

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 16, 2024, IN THE COUNCIL CHAMBERS/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DRIVE, GROSSE POINTE WOODS, MICHIGAN.

Mayor Bryant called the meeting to order at 7:15 p.m.

PRESENT: Mayor Bryant  
Council Members: Brown, Gafa, Granger, Koester, McConaghy  
ABSENT: None

Also Present: Assistant City Administrator Como  
City Attorney Walling  
City Assessor Dunlap  
City Clerk Antolin  
City Treasurer/Comptroller Schmidt  
City Planner Wolf

**Motion** by McConaghy, seconded by Granger, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy  
No: None  
Absent: None

**Motion** by Granger, seconded by Gafa, that the Committee-of-the-Whole receive and place on file the replacement memorandum for page one of item 4A1.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy  
No: None  
Absent: None

Chair Bryant provided an overview of City Administrator Schulte's memo dated August 26, 2024. He stated that two areas within the city have been discovered to be city-owned buildable properties. These locations are at Bournemouth and Sunningdale.

City Planner Wolf continued to provide an overview of the memo and presented some background information of the two locations in the city.

Recently, administration became aware of a parcel owned by the city after the homeowner at 1705 Bournemouth inquired about purchasing the parcel adjacent to his home. Over time, the surrounding neighbors at 19298, 19290, 19282 and 19276 Raymond have encroached onto the property with fencing.

Administration is proposing the following two options: 1) Offer the current residents the opportunity to keep the land and split it into five lots, making the parcel unbuildable. 2) Sell the parcel as a single lot.

The Sunningdale location is an area some residents believe to be park land, but is actually vacant buildable property. The property used to be a dirt road but was vacated due to maintenance issues and the surrounding residents' unwillingness to pay a special assessment to have it paved. This part of the city is under the consideration of being developed into three parcels.

Councilmember Koester suggested to invest in a park as opposed to developing properties. He feels it would be more beneficial to the south side of the city to develop a park rather than building the proposed properties.

It was recommended the city planner that the city engineers conduct land surveys for both properties in order to establish official property lines and accurate dimensions. This will also reveal encroachments on the property by the residents and utility lines.

The bidding process and purchasing options were discussed and the city assessor provided estimated costs and values. The mayor added that with any development the electrical should be underground and consistent with the city's master plan.

Motion by McConaghy, seconded by Granger, that the Committee-of-the-Whole recommend to city council the approval of administration to have city engineers, AEW, survey both parcels on Bournemouth and Sunningdale at a cost not to exceed \$15,600.00 and sell the properties through a bid process once the surveys are completed and a sale price for each parcel has been determined.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy
No:	None
Absent:	None



Under **New Business/Public Comment**, no one wished to be heard.

**Motion** by Granger, seconded by Koester, that the meeting of the Committee-of-the-Whole be adjourned at 7:44 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

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Paul P. Antolin  
City Clerk

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Arthur W. Bryant  
Mayor