



# City of Brighton

## Press Release

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## City Council Adopts Resolutions Supporting Residents and Small Businesses

*The community is united in support of one another.*

Our community faces many challenges as a result of the COVID-19 pandemic, but City Council has made it clear – we are here for you. This week Brighton City Council adopted two resolutions aimed at supporting its residents and businesses during these challenging times.

Adopted first, Resolution #20-06 approves the creation of a temporary utility bill deferment program. This program will help those customers needing short-term relief. Late fees during the next six months will be waived. This six-month period includes the payments for April 20<sup>th</sup>, June 20<sup>th</sup>, and August 20<sup>th</sup>. Additionally, utility bills after March 31<sup>st</sup>, 2020 that become delinquent will be transferred to the 2021 summer tax bills vs. the 2020 summer tax bill as would normally be the case.

To supplement the City's other Small Business Relief efforts, the second adoption, Resolution #20-07, is a declaration of support for tenants of commercial properties who may be unable to pay rent because of the conditions caused by the COVID-19 pandemic. This declaration also encourages commercial property landlords to collaborate with tenants in need of assistance to reach mutually beneficial arrangements regarding rent payments.

In a statement about the City's efforts, Mayor Pipoly asserts, "We are hoping that all of these programs can make a difference in the lives of residents and business owners as we weather this storm together. We each have role to play here and the City of Brighton is doing everything we can to help."

For further information on the City's efforts for residents and businesses towards COVID-19 relief, please visit:

- <https://www.brightoncity.org/covid-19residentresources>
- <https://www.brightoncity.org/covid-19businessresources>
- <https://www.patronicity.com/Brighton>



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## RESOLUTION #20-06

### A RESOLUTION OF THE CITY OF BRIGHTON CITY COUNCIL TO APPROVE A TEMPORARY UTILITY BILL DEFERMENT PROGRAM

**WHEREAS**, the City of Brighton City Council wishes to provide economic relief to utility customers in the wake of the COVID-19 pandemic;

**WHEREAS**, the City of Brighton City Council wishes to waive late fees for late utility bill payments for a period of six months, covering the due dates of April 20<sup>th</sup>, June 20<sup>th</sup>, and August 20<sup>th</sup> 2020;

**WHEREAS**, the City of Brighton City Council, wishes to hold off on transferring delinquent outstanding utility bills to the 2020 summer tax bills for amounts that first became delinquent after March 31, 2020;

**WHEREAS**, the City of Brighton City Council wishes to resume transferring all remaining delinquent outstanding utility bills beginning with the 2021 summer tax bills; and

**NOW THEREFORE BE IT RESOLVED** that the City Council hereby resolves to approve the Temporary Utility Bill Deferral Program as outlined above.

**IT IS HEREBY CERTIFIED** that the City Council of the City of Brighton adopted the foregoing resolution at a regular meeting on the 16th day of April, 2020 by the following vote:

AYES: Bohn, Emaus, Gardner, Muzzin, Pettengill, Pipoly, Tobbe



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### RESOLUTION NO. 2020-07

#### CITY OF BRIGHTON RESOLUTION TO SAVE SMALL BUSINESSES

**WHEREAS**, the outbreak of the novel coronavirus (COVID-19) has caused a global pandemic; and

**WHEREAS**, the President of United States declared a national emergency on March 13, 2020 due to the health and economic implications of the COVID-19 virus; and

**WHEREAS**, the Governor of the State of Michigan declared a state of emergency and issued several executive Orders temporarily closing all non-essential businesses; and

**WHEREAS**, the Michigan Governor's state of emergency and executive Orders will result in direct economic consequences for businesses in the City of Brighton, Livingston County, and across the State of Michigan that provide employment for many Michigan citizens; and

**WHEREAS**, while the State works to mitigate the health effects of COVID-19, it is necessary for the City of Brighton to take all reasonable steps to preserve and protect the existence of local businesses and their ability to endure this state of emergency and continue to employ local workers; and

**WHEREAS**, many commercial landlords have proactively taken actions to preserve commercial tenants by ensuring that no legal action will be taken against them for the next sixty to ninety days if the commercial tenant is unable to pay rent due to the effects of COVID-19 and the related State Orders; and

**WHEREAS**, although such landlords have provided reassurances to a number of local businesses, there are still commercial landlords that have signaled action will be taken to evict non-paying commercial tenants impacted by the COVID-19 crisis, and

**WHEREAS**, the Federal Coronavirus Aid, Relief and Economic Security (CARES) Act and prior Federal directives, many residential properties have had a temporary suspension of evictions and foreclosures enacted; and

**WHEREAS**, commercial foreclosures and evictions during and due to the COVID-19 public health emergency threatens the existence of local businesses and to destabilize the local economy; and

**WHEREAS**, a period of suspended, but not forgiven, rent payments for commercial tenants would provide temporary financial relief to endure the pandemic and preserve business operations; and

**WHEREAS**, without action, the economic impact of commercial evictions and foreclosures due to COVID-19 and the related State Orders will have a greater local negative economic impact for a longer period of time.



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**NOW THEREFORE BE IT RESOLVED**, the City of Brighton City Council resolves as follows:

1. Commercial landlords within the City of Brighton shall consider deferring or adjusting rent payments for commercial tenants that are unable to pay rent due to financial hardship caused by the COVID-19 pandemic or related State Orders.
2. Commercial landlords are encouraged to work with tenants to waive late fees, penalties, and interest associated with late rent payments and develop rent repayment plans for those tenants unable to pay rent due to financial hardship caused by the COVID-19 pandemic or related State Orders.
3. A commercial tenant that is unable to pay rent due to financial hardship caused by the COVID-19 pandemic or related State Orders shall notify its landlord in writing as soon as practicable with any available supporting documentation of its inability to pay rent.
4. Any commercial tenant that receives Federal or State financial assistance from public programs designed assist businesses suffering hardships due to COVID-19 shall apply a portion of eligible assistance to any past or currently due rents. Landlords should not require that the commercial tenant apply specific percentages or amounts of financial assistance to commercial rent.
5. A commercial tenant is defined as any business type that is eligible for the Federal Paycheck Protection Program. This generally includes businesses with fewer than 500 employees in the following categories:
  - a. Sole proprietorship
  - b. Partnership
  - c. C-Corporation
  - d. S-Corporation
  - e. Limited liability company
  - f. Independent contractor
  - g. Self-employed individual
  - h. 501(c)(3) organization
  - i. 501(c)(19) organization
  - j. Tribal businesses
6. Lenders that have provided commercial real estate borrowers with a commercial mortgage loan for a property within the City of Brighton shall consider providing an opportunity for a forbearance for any commercial real estate borrower that has suspended any action under the provisions described in this Resolution.
7. No provision of this Resolution shall be construed as relieving any individual or business of the obligation to pay rent, its mortgage, or comply with any other obligation that a business may have under a lease, rental agreement, or mortgage.
8. This Resolution shall expire upon the State of Michigan lifting the state of emergency due to COVID-19.

**IT IS HEREBY CERTIFIED** that the City Council of the City of Brighton adopted the foregoing resolution at a regular meeting on the 16th day of April, 2020 by the following vote:

AYES: Bohn, Emaus, Gardner, Muzzin, Pettengill, Pipoly, Tobbe