. I think folks would like to be out there early -- or later on this year, early next year.

MS. HENDERSON: The one caveat that the Rock Proposal throws into the mix is that we currently have operations at Lincoln Hall of Justice. And so we want to take all of that into account in terms of where those operations -- we were already planning -- working with National Center For State Courts to relocate the juvenile court. So kind of the pressure got -- it started to build. And also to add to Randal's comments about Walsh. So our jail committee task force, we meet every other week. We're going to include Walsh to come, to start attending those meetings so that we keep this front and center while we vet this second proposal.

MR. VASLO: All right. Because, you know, that is my biggest concern --

MS. HENDERSON: Yes.

MR. VASLO: -- that every time a billionaire has a fit and wants to throw up a --

MS. DEHART: Proposal.

MR. VASLO: -- proposal we're spending $60,000 to

look at it and slowing down a project that you know frankly is going to end up where it is anyway. Let's just keep moving forward on this.

MS. HENDERSON: I think Randal will --

MR. BABINCHAK: We're spending more than $60,000.

MR. VASLO: There you go.

MR. HOFFMAN: $500,000.

MS. HENDERSON: Thank you, Tim.

MR. VASLO: $500,000 on looking at this proposal.

MR. BABINCHAK: Anything approved?

MS. HENDERSON: Yeah, right, right, right.

MR. JOHNSON: They're talking about it right now.

MS. HENDERSON: Maybe you know something we don't know. But to your point, I think the CEO feels exactly the same way. We do not want Walsh in any capacity to feel that we are not serious about getting a solid proposal back from them. As a matter of fact, we did send kind of our RP document to them last Friday. So they are -- they have all the documents in terms of the programming piece, and they can start to put a design together for us.

MR. VASLO: Okay. All right. Because, I mean, I'm just speaking --

MR. JOHNSON: Sure.

MR. VASLO: I mean I sit on this authority here but, you know, I'm also a citizen here, and I am concerned

about these delays again.

MR. JOHNSON: Well as we speak right now just above us The Commission is celebrating.

MR. VASLO: Okay.

MR. JOHNSON: You know, they're talking about --

MR. VASLO: Well I hope you share, you know, our concerns with that also. Or my concern, so...

MS. DEHART: Mr. Hussein.

MR. HUSSEIN: If I may.

MS. DEHART: Yeah.

MR. HUSSEIN: Randal, maybe Karla can answer this. Has The County executive's team put a timeline on a response as to the proposal? Are they going to give a certain amount of time before they say yes or no? Have they put a deadline on it?

MS. HENDERSON: Well we expect a proposal back from Walsh. I think the date is May 4th. So we would like to have kind of this run concurrently with parallel tracts so that we can sit down and look. But like I said, there's so many other variables. You know, there was a lot of vagueness to some of the details that we need to flush out with the Rock Proposal for sure. So the next, I would say, couple of months are going to be kind of like pedal to the metal and making sure that these contracts are vital, the ones that Tim talked about upstairs, because we need that

assistance and backup.

MS. DEHART: Anything else? Any public comment? Hearing none, is there a motion to adjourn?

MR. VASLO: So moved.

MS. DEHART: Support.

MR. HUSSEIN: Support.

MS. DEHART: All those in favor.

THE PANEL: Aye.

MS. DEHART: Opposed? Motion carried.

(At 10:27 a.m., proceedings concluded)

CERTIFICATE OF NOTARY

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I, Donna R. Williams, Certified Shorthand Reporter, a Notary Public in and for the above county and state, do hereby certify that the above meeting was taken before me at the time and place hereinbefore set forth; that the foregoing questions asked and answers made by the attendees were duly recorded by me stenographically and reduced to computer transcription; that this is a true, full and correct transcript of my stenographic notes so taken. I further certify that I am not related to, nor of counsel to either party, nor interested in the event of this cause.

DONNA R. WILLIAMS, CSR 6253

My Commission expires 9/15/2022





A

$1.2 18:16
$1.3 18:23,24
$10,000,000 16:13
$11,000,000 16:13
$500,000 8:14 21:7,9
$59,000 7:20
$60,000 20:25 21:5
a.m 1:17 3:3 23:10
Abilities 4:21
ability 5:16
accessed 16:1
account 12:22,25 15:24,25 16:1 16:9 17:11,24 20:10
action 4:10 12:18
add 6:5 14:4 20:14
addition 12:1
additional 7:11 7:13,15 8:18 9:8
additions 4:4
adjourn 23:3
Administration 16:19
Administrator 2:11
AECOM 6:7,13
agenda 3:18,21
agent 15:17
agreement 5:11 5:12,14 12:2 13:21 15:4,10 16:20,24 17:3 17:15
agreements 12:9
allocated 8:19 12:20 19:23
allow 5:11,16,17
allowing 6:24 7:16
allows 7:16
alternative 12:19
amend 5:16
amendment 7:16
amount 7:20 12:21 16:11 17:1 22:14
answer 9:5 10:19 20:2 22:11
answers 24:9
anticipate 8:12
anyway 21:2
APPEARANCES 2:1
apples 6:18,18
appreciate 10:5 10:7
appropriate 7:1 13:2,4,6
appropriated 7:12
approval 5:12,13 12:5 14:10
approve 3:18,25
approved 7:21,22 8:15 12:18 13:9,10,16 15:14 21:10
approving 8:8
area 17:17
aside 12:22
asked 24:9
asking 10:13
assist 6:4
assistance 23:1
Assistant 2:12 11:5
Associates 4:11
attendees 24:10
attending 20:16
attorneys 8:18
Audricka 2:14
authority 1:2 2:10 4:22 5:15 7:22 8:16,22 9:7,10 14:5,20 15:16 19:24 21:24
available 9:6,20
Ave 17:18
awaiting 13:16
aware 10:24 11:1 14:5
awhile 16:24
Aye 3:23 4:6 11:10 23:8

B

Babinchack 2:12
Babinchak 10:9 10:12,12,22 11:2,4 18:8,9 18:12,16,20,23 18:25 21:5,10
back 12:6 19:23 20:1 21:16 22:16
backup 23:1
bad 15:7
basically 6:13 6:17
behalf 16:3
believe 7:17 14:15 15:3,15 17:19
benefit 10:1
better 19:21
biggest 20:20
billionaire 20:22
bit 10:14 15:19
Blind 17:15
bodies 19:22
body 8:8 9:11
bond 7:24 8:5,18 9:2,18 10:4,9 12:6,9,9 17:12 17:20,21
bonds 7:25 9:5,8 9:10 10:16,17 11:13 12:21,23 15:18 16:12 18:10 19:23
bought 15:1
bound 9:2
Bridge 19:9
bright 9:15
bring 6:20
Brown 2:16 5:5,7 5:7,10,23 7:14 7:23 8:7,17 9:4,17,24 10:19,23 11:15 11:22 13:6 14:13 15:3,9 16:2,6,22 17:12,19 18:1 18:3,11 19:15 20:2
budget 11:4,7
build 20:13
building 1:2,14 2:10 4:22 5:15 8:22 9:7,10 11:25 14:5,19 15:16 17:16 19:24
buildings 17:20
business 4:8,10

C

call 3:5 12:24
Canfield 10:13 10:21 12:8
CAO 4:21
capacity 21:15
capital 12:17 13:1 15:24,24 16:14 17:11
carried 3:24 4:7 23:9
carries 11:11
Carter 4:10,25
cash 16:11,14
cause 24:15
caveat 20:7
celebrating 22:3
cells 6:9,9,18
center 20:12,17
CEO 21:14
certain 16:25 22:14
certainly 8:24 10:23
CERTIFICATE 24:1
Certified 24:5
certify 24:7,13
CFO 16:3
CGL 5:13,16,24 6:3,6,12,19 7:18,19 8:4,8 8:8
Chair 16:15
Chair's 10:1
chairperson 2:2 13:24 14:14
change 5:10,17
changed 6:15

chatting 17:8
check 17:4
citizen 21:25
City 13:8,9,10 13:15 14:6
Clerk 14:6
close 16:12
closer 15:15,19
closing 16:13
closings 17:10
come 8:5 20:16
coming 8:3,13
Commencing 1:17
comment 19:3 23:2
comments 19:2 20:14
commission 2:15 4:23,24 5:12 5:13 8:15,22 12:4,4 13:9,19 14:16 15:14,20 16:8,19 17:16 19:22 22:3 24:21
commissioners 14:16
committee 20:15
company 6:20
comparing 6:14 6:17
compensate 8:4
compensation 7:18
competing 5:22
complete 9:8
completed 19:19
computer 24:11
concern 20:20 22:7
concerned 17:5 21:25
concerns 13:22 14:17 22:7
concluded 23:10
concurrently 22:18
conflict 5:21
consent 16:20,24
consideration 9:2,3
continuation 10:15
continue 7:4 13:21 19:13
contract 5:13 7:11,15,16,17 7:22,22 8:8,9
contracted 5:25
contracts 8:12 8:21 22:24
copy 13:25
Corporation 2:16 5:8 10:24
correct 7:23 8:7 8:17 11:22 18:1 19:15 24:12
corrections 4:4
costs 16:13
Council 13:9,10 13:15
counsel 2:16 5:8 9:14,16,18 10:24 15:23 24:14
country 10:6
county 1:1 2:10 2:14,15 5:11 5:13,21,23 6:1 6:12,25 7:18 7:21,23 8:3,21 10:15 11:25 12:4,11 13:9 13:12,14,19 14:15 15:12,13 15:19 16:7,19 17:14 19:22 22:12 24:3,6
County's 5:15
couple 13:6 22:23
course 12:2,5 15:2,6,12,13
court 18:15 20:13
courthouse 6:3
Courts 20:12
criminal 6:3
CSR 24:18
CSR-6253 1:19
cue 17:10
current 5:14
currently 9:5 14:18 20:8

D

date 7:25 22:17
dates 12:24
deadline 22:15
decision 10:25
decisions 9:13
deeds 13:18 14:14
deem 12:11
defeated 12:23
DeHart 2:2 3:5,7 3:8,17,21,24 4:4,7,10,13,18 5:6,9,19 7:2,7 8:5,24 10:5,10 11:2,6,11,21 13:5 14:22 15:7,21 16:17 17:7,18 18:6 18:18,21,24 19:1,3,5 20:24 22:8,10 23:2,5 23:7,9
delays 22:1
deletions 4:5
department 11:3
Deputy 2:16 5:7
descriptions 13:11
design 21:20
desires 11:25
details 22:21
determinations 12:10
Detroit 1:16 3:1 13:8
developed 6:13
developer 15:1,4 15:11
developing 6:22
Development 13:21
different 19:22
direction 13:25
directly 9:18
director 2:12 4:21 11:5 16:18
discuss 7:3
discussion 7:4 11:14
discussions 12:1
disposition 12:12,15,19,20
Division 4:21
document 21:18
documents 21:19
doing 20:1
dollar 16:25
Donna 1:19 24:5 24:18
double 17:4
DPS 17:16
draft 11:16 12:14
Drain 17:16
duly 24:10
dynamics 6:15

E

earliest 12:23
early 12:7 20:5 20:6
earmarked 16:21
Eileen 2:2 3:7
either 9:8 17:20 24:14
eliminate 9:1
engaged 10:20 12:8
entirely 8:15
entities 5:24
equipped 6:3
erred 7:2
establish 9:25 10:2
establishing 17:25
evaluations 19:19
Evans 19:16
event 24:15
everyone's 7:8
everything's 14:23
exactly 21:14
exchange 13:17
Excuse 11:18
excused 3:15
executive's 22:12
exist 9:20

existing 5:11 7:12
expect 11:22 22:16
expenditure 15:24 17:11
expenses 16:1
experts 19:19
expires 24:21
explicit 4:24
externally 19:20

F

facility 6:10
fact 10:4 15:23 21:17
familiar 6:24
far 5:25 6:22
favor 3:22 4:5 11:9 23:7
February 1:18 3:2 14:7
feel 5:20 21:15
feels 21:14
figure 18:4
figures 18:17
final 10:25 11:23 13:17
finalized 11:16 13:24
financed 17:12
financial 2:12 11:5 18:9
financing 15:17
finish 5:4 19:14
fit 20:23
flush 22:21
focused 7:25
folks 20:5
follow 19:11,11
fond 15:7
force 20:15
foregoing 24:9
foreman 14:9
foresee 14:1
forth 6:19 24:8
forward 4:16 5:18 21:3
forwarded 14:23
Frank 2:4 3:11
frankly 21:1
Frederick 2:3 3:9
Friday 21:18
front 19:24 20:17
full 24:12
fund 8:3,6 16:21
funding 7:11
funds 7:12 8:19 9:20,20
further 8:12 9:9 24:13
future 12:4

G

Gekko 19:7
general 8:3,6
generated 12:12
generating 20:4
getting 21:16
Gilbert 10:2 19:6,10,12
give 22:13
go 8:21 18:3 21:6
goal 12:14 15:11 16:6
Goble 4:11,25
going 5:3 10:14 10:17 12:3,6 15:1 17:14,24 18:5,13 19:8 19:10,11,12,13 19:18,25 20:16 21:2 22:13,23
golf 12:2,5 15:2 15:6,12,13
good 4:12,13,24
Gordie 19:9
Gordon 19:6,7
Grandison 2:14 3:7,9,11,13,15
Gratiot 5:2 6:23 8:1,19 9:9,20 19:14,18
Griswold 1:15
Guardian 1:14
guess 14:1 16:23
guidance 8:18 9:17,18

H

Hall 20:9
happens 9:13
hard 16:14
hardhats 20:1
Health 14:5
hear 14:15 18:15
heard 4:15
Hearing 3:22 4:5 11:8 23:3
helps 18:25
Henderson 2:10 4:12,14,20,20 6:5 7:20 14:4 18:7 19:8 20:7 20:21 21:4,8 21:11,13 22:16
hereinbefore 24:8
Herman 13:14
hired 6:10
Hoffman 2:3 3:9 3:10,19 4:3 7:5,10,21 8:10 8:23,25 9:14 9:23,25 11:18 13:4 15:21,22 16:4 17:7,8,23 18:2,4 21:7
HOK 6:10
HOK's 6:16
holder 14:20
hope 18:25 22:6
hours 6:21
Howard 17:18
Howe 19:9
Hussein 2:5 3:13 3:14 4:2 22:8 22:9,11 23:6

I

idea 5:22 19:25
improvement 16:14
improvements 12:17 13:1
inappropriate 13:5
include 20:16
informational 11:12 14:25
initial 15:5
Inkster 15:12
insert 4:24
insure 15:17
intended 12:14
interest 12:22 13:14
interested 24:14
internally 19:20
intimately 6:19
involved 5:1 6:20 7:13,15
IRS 9:19 10:14 12:11,18 17:22
issuance 12:6
issue 9:2
issued 9:8,10
issues 8:11
item 12:16 16:7 16:8
Items 4:10 11:12

J

jail 5:21 6:2 16:1,8 19:17 20:15
James 3:15
January 3:25
Johnson 2:15 16:15,18,18 17:6 21:12,23 22:2,5
Justice 20:9
juvenile 20:12

K

Karla 2:10 4:20 5:15 22:11
keep 15:1 20:17 21:2
Kiefer 13:14
kind 6:10,14 7:2 8:25 10:6 20:13 21:17 22:18,23
know 4:15 6:9,20 10:16,19,20,21 13:7 16:2 18:3 20:2,19 21:1 21:13,14,25 22:5,6,20
knowledgeable 5:25

L

land 15:11
language 4:24,25
late 10:6
lease 14:11
Lee 4:25
left 18:12,18,21
legally 10:3 16:5
Let's 21:2
letter 9:16 11:12,16,23 12:15 13:2,23
Library 17:15
limit 16:25
limits 5:15
Lincoln 20:9
line 9:15 12:16 16:6,8
little 15:15,19
LLC 4:11
location 14:8
long 9:22
longer 15:5
look 6:13 12:8,9 16:22 17:22 18:5 19:12 21:1 22:19
looked 16:23
looking 9:19 16:12 21:9
lot 22:20
lowers 16:11

M

Madam 16:15
maintain 15:12
making 9:12 14:18 22:24
management 11:7
March 14:9
matter 21:17
mean 21:21,24
meat 6:6
meet 13:21 20:15
meeting 1:3 24:7
meetings 20:17
Member 2:3,4,5
members 3:23 4:6 5:19 11:10 14:23
memories 15:7
Mental 14:5
mentioned 5:15
met 15:18
metal 22:24
method 13:2
MFA 11:23
Michigan 1:16 3:1 17:18 24:2
Miller 10:13,20 12:8
million 18:16,23 18:24
mindful 7:24
minor 5:10
minutes 3:25
mix 20:8
mixed 13:11
modification 4:11,22
money 7:13,15 8:6 10:14 12:12,25 16:10 18:6
Monroe 14:7
months 22:23
morning 4:12,13
motion 3:17,24 4:7 7:3,4 11:9 11:11,13 23:3 23:9
move 5:18 7:5 14:2
moved 3:19 4:1 7:6 23:4
moving 13:25 14:1,6,10 21:3

N

name 4:18 5:6 10:10 14:19 16:17
names 7:8
National 20:12
near 12:4
necessarily 17:24
need 9:17 11:13 16:9,11 17:1,5 19:16 22:21,25
needs 6:1,14 7:24 12:16
negotiate 15:10
new 4:10 6:2,3 8:1 9:9,21 10:18 14:8 19:17
night 10:6
Notary 24:1,6
notes 24:13
number 6:9,18 19:22

O

obligation 8:3 17:21
obligations 7:24 15:17 17:20
obviously 6:15 16:10 20:3
occupants 14:11
occur 5:18 9:22
office 6:8
oh 4:24 11:4
Okay 7:7 10:22 18:2 19:5 21:21 22:4
old 4:8
once 14:22 15:15
ones 22:25
operations 20:9 20:11
opinion 6:5 9:15 10:4,21 11:12 11:16,23 12:14 13:2,23
opportunity 9:11
Opposed 3:24 4:7 11:11 23:9
option 12:24
options 12:24
outstanding 9:19
owner's 6:21

P

pace 14:1
PAGE 1:13
paid 18:13,19,22
PANEL 3:23 4:6 11:10 23:8
paper 8:14 11:18
parallel 22:18
parcels 14:19,20
particular 7:14
parties 13:18
party 24:14
path 19:12
pay 12:23
paying 10:13
pedal 22:23
pending 14:10
pension 16:21 17:1
personally 10:19 10:25 15:9
pertinent 11:7
peruse 14:24
piece 6:6,7,10 6:11,17,23 21:19
place 14:12 24:8
placed 16:9
planning 20:11
plans 15:5 19:13
play 10:4
please 3:6 10:11 11:2
plus 12:22
point 6:12 8:2 9:4 10:3 11:15 21:14
policy 16:4
position 5:23
possession 13:19
possible 15:25 16:5
pot 18:5
potential 17:9
potentially 17:10
prenature 10:15
Present 2:8 3:8 3:10,14
presented 12:3 16:7 19:21
pressure 20:13
presumably 8:3
pretty 11:24
prevent 4:25 10:17
previously 12:1
probably 4:15 9:18
proceedings 23:10
proceeds 12:12 12:15,19,20 15:23 16:9,16

16:20,25 17:23
process 5:17 6:4 8:13,14 9:1,2 12:3
programming 6:6 6:7,11,16,22 6:23 21:19
project 10:18 21:1
proper 11:9
properties 11:24 13:8,10,12,18 17:9,12
property 13:3,11 14:3,14 16:20 17:13
proposal 4:14 5:1,14,17 6:2 8:1,20 9:6,9 9:21 10:2 19:10,13,20,23 20:3,8,18,24 20:25 21:9,16 22:13,16,22
proposals 9:12 9:24
provided 7:19
prudent 14:15
public 19:3 23:2 24:6
purchase 12:2 13:20 17:15,17
pursue 9:9
put 6:11,16 12:16,22 15:24 17:10 21:20 22:12,15
putting 12:25

Q

question 8:10 10:20 11:6 15:22 16:16
questions 3:21 5:19 7:10 10:8 11:8 13:22 14:17 24:9
quite 10:14

R

R 1:19 24:5,18
Randal 2:16 5:7 6:19 21:4 22:11
Randal's 20:14
read 10:3
recall 4:23
receive 13:12,23 13:25 14:22
received 4:15 8:2
record 4:19 10:10 11:3 15:22
recorded 24:10
records 12:9 14:6
recoup 13:8
reduced 24:11
referencing 17:2
refunded 12:7
related 11:12 24:13
relates 7:14 8:10 11:24 13:7,22 14:13 19:18
release 16:23
relocate 20:12
remaining 12:21
remedial 12:18
render 7:19
renewal 7:12
rep 6:21
repaying 12:21
Reporter 18:15 24:6
reporting 2:13 11:5 18:9
representative 6:25
repurpose 15:11
require 5:12 15:16
requirements 7:25
reserves 16:8
resolution 13:16 13:17 15:16
response 4:9 22:13
rest 14:23
reviewed 13:15
reviewing 13:20
revised 13:15 14:11
right 8:20 13:25 19:14 20:19 21:11,11,11,12 21:21 22:2
Rock 4:16 5:14 6:11 19:20,23 20:3,7 22:22
role 3:5 9:1,7 9:12 10:2
RP 21:17
run 22:18
running 14:8

S

sale 12:13 16:25 17:17
sales 15:23 16:20 17:13
Sam 2:5 3:13
sandbox 10:4
Saros 3:15
Saunders 18:7
scope 5:16
second 8:10 20:18
see 6:17 9:14 17:4
seen 12:15 15:3 20:3,4
sell 11:25 13:3 17:3
send 21:17
sense 19:21
sent 11:23
separate 5:12 7:16,17 8:8 12:22
serious 21:16
services 7:19
set 24:8
settling 13:11
seven 18:18
sewer 17:3
share 22:6
sheriff 6:14
sheriff's 6:8
Shorthand 24:5
side 6:8,8,12,13 6:17,17,25
sign 7:8 14:14
sir 19:14
sit 21:24 22:19
site 5:2 6:2,3 6:22,23 8:1,19 9:9,13,20 19:18 20:1
Skilled 14:9
slow 19:17
slowing 21:1
solid 21:16
someone's 15:1
soon 11:24 13:24
sorry 4:20 10:12 18:15
sought 7:11
speak 16:2 22:2
speaking 21:22
specific 4:25
specifically 8:19 17:2
specter 9:3
spending 20:25 21:5
spent 16:10 17:1
staff 13:20 14:16 15:10
start 20:16 21:20
started 20:13
state 4:18 5:6 10:10 11:3 16:17 20:12 24:2,7
stated 6:19 19:16
stenographer 7:8
stenographic 24:12
stenographically 24:10
Steve 10:12 18:9
Steven 2:12
Street 1:15
sue 13:8
suggest 8:18 13:2 19:20
support 3:20 4:2 4:3 11:9 23:5 23:6
sure 5:7 10:1 14:23 21:23 22:22,24

surround 14:21
surrounds 13:13
systems 17:3

T

take 9:15 12:15 12:20 14:12 16:12 20:10
taken 1:14 24:7 24:13
talked 22:25
talking 21:12 22:5
task 20:15
tax 10:15
team 22:12
Temple 11:25 12:6 13:7,13 14:7,10,21
terms 6:9,18 9:3 16:11 20:10 21:19
thank 3:17 5:9 7:7 10:7 11:6 17:6 18:2 21:8
things 14:2 15:19
think 5:23 6:24 9:4,7,17,21 11:16 12:6 15:4,4,11 17:1 17:13,14 19:15 19:21 20:5 21:4,14 22:17
thought 16:22,24 19:8
thousand 18:8
throw 20:23
throws 20:8
tied 8:11
Tim 16:17,18 21:8 22:25
time 5:24 8:2 9:4 11:15 13:19 14:12 19:16,16 20:22 22:14 24:8
timeline 22:12
times 10:7
Timothy 2:15
title 14:20
today 3:16
today's 7:25
Tony 18:7
track 19:12
tracts 22:18
Trades 14:9
train 19:17
transaction 14:12 15:14
transcript 24:12
transcription 24:11
transcripts 12:10
transfer 9:19 14:18
transferred 9:6 10:17
transferring 13:13 14:14
true 24:12
trying 18:4
tune 16:12
turn 5:3
two 7:10 11:24 12:17 13:1 15:23,25 16:10 17:11 18:8 19:12
type 6:9

U

understand 9:23
understanding 15:6 19:11
update 14:2
updates 13:7
upstairs 22:25
use 12:25

V

vacated 14:5
vagueness 22:21
validate 10:14
Valley 12:2,5 14:25 15:12
variables 22:20
various 19:19
Vaslo 2:4 3:11 3:12,20 4:1 5:20 7:6 11:20 19:2,4,6,10,25 20:19,22,25 21:6,9,21,24 22:4,6 23:4
Ventures 4:16 6:11
vet 5:14,16 6:2 20:17
vetted 15:19
vetting 5:1,22 6:6 8:13,13 9:1,12
Vigliotti 14:10 14:11
vital 14:6 22:24

W

Walsh 20:14,16 21:15 22:17
want 5:4 20:9 21:15
wanted 9:25 10:1
wants 20:23
Warren 12:2,5 14:25
way 9:1 21:15
Wayne 1:1 2:10 2:14,15 5:13 17:16 24:3
ways 9:22
we'll 11:13,22
we're 9:2,19,22 16:12 17:8 19:10,11,12,25 20:15,25 21:5
we've 5:25 6:7 11:25 16:7 20:4
weave 8:25
Wednesday 1:18
week 13:15 20:15
Westland 17:16
Williams 1:19 24:5,18
wonderful 13:17
work 20:1,4
working 5:21 6:8 6:12 20:11
wouldn't 17:23

X

Y

yeah 5:5 7:6 9:17,21 13:5 15:9 16:2 17:19 18:6 19:4 21:11 22:10
year 17:11 18:12 18:20,21 20:6 20:6
years 6:16 12:17 13:1 15:25 16:10 18:18
Yep 3:12

Z

Zenna 4:15 10:23

0

07 19:4

1

1 1:13
1.3 18:14,16
10:00 1:17 3:3
10:27 23:10
15 1:18 3:2
18 3:25
1st 14:9

2

2 4:11
20007B 11:13
2007 12:8
2007B 18:10
2017 1:18 3:2,25
23rd 14:7
24 1:13
28th 14:8

3

4

400 14:7
48226 1:16
4th 22:17

5

500 1:15

6

6253 24:18
640 11:24 12:5 13:7,13 14:7

14:10,21

7

8

9

9/15/2022 24:21
90s 12:7