

# CITY OF TRAVERSE CITY



## Minutes

### Joint Study Session of City Commission with Downtown Development Authority

**January 31, 2007**

A study session of the City Commission of the City of Traverse City was called to order at the City Opera House, 106 East Front Street, Traverse City, Michigan, at 6:35 p.m.

The following Commissioners were present, constituting a quorum: Mayor Linda Smyka, Mayor Pro Tem Scott C. Hardy, Jody Bergman, Christopher M. Bzdok, Matthew Schmidt, Denise Scudato, Ralph L. Soffredine.

The following Commissioners were absent: None.

Mayor Smyka presided at the meeting.

#### **Topics of Discussion:**

- 1. Tour of the City Opera House.** The following individuals addressed the Commission:

Bryan Crough, Downtown Development Authority Executive Director  
Ken Zacks, City Opera House Limited Liability Corporation Chair  
Sheryl Hayward, City Opera House Heritage Association Executive Director  
Philip Leete, City Opera House Operations Director

- 2. Discussion of West Front Street 145 Project.** The following individuals addressed the Commission:

Bryan Crough, Downtown Development Authority Executive Director  
Jean Derenzy, Grand Traverse County Brownfield Redevelopment Authority Executive Director  
Richard Lewis, City Manager

Mike Uzelac, 145 West Front Street, Federated Properties  
Cindy Warner, 124 West Front Street anchor tenant, J&S Restaurant owner  
Russ Soyring, City Planning Director  
Peter Doren, City Attorney  
Jerry Snowden, 125 Park Street, Snowden Development  
Scott Howard, Grand Traverse County Brownfield Redevelopment Authority  
Legal Counsel  
Gil Rupp, Auto Parking System Administrator  
Mark Ryan, 1118 Santo Street  
Grant Parsons, 6936 Mission Ridge, Peninsula Township  
Jim Carruthers, 218 West 11<sup>th</sup> Street  
Margaret Dodd, 240 Washington Street  
Ross Richardson, 873 Washington Street  
Rick Buckhalter, 518 West 12<sup>th</sup> Street

Commissioner Bzdok made the following disclosure: The City may be entering into a contract with the Grand Traverse County Brownfield Redevelopment Authority which is represented by a partner in his law firm of Olson, Bzdok & Howard, PC. He has been advised by the City Attorney's office that even if he has a pecuniary interest in this matter, the prohibitions of state law regarding conflicts of interest do not apply to contracts between public entities. The Brownfield Redevelopment Authority and the City of Traverse City are public entities. However, he wished to make full disclosure to the public of this interest.

3. **Consideration of trial and settlement strategy in connection with City of Traverse City v Incochee Woods Development, LLC. (Grand Traverse County Circuit Court No. 06-25303-CH.)** Mayor Smyka introduced this matter.

Moved by Schmidt, seconded by Soffredine, that the City Commission enter into closed session immediately following the public comment portion of the Agenda to consider the trial and settlement strategy in connection with *City of Traverse City v Incochee Woods Development, LLC* (Grand Traverse County Circuit Court No. 06-25303-CH)

Roll Call:

Yes - Bergman, Hardy, Schmidt, Scrudato, Soffredine, Smyka.

No - None.

Abstained - Bzdok.

CARRIED unanimously.

Commissioner Bzdok refrained from voting upon or otherwise participating in the making of the decision.

**4. Public Comment.** The following individuals addressed the Commission:

Jim Carruthers, 218 West 11<sup>th</sup> Street

Mark Ryan, 1118 Santo Street

Rick Buckhalter, 518 West 12<sup>th</sup> Street

The City Commission entered into closed session at 9:48 p.m.

The City Commission returned to open session at 10:00 p.m.

There being no objection, Mayor declared the meeting adjourned at 10:01 pm.

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Debbra A. Curtiss, CMC, City Clerk

Approved: \_\_\_\_\_,  
(Date) (Initials)