

**JOINT SPECIAL BOARD OF TRUSTEE MEETING WITH
CIVIC CENTER DEVELOPMENT COMMITTEE (CCDC)**

**JANUARY 21, 2021 - 6 PM
ELECTRONIC MEETING**

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Supervisor Kowall, Waterford
Clerk Noble, White Lake
Treasurer Roman, White Lake
Debbie Dehart, White Lake
JP Arens, White Lake
Merrie Carlock, White Lake
Jim Christopher, Auburn Hills
Tony Madaffer, White Lake
Curtis Martin, White Lake
Trustee Powell, White Lake
Trustee Voorheis, White Lake
Trustee Smith, White Lake

Absent:

Trustee Ruggles

Also present:

WLT Police Chief Keller, White Lake
WLT Planning Director Sean O'Neil, Lyon Township
WLT Associate Planner, Justin Quagliata, White Lake
Mike Leuffgen, DLZ, Shelby Township
Howard Kohn, President/CEO of The Chesapeake Group, Inc., Baltimore, Maryland
Sherri Barber, Recording Secretary, White Lake

APPROVAL OF AGENDA

Supervisor Kowall moved to approve the agenda as presented. Ms. Smith supported and the **MOTION CARRIED** with a roll call vote: Kowall – yes; Noble – yes; Roman – yes; Powell – yes; Voorheis – yes; Smith – yes. 6 yes votes.

PUBLIC COMMENT

There are no members of the public online at 6:05 p.m. to comment.

REVIEW OF RFQ RESPONSES

Mr. O'Neil wanted to give a quick recap. We are reviewing the responses received. The last time the two groups were together was on September 29th, 2020 and we finalized the RFQ. The requests went out in November and Mr. Kohn received them at the end of December. Mr. O'Neil looks forward to seeing the next stage, who we want to interview, etc. Mr. O'Neil thanked everyone for their diligence.

Mr. Kohn noted that we had to identify developers that met certain criteria. They had to have experience in building, housing, retail experience – particularly creative experience and a recreational component. He noted that Canadian participants let us know that they weren't interested right now due to the border being closed, and the cooler relationship with the USA.

Mr. Kohn stated that we were fortunate to get one of the top 5 that he wanted in here, one in the top 25, and one that possibly can be tweaked. Mr. Kohn discussed the developer qualifications summary. Mr. Kohn recommends interviewing them and seeing how we like them. Get to know them, get a sense from them.

Supervisor Kowall stated that at the end of each presentation we can take about 10 minutes for questions.

Mr. Kohn outlined Procida Butz Development Group. They are from Bronx, NY and Allentown, PA. They have built government facilities, creative retail, and housing. They currently have a residential and retail project in Detroit. They have a wealth and dearth of experience.

Mr. Powell noted that he was very impressed with this group. Some of their particular projects brought their attention to him and made him walk down one of those communities. Are they turn key? They are own and operate. Mr. Kohn noted that these questions can be asked of them. Ms. Dehart asked if we were trying to do public and private. Have any of them worked with a public government entity? Procida and River Caddis have, he doesn't know if Gershenson/Kirco does.

Regarding Procida, Ms. Carlock liked that they had places for artists. She'd like to see a nature walk connecting paths. She liked some of the things that made them unique. Mr. Kowall wanted to note page 4, its very interesting to see what they are doing with the Detroit project. They are compacting 300 residential units on a 7-acre site. This has some merits based on what we're going to have. He thought that was impressive and he's going to take a field trip down there.

Steve Woodard (953 Schulyer) noted that he called in but would like some information regarding the presentation. Mr. Kowall responded that it's preliminary but we can certainly get the information to him. Tony Madaffer wanted to mention to Mr. Woodard that he's on the committee and he wanted to let him know he sits in on these and he can share information with him and their Lakewood Village board.

Mr. Kohn went over the presentation from River Caddis. They are located in East Lansing and have team members at Plante Moran Cresta. They have retail, residential, office and municipal experience. We don't know if they have the creative commercial or recreational activities. Mr. Powell noted that this group impressed him because it appears that they get us a little bit more. Mr. Leuffgen commented that this covered public private partnership more. Mr. Kowall noticed that there seemed to be more

cohesion in the direction we want to go in. There is something to be said for dealing with people in our own back yard. They are part of our economic infrastructure in Michigan. We want a partner who can help create that synergy. Ms. Smith wanted to note that Michigan towns have something special about us, and she likes that they are from Michigan.

Mr. Kohn discussed Gershenson/Kirco. You know who they are, they've been involved in many things in White Lake. The projects they have shown are more office, industrial, wholesale, distribution and R &D. They have traditional retail. What seems to be missing is residential. Their presentation is more industrial oriented. From an interview process it doesn't hurt to talk to all three. Mr. Powell is familiar with their residential project in Highland. They do have some history in residential. The bigger issue – he likes to diversify his clients. They are a great company and have treated White Lake very well. It makes him a little nervous with the vacancies they've had. Their creativity in White Lake, it's strip centers. We don't like holes in the ground, and when we talked about the retention/detention pond behind Kroger, we were looking for more creativity and this has to be unique. Ms. Carlock agrees with Mr. Powell, they need to have more layering. Curt Martin thanked everyone and likes the coordination of the meeting and how well they are run. He likes education and he hasn't seen anyone say anything about that. He thanked Mr. Kohn for being informative and to the point. Ms. Smith asked for some clarification from Mr. Martin about education. He's discussing satellite learning facilities, trying to keep brain trust here in Michigan. Mr. Kohn noted that it's in our RFQ. Let's see how many we will interview and see what they think about incorporating them. Mr. Noble wanted to see who would be the most financially able to secure loans. We need to start there.

Ms. Smith wanted to be honest that she's disappointed that we only received three responses. She's disappointed in the vision of all three. She envisions a quaint downtown area, or a very modern area.

Mr. Kohn stated that we're looking for someone who has experience in all areas. It was not a proposal, just what have you done before. He thought we would get three from local people, there was only one. Mr. Kohn noted there is a little division, the people from the south don't really want to work in the north anymore. Mr. Noble asked if it is fair to say it comes down to the finances? Narrow down to finances and who is more capable. They build the building and we lease it and get it back after a certain period of time. We start with best finances, without that there are no creative ideas. Mr. Kohn noted that the financing is creative. Mr. Kowall noted that it is public private ventures and that is something that's become more of the norm where municipalities are involved.

Mr. O'Neil stated that it's not much more time to interview the third as well. Mr. Noble asked if local developers could be subject to a later RFQ. There were many solicited that did not respond or submit. You don't want to burn bridges, by reopening the door again etc. Mr. Kowall agrees all three are worth talking to. He would urge all board and committee members to craft an email specially outlining the developer you want to see, or deficiencies. Ms. Smith would like to see all three interviewed.

Mr. Kohn would like your input into getting questions. Mr. Kohn suggested scheduling two hours for each one. Mr. Roman liked all three presentations and is good with interviewing all three. Mr. Powell brings up an interesting point of a developer with a presence here already. After we do the interviews is it fair to ask two to submit proposals? Can we assume we'll get a very detailed sketch of where everything would go along with financial information? Mr. Kohn said yes. Mr. O'Neil noted that there is a whole volume of work. Mr. Kohn has some of it and will have it to share before we get proposals. We'll share with them the process we've gone through. Mr. Powell stated that it would be unconscionable to let someone in after these companies have provided so much information. At the

next step, they are going to spend \$30,000 putting together the proposal. They have to want it and have the pockets to do it. Clerk Noble stated that it could be closer to \$ 100,000.

Ms. Smith asked what happens if we don't like the proposals. Mr. Kowall stated that we'll narrow the field. We're still discovering what we are looking for and it will develop as it comes along. Mr. Kowall asked for a show of hands for who would like to interview all three and it appeared over Zoom that most of the hands were raised.

Mr. Kowall would like Mr. Kohn to provide our concerns with each one and stated that this needs to be in an organized matter. Get your questions in to ask to each group. At the end of the interview period, if there are additional questions, we'll do it at the end. Let them do it, interrupted. This will be interviews, we'll talk to them.

Mr. O'Neil and Mr. Kohn will work out the process. Again, we looking for a list of questions, next week Friday. Mr. O'Neil will gather them. In the meantime, he will contact them all and let them know the process. When do we want to do this as a group? Towards the end of February, the week of February 22nd. Mr. Kowall stated that we'll have further conversation on how many in one day. Clerk Nobel wants to break up into two or three days. Mr. O'Neil stated that it will be via zoom and broken up in three.

Treasurer Roman thanked all the residents that sit on the board and all the committee members. Mr. O'Neil also thanked them for their time and effort. Now we're getting into the exciting part.

Mr. Kohn considers himself part of us, and it's just as important to him that this happens right.

Mr. Kowall noted that there is a special board meeting on Monday at 5:30 p.m. Mr. Kowall thanked everyone for being involved. This is so important and we can't do it successfully without everyone's help.

ADJOURNMENT

Supervisor Kowall moved to adjourn the meeting at 7:55 p.m. Clerk Noble supported and the MOTION CARRIED with a roll call vote: Kowall – yes; Noble – yes; Roman – yes; Powell – yes; Voorheis – yes; Smith – yes. 6 yes votes.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the January 21, 2021 special board meeting minutes.



Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan