CHARTER TOWNSHIP OF WHITE LAKE
Approved Minutes of the Special Board of Trustees Meeting
August 25, 2020

Supervisor Kowall called the meeting to order at 6:01 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Lilley called the roll:

Present:

Board of Trustees:	Rik Kowall Terry Lilley Mike Roman Scott Ruggles Mike Powell Andrea Voorhies (late log in) Liz Smith
CCDC:	Merrie Carlock Tony Madaffer Jim Christopher
Also present:	Howard Kohn, President/CEO of The Chesapeake Group, Inc. Marilyn Kapp, The Chesapeake Group, Inc. Jerry Adams, The Chesapeake Group, Inc. Police Chief Keller Fire Marshal John Holland WLT Planning Director Sean O'Neil WLT Staff Planner Justin Quagliata WLT DPS Director Aaron Potter Mike Leuffgen, DLZ Nathan Loree, DLZ Eric Beaulieu, DLZ
Absent:	JP Arens Debby Dehart Curtis Martin

APPROVAL OF AGENDA
Mr. O'Neil wanted to clarify agenda item 7A to add DLZ as the firm the proposal is coming from.

It was MOVED by Clerk Lilley to approve the agenda as presented, and SUPPORTED by Trustee Smith.
The MOTION CARRIED with a roll call vote (Kowall/yes, Lilley/yes, Roman/yes, Ruggles/yes, Powell/yes, Smith/yes)

PUBLIC COMMENT
No public comment.

A. Civic Center Development Committee Status Update to The Board of Trustees and Review of Draft RFQ

Mr. Howard Kohn was present from The Chesapeake Group to give an update. He thanked the Board and CCDC for their participation, and noted that the meeting was to ensure the Board and CCDC were on the same page, and to go over the timeline for the future. The goal is to create a civic center that is different and unique. He wanted White Lake to be something different but still retain the "White Lake" feeling. He felt it is critical to think out of the box. The private/public partnership will be critical, and financing will be a part of this process later on. Mr. Kohn added that Redstone will be involved for the public safety aspect of planning, and DLZ is involved for the conceptual planning for the public aspect.

The concept for the Civic Center has changed over time and evolved. The Chesapeake Group developed a survey and it was received by over 600 White Lake Township residents, polling them on what they would like to see in the Civic Center, as well as what they value in regards to recreation, retail, services. Mr. Kohn added the RFQ had not been solicited out yet to developers. He explained the process of finding a developer, and how the different firms will be vetted to find someone who will fit in sync with what the Township is looking for in the Civic Center.

One of the key components for the concept will be "365 Outdoor Recreation". Recreation activity should be seen from a programming standpoint, since open spaces and parks don't have to cost the Township money, they could potentially create revenue. Indoor space is also needed such as walking path that can be conjoined with the outdoor path. Walkability was also important; residents had voiced their opinions regarding the lack of walkability in the survey. Non-traditional retail spaces like open air markets and pop up shops can give the Township something different to the area that will bring folks back for more. Other commercial uses that suggested were educational, medical or vacation lodging uses. It was found in the survey that senior citizens were looking for more activities to participate in within the Township, especially exercise activities. The conjoining of these components was stressed upon. This would link each use concept together and essentially brand the Civic Center as a whole.

Trustee Powell asked Mr. Kohn for his guidance on which details that may detract developers from the project, versus what will sell it to a developer. Mr. Kohn said we will present ideas and designs to developers, and ask them what they think. The developers would work with the Township to execute the vision. He thought it was important to show our concepts that are liked, and then the developer can add their opinions. Supervisor Kowall said the needs of the of the Township are to be defined first, and from there, conceptual placement of these needs can be shown. A developer is going to want to see the direction the Township will be looking to take the project, and then they can work with the Township from there. Mr. O'Neil added that

when the Board moves ahead with the confirming the selection of a firm for the Master Planning for the Pawlak property, that firm will be involved with the planning for the Civic Center as well.

Treasurer Roman wanted clarification on where exactly the development process is at in regards to design and placement of buildings on the site. Mr. Kohn said he is using the term site as the whole picture, the whole district in its entirety. Supervisor Kowall the work that DLZ will be involved in will be defining the space for public uses like Township Hall and Public Safety. Mr. Beaulieu added that originally what was discussed was redevelopment of Township Hall. Now, it has evolved into a bigger concept. The parameters can be set for what the public side of the project needs, and private sector portions of the development can be worked on further in the future. Mr. Kowall added that this is just to get the idea rolling, the public buildings need to be established first. Trustee Ruggles asked if DLZ did a needs assessment and space requirements for the Township? Mr. O'Neil said this has already been done in the previous phase of Civic Center Development planning.

Trustee Smith said she would like to see the Township and Public Safety needs honed in first, and it needs to be talked about more. Those buildings should be taken care of first. Supervisor Kowall agreed, and said these need to be the main objective. The needs for the Public Safety building have been worked on by Redstone, and the same thing is being done right now for the Township side as well.

Clerk Lilley said a similar project was done before with the current Township Hall. An architect was brought in to try to redevelop the building. The present Township Hall is not sufficient to meet everyone's needs, and it would be costly to just bring this building up to code, and that wouldn't begin to take needs of the Township into account. The idea of having a public/private partnership in developing will be offsetting some of the costs. He agreed that the plan doesn't need to be too specific, and the RFQ needs to move forward to determine costs. He also thanked the CCDC for all of the work they've done to get the planning to this point.

Trustee Powell asked how the overall concept of the site will continue? Mr. Kohn said it's critical to move forward with DLZ and the Pawlak park planning, as it will give more for the developer of the Civic Center District to work with.

Supervisor Kowall said in order to move forward, investments will need to be made in planning and design, and that's what is being proposed tonight. DLZ will provide a more defined drawing including the melding of Pawlak Park, Township Hall and Public Safety buildings.

Trustee Voorhies agreed with the comments of moving forward, and that while expensive, it is a part of the process.

Treasurer Roman added that this process is new to everyone, and because everyone is fiscally responsible, the amount of money spent may seem alarming. However, this is what it will take and he put his trust in Mr. Kohn.

Mr. Beaulieu said it will take time to put the concept designs together, and then he will share the designs with staff and Mr. Kohn to make sure the uses make sense. It will take a few weeks for a draft, then comments will be collected before a final concept can be presented to developers. Mr. Kohn asked if the conceptual

design can be taken to the Board in the next few weeks? He added that way, the Board has something to look at and can be comfortable with. Mr. Beaulieu agreed.

Supervisor Kowall said by moving forward this way, we can give developers what they will ask for. Mr. O'Neil said the RFQ is to test the waters, and the uses and configuration will not be lost in the process. The buildings will look and function like it will be conceptually planned upon.

NEW BUSINESS

B. Request to Approve DLZ's proposal for Civic Center Development Committee Project

It was MOVED by Supervisor Kowall, SUPPORTED BY Treasurer Roman to Approve DLZ's proposal for Civic Center Development Committee Project which includes the amended scope of services for the Civic Center Master Plan concept development and graphic visualization, not to exceed $19,500.00 The MOTION CARRIED by roll call vote (Smith/no, Voorhies/yes, Powell/no, Ruggles/no, Lilley/yes, Kowall/yes, Roman/yes).

ADJOURNMENT

It was MOVED by Supervisor Kowall to adjourn the meeting, and SUPPORTED by Trustee Voorhies to adjourn the meeting at 7:43 p.m. The MOTION CARRIED with a roll call vote (Kowall/yes, Lilley/yes, Ruggles/yes. Powell/yes, Voorhies/yes, Smith/yes Roman/yes)

The meeting was adjourned at 7:43 p.m.

I, Terry Lilley, 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 August 25, 2020 special board meeting minutes.

Terry Lilley

Terry Lilley, MMC; MiPMC
White Lake Township
Oakland County, Michigan