

Mr. Snyder explained the increase in expenditures includes \$54,000 from operating expenses, primarily due to running the youth sports, summer camps, educational and special events. There is also \$68,000 in capital projects that includes new signage and two new HVAC units that are anticipated to be installed in 2022.

He stated RARA ended fiscal year 2020 with a Fund Balance of \$539,000 which is 32 percent of fund balance coverage. The end of fiscal 2021 RARA is anticipating an additional \$5600 to Fund Balance and will end the year with \$540,000 total. The second quarter amendments have been approved by the RARA board.

President Deel Opened the Public Hearing at 8:21 p.m. Seeing No Public Comment, President Deel Closed the Public Hearing at 8:22 p.m.

President Deel thanked Mr. Snyder for this report and expressed how pleased he is to see where RARA stands today given the pandemic and having to close many of their facilities for a period of time last year.

Ms. Munglioli expressed her appreciation for Mr. Snyder's support and mentioned at some point RARA will look for capital improvements on their facilities to provide air conditioning to allow the buildings to be used all year.

A motion was made by Munglioli, seconded by Morita, that this matter be Adopted by Resolution. The motion CARRIED by the following vote:

Aye 6 - Blair, Deel, Hetrick, Morita, Munglioli and Walker

Absent 1 - Bowyer

Enactment No: RES0176-2021

Whereas, the Public Hearing for the proposed RARA FY 2021 2nd Quarter Budget Amendments was noticed on July 8, 2021; and

Whereas, the proposed RARA FY 2021 2nd Quarter Budget Amendments were available for public viewing beginning on July 16, 2021; and

Whereas, at its July 26, 2021 meeting City Council held a Public Hearing on the proposed RARA FY 2021 2nd Quarter Budget Amendments.

Now, Therefore, Be It Resolved that the Rochester Hills City Council hereby approves the RARA FY 2021 fund total as amended in the amount of \$1,887,920.

PLANNING AND ECONOMIC DEVELOPMENT

2021-0145 Request that Council delists the locally designated historic district located at 1021 Harding Ave., Paul Miller, Applicant

Attachments: 072621 Agenda Summary.pdf
Letter to Delist.pdf
Letter Connolly.pdf
Minutes CC 051021.pdf
051021 Agenda Summary.pdf
Adopted Final Report 1021 Harding.pdf
Engineering Report.pdf
Memo Kapelanski 041521.pdf
Email Connolly 042921.pdf
Minutes HDSC 011421.pdf
Minutes HDSC 021121.pdf
Minutes PC 031621.pdf
Minutes HDSC 042221.pdf
051021 Resolution.pdf
Resolution ().pdf

Sara Roediger, Planning and Economic Development Director, stated the applicant was before Council late last year requesting to delist their home as a historic property. She noted that the Historic District Study Committee recommended to keep the home as a historic designation. She pointed out at that time, the applicant was working on the sale of his property; therefore things were put on hold. She stated that the applicant is here tonight to request Council consider delisting the property as a historic property.

Mr. Miller stated he is requesting that his house be delisted as historic. He shared that this home has been in his family for almost 50 years and there is a great emotional attachment for him. He expressed he would do anything he could to avoid delisting this property and selling it. He explained his ex-wife, Kimberly Whitiker, a home assessor, her mother, Dianne Gouin, a realtor, and his son, Jackson Miller, will speak on his behalf as this is a very difficult request for him.

President Deel stated the last time this item was before Council there was a potential buyer for this property. He questioned if this property is currently listed, how it is listed and what the listing price is.

Ms. Whitiker responded it is currently listed on the Multiple Listing Service and there is a large sign on the property.

Ms. Gouin added it is listed as residential historic property and that it is a vacant property. She stated the price is listed two different ways; the house and one parcel is listed for \$300,000, or the entire parcel for \$825,000.

Ms. Whitiker explained the property could be split regardless of the historic designation, based on the zoning and current size. The price was based on market sales in the area.

President Deel inquired whether there are other historical homes that are comparable to the \$800,000 figure.

Ms. Whitiker stated this investment is a large undertaking for anyone that is interested in this property. She pointed out that they realize this is a large expenditure, however, if an investor is willing to buy the house they are selling it

at vacant land value. She mentioned that they have not been able to get an investor who is interested in purchasing at the price listed.

President Deel questioned what this property is currently assessed at by the City.

Ms. Roediger stated the entire parcel was evaluated by the City Assessor at approximately \$300,000. She also clarified that splits are permitted from a zoning stand point, however, the entire parcel is historic so even if it is split any split parcels will still be part of the historic designation.

Mr. Walker stated it is tragic when a lifelong home burns and he expressed his condolences. He explained normally homeowner's insurance would assist with a tragedy like this. He also mentioned there was an engineer letter from 2019 that stated the home could be restored, but it would be costly. He questioned if that letter was viewed by the applicant and if they agree with the engineer.

Mr. Miller responded that when the house burnt down there was a lapse in the homeowner's insurance. He clarified that the engineer report was to show the City that the structure was still sound and would not be a danger to anyone. He stressed that the repairs needed to make the home livable would be quite extensive and a large investment.

Mr. Walker expressed there was an individual recently that was at the last meeting that wanted to purchase this property and restore the home and keep the historic designation. He questioned whether those negotiations fell apart.

Ms. Gouin responded that, the previous interest in purchasing the property did not work out. She stated they are listing this property at current land value.

Mr. Walker stated this property sits in the middle of green space and the Council is sensitive to how this property would be developed in the future. He mentioned that the listing for this parcel and/or the split does not show anything that references historic designation and that is concerning to him.

Ms. Gouin replied there is an additional listing for the house that is listed as historic residential. She added when people call and inquire about this property, she makes them aware of the situation. She stated the residential listing states the home is in a historic designation.

Mr. Walker summarized that there was no homeowner's insurance, on the property, and although it is feasible to renovate it would be costly, so the decision is to sell the property as vacant land.

Ms. Whitiker stated the decision is to sell the property for no more than what the vacant land is worth. She mentioned Mr. Miller has been on the City's Historic Committee and would sell his home under value to see it restored.

Ms. Morita clarified that Council needs to consider whether or not there is economic hardship, the likelihood of restoration, unsafe conditions, and the overall health, safety, and welfare of the community in order to make a decision

on this request. She questioned whether City staff has looked at this property in its current condition today and if they believe it can be repaired and remain safe.

Ms. Roediger stated the Planning Department has been in discussion with the Building Department and Code Enforcement in regards to stabilizing the building in order to prevent further damage.

Tim Hollis, Building Deputy Director, stated the Building Department has not been in the residence recently.

Ms. Morita stated the engineering report is dated 2019. She questioned if there is any new information from City staff or another engineer that states the property cannot be repaired, or is unsafe and needs to be torn down because it effects the health, safety, and welfare of the community.

Ms. Roediger stated there is no new information from City staff or an updated engineering report.

Ms. Morita stated she normally is not in favor of designating historic districts, and if she had appropriate information to override the recommendation of the Historic Districts Study Committee (HDSC), she would be in favor of the applicant's request; however, she does not have the necessary information needed to consider this tonight. She stated the Council needs information that meets the standard to override HDSC and delist this property. She suggested the applicant go back to the engineer and assess the property again and provide comprehensive information on the cost of repairs and whether this property can still be repaired.

Ms. Whitiker stated the HDSC has done an amazing job however, they based their recommendation on a narrow scope that contained three questions:

- 1)- Was it put on the historic list correctly?
- 2)- Is it still pertinent to the community?
- 3)- Does it still look historic?

The property met the requirements of all three questions; therefore, it was recommended to be listed as historic. She mentioned several members of the HDSC had said if it was anything other than those three questions than it should be delisted.

Mr. Hetrick inquired about the zoning of this parcel. He concurred with Ms. Morita stating that Council does not have enough information to override the recommendation from the HDSC. He pointed out that Council needs to know the current state of the home and whether it can be repaired.

Ms. Whitiker stated the fact that no one wants to purchase this property should be reason enough to prove financial hardship.

Ms. Morita recommended postponing this item until September to allow the applicant an opportunity to get everything in order to prove the building cannot be fixed or it would be too costly to fix.

Mr. Terry Connolly, 5984 Southgate, stated he still has an interest in purchasing this property. He stated some past information in the packet misrepresented him and his intentions. He would like to purchase this property and redevelop and renovate this historic property.

Mayor Barnett stated the dynamics here tonight are unique. He has known Mr. Miller a long time and stated he has been an advocate for this city for a long time. He was sad to see what happened to this home and the challenges that have been faced with this tragedy. He explained that there is an individual that is interested in trying to save the property and although he does not know the details of the negotiations between Mr. Connolly and Mr. Miller, there is interest in restoring this home and not delisting the historic designation. He stated this request is unique because there has never been a situation where the owner has spoken out that they want to restore their house. He would like to make sure that every avenue is pursued to save this house if possible.

Ms. Mungoli questioned if the historic designation property remains and the property is split into three parcels, if all properties retain the historic designation. She also inquired about the limit of structures that can be built on each parcel.

Ms. Roeder responded that currently this is one parcel; if however was split into three, all three parcels would remain historic. She explained that historic structures can be built on these parcels as long as they meet specific qualifications and are reviewed by the Historic District Commission. She mentioned the density of the parcels is regulated by the underlying zoning, the appearance is regulated through the historic district.

Ms. Mungoli questioned the lot split process. She inquired whether the historic designation could be prohibiting buyers from purchasing this property.

Ms. Roeder replied the lot split process goes through the Assessing Department, and is reviewed by the Building Department, Planning Department, and Engineering Department, to make sure the proposed lot meets all the ordinance requirements. She stated it is very likely that the historic designation is prohibiting sales, she also mentioned the current home cannot be demolished because it is listed as historic.

Mr. Blair stated the family stated there was no insurance on the home when it burned and he believes that meets the financial hardship requirement. He suggested the applicant provide additional documentation to support the financial hardship and not being able to afford the repairs.

A motion was made by Mungoli, seconded by Morita, that this matter be Postponed until the October 25, 2021 Regular City Council Meeting. The motion carried by the following vote:

Aye 6 - Blair, Deel, Hetrick, Morita, Mungoli and Walker

Absent 1 - Bowyer

Enactment No: RES0113-2021