

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES – SPECIAL MEETING  
THURSDAY, AUGUST 16, 2007**

Supervisor Reaume called the meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Richard Reaume, Supervisor  
Ron Edwards, Treasurer  
Marilyn Massengill, Clerk  
Kay Arnold, Trustee  
Charles Curmi, Trustee  
Robert Doroshewitz, Trustee  
Steven Mann, Trustee

**ABSENT:** None

**OTHERS PRESENT:** Joe Bridgman, Deputy Clerk  
Alice Geletzke, Recording Secretary  
2 Members of the Public

**D. APPROVAL OF AGENDA**

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Ms. Arnold amended the agenda by adding Item J.4 under New Business, Letter from City of Plymouth.

Mrs. Massengill then moved to approve the agenda for the Board of Trustees Special Meeting of August 16, 2007, as amended. Seconded by Mr. Edwards.

**F. PUBLIC COMMENTS AND QUESTIONS –** There were none.

**E. APPROVAL OF CONSENT AGENDA –** N/A

**G. PUBLIC HEARING –** N/A

**H. COMMUNITY DEVELOPMENT –** N/A

**I. UNFINISHED BUSINESS**

**J. NEW BUSINESS**

**J.1** Discuss Tribunal List

Board members discussed the contents of the report which listed those who have active cases before the Michigan Tax Tribunal with John McLenaghan and Doug Shaw of Wayne County Appraisals.

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Mr. McLenaghan explained that the cases with claims under \$100,000 can go to small claims and those over go to the tax tribunal.

The Board asked to be informed of the results when cases are settled and are no longer on the report--what the value was, what was contested, and what was settled.

Mr. Edwards asked how appeals could be made for personal property when a particular formula is set.

Mr. McLenaghan said the law says anyone is allowed to appeal. The law says property is supposed to be assessed at half of their market value, so they can argue that, no matter what formula you use, that this is not half of their market value.

With regard to defending cases, Mr. McLenaghan indicated most cases do not reach the point where an independent appraisal has to be paid for at a cost of \$3,000 to \$5,000, and/or plus the cost of an attorney.

Mr. McLenaghan said a determination has to be made if defending these cases serves as a deterrent.

Mr. Curmi asked if the Township is legally obligated to defend these cases on behalf of the other taxing authorities.

Mr. McLenaghan said that question should be answered by the Township's attorney; however, there is a requirement to defend them in a general sense. If there's a petition, you have a requirement to answer the petition, etc. As to the amount of effort involved, he doesn't think there's anything in the rules that says you must do at least "X", although you do represent all those other people.

Mrs. Massengill asked if the School District gets involved themselves and tries to defend any of these cases.

Mr. McLenaghan said he didn't recall the School District ever getting involved, although they've dealt with the County.

The Board directed Wayne County Appraisal to defend any appeals made by the top ten taxpayers in the Township.

Mr. Edwards said he would like to have Dems Roth, ACH and Bosch Corporation defended. ACH and Bosch Corporation have tax abatements.

Mr. McLenaghan explained the new efforts regarding using a single-year sales study, which includes the last quarter of the prior year and three quarters of the current year, instead of using the current two-year sales study in appraising properties.

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**J.2** Discuss Future Sale of Township Owned Property

The consensus of the Board was to leave the “For Sale” sign up and ask \$2 million for sale of the remaining property at Lilley and Ann Arbor Roads.

**J.3** Discuss DDA Banners

Mr. Reaume presented samples of the banners to be put on 12 posts in the Ann Arbor Road streetscape area at a cost of \$3,014 for the banners and hardware to be paid from DDA funds. The DDA has approved the expenditure. The Board postponed action for further review.

**J.4** Letter from City of Plymouth

Mr. Doroshewitz suggested e-mailing the letter again to the City with the 2006 breakdown which was purported not to have been received, copying everyone there as well as copying everyone on the Township Board.

**K. SUPERVISOR COMMENTS**

Mr. Reaume said there are only two actuaries in the state. He would like to get three bids, if possible.

**L. TRUSTEE COMMENTS**

Ms. Arnold was assured that the Board will act on the Attorney’s opinion on teleconferencing.

**M. PUBLIC COMMENT**

**CLOSED SESSION**

At 8:32 p.m., it was moved by Mrs. Massengill, and seconded by Mr. Doroshewitz, that a closed session be called for the purpose of:

RE: Discussing a Confidential Attorney Opinion

This is a permissible purpose under Michigan’s Open Meetings Act, Public Act No. 267, Article 15.268, Section 8, Paragraph (d). Ayes all on a roll call vote.

At 9:02 p.m., it was moved by Mr. Mann and seconded by Mr. Curmi to return to open session. Ayes all on a roll call vote.

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**N. ADJOURN**

Mr. Edwards moved to adjourn the meeting. Seconded by Mr. Curmi. Ayes all.

Meeting adjourned at 9:03 p.m.

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Marilyn Massengill, Clerk  
Charter Township of Plymouth

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