



MINUTES

Harper Woods/Grosse Pointe Chapter of the GPBR

Tuesday, Feb. 10, 2026 @ 1:00PM Via Zoom

President: Donna O’Keefe

President Elect: Jimmy Saros

- (5) Regents Present:** Donna O’Keefe (PRES), Alexis DeLuca (Past Pres), Ryan Lally (Secretary), Laura Peters, Lynne Shine Williams
- (2) Liaisons, & (2) MT Present:** Chris DeRosier, Melissa Singh, Debbie Fajardo (MT), Jen Hild (MT)
- (4) Regents Absent:** Jimmy Saros (PRES ELECT), Mackenzie Holguin (YPA), Lara Miller, Ryan Peck
- (3) Liaisons Absent:** Donna O’Neil, Brian Rumohr, Chace Wakefield

- I. **Called to order** at 1:06 PM
- II. **Approval of the prior meeting** for 1/6/26, M/S/P. One correction – Salt for GP Woods residents can be picked up at GP Woods DPW lot.
- III. **President’s Report** (O’Keefe)
 - A. **Membership Count:** 273 members. Increased from 254 members in Jan 2025.
 - B. **Upcoming Board Events:** 2/13 Monthly Lunch Roundtable, 3/4 Education class – Success Selling HUD Homes (w/ lunch), 3/5 Education class 19 Things They Didn’t Teach You at Real Estate School 2 hours Con-Ed, 3/5 Happy Hour (Whiskey Six), 3/11 GMM, 3/24 YPN Tax Talk (w/ lunch)
- IV. **New Business:**
 - A. New GPBR Purchase Agreement. The GPBR Purchase Agreement revision is complete, and the new form has been uploaded to Transaction Desk and SkySlope. Please submit feedback to Jimmy Saros.
 - B. Property Tax Reform. Chris Derosier proposes we obtain an update from Michigan Realtors® regarding property tax reform, and suggests MR send out a call to action to all members to prompt action. Debbie Fajardo mentioned Lori Jaglois is the chair of the GPBR Governmental Affairs and RPAC committee, and she is now on a state committee about property taxes. Brad Ward will be speaking at the RPAC dinner on April 30.
 1. Donna O’Keefe mentioned the “School of Choice” topic currently being discussed in the GP Public School District. We should educate our members so they can educate their clients. This will most certainly affect property taxes and property values within the school district.
- V. **Old Business:** GMM on 3/11 at GP Yacht Club. Liaisons should submit the most important topics for each municipality to Donna O’Keefe and Debbie so they can be included in the annual update. The executive director for The Helm will speak about the services and programs they offer for seniors.
- VI. **HW/GP Happy Hours 2026:** 3/5 Whiskey Six on St. Clair Ave in GP
- VII. **Municipal, YPN, and Affiliate Reports:**
 - A. Grosse Pointe Chamber of Commerce –Rumohr: Absent but submitted report.
 1. New resident bags. GP Chamber of Commerce has goodie bags for all new residents.
 2. The Chamber offers memberships for both real estate brokerages / offices and individual agents, with different pricing and benefits for each.

- B. Affiliate Committee –Peters. Next committee is meeting tomorrow, Feb 11. Donna O’Keefe observed the number of affiliates has dropped significantly in the past year. Affiliates are working to provide value to agent members of the GPBR, which should demonstrate value to affiliates and help bolster the number of affiliate members. If you have ideas, please let Laura know.
- C. Grosse Pointe Park - DeRosier:
 - 1. “Trombly United” group spoke at city council meeting about the benefits of re-opening Trombly Elementary School for the GPPSD. Last weekend the GPPSD had an open house listening session to hear community feedback regarding the topic. The City of GPP signed a contract with Tenurgy, a Michigan-based consulting company specializing in utility bill auditing. This will not cost taxpayers any money and should result in lower utility costs.
 - 2. City Council approved a proposal to share park access with some GP Farms residents while the Pier Park pool is closed for renovations this summer. Specifics TBD. May revisit at next city council meeting.
 - 3. Charlevoix social district re-design / re-build will begin as soon as weather permits.
- D. Grosse Pointe City - O’Neill: Absent but submitted her report. City council held a special meeting on Jan 12 to discuss alternate funding options to help reduce city dependency on operating millage. One option is a “Headlee override,” which allows voters to temporarily lift state-imposed limits on property tax revenue. City council will revisit on Feb 23.
- E. Grosse Pointe Farms – Lally:
 - 1. Residents will be split into two groups this summer during Pier Park pool closure / renovations. Half of the residents will go to GP Woods Lake Front Park and half will go to GP Park Windmill Pointe Park, and the groups will swap halfway through the summer.
 - 2. New restaurant to replace The Bronze Door. Tavola Mia – Chic Italian Brunch & Dinner” will open in Spring 2026.
 - 3. Increases to water utility bills continue to be a problem for residents. Chris Derosier mentioned a new request from GLWA to increase water rates by 5%.
 - 4. City Council is reviewing a seawall feasibility study. More to follow.
- F. Grosse Pointe Shores – Wakefield: Absent. The sledding hill at Vernier Field has been a popular place for kids this winter, and the city is cracking down to enforce resident-only access.
- G. Grosse Pointe Woods –O’Keefe.
 - 1. City Council approved the proposal to share park access with GP Farms residents for this summer. They also approved the building plans for the new pickleball center at Assumption.
 - 2. City Manager Frank Schulte retired. Sue Como (Mario Como’s wife), former Assistant City Manager, is now the new City Manager – and the first female in the role.
- H. Harper Woods – Singh:
 - 1. Roscommon pocket park development continues. Sidewalks are poured and

traffic island is complete. Speedbumps will be installed to slow traffic. City Council approved construction for a 20'x20' pavilion, which should be complete by early Summer 2026.

2. A new zoning ordinance has been published on the city's website.
3. Fraser Square housing project construction at the former Poupard Elementary School site is moving quickly. The developer expects to begin closing sales of completed units by Spring 2026.
4. The Community Center new construction project at Salter Memorial Park has budget shortfalls due to issues with federal funding, so the city is modifying plans to meet grant requirements. The new facility will contain the parks & rec offices, a gym, and a pool. More to follow.
5. **Note:** We need to find a replacement for Melissa; she will stay on until a replacement is identified.

I. Young Professionals Network – Holguin: Absent. Fajardo

1. Tuesday, 3/24 – YPN Tax Talk - Hosting a free tax talk at Nino Salvaggio featuring a certified tax planner, a financial planner, and an attorney with lunch.

J. The Hill Association –Peters.

1. There will be additional signage installed along St. James Way by the parking lot to slow traffic, eliminate confusion, etc.
2. Proposal for daycare at the former Rite Aid has been denied, most notably due to impact to traffic. The owner of the daycare is still searching for a facility.
3. The Deli under construction appears to be stagnant.
4. The owners of iCryo are championing a health fair street festival with a target date of Saturday, July 18, 2026 (afternoon/evening).
5. Flyleaf has a lot of events, particularly wine tastings. Check out <https://www.flyleafgp.com/events> for more info.

VIII. **Next Meeting:** 3/17/2026 at 1 pm via Zoom

IX. **Future Meetings:** 4/21, 5/26, 6/30, 8/4, 9/8, 10/13, 11/17

X. **Meeting adjourned at 1:41 PM.**

Respectfully submitted by Ryan Lally, Secretary