

**APPROVED MINUTES OF THE
JOINT SPECIAL BOARD OF TRUSTEE MEETING WITH
CIVIC CENTER DEVELOPMENT COMMITTEE (CCDC)
FEBRUARY 22, 2021 - 6 PM
ELECTRONIC MEETING**

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Supervisor Kowall, White Lake
Clerk Noble, White Lake
Treasurer Roman, White Lake
Trustee Powell, White Lake
Trustee Voorheis, White Lake
Trustee Smith, White Lake
Trustee Ruggles, White Lake

Debbie Dehart, White Lake
JP Arens, White Lake
Jim Christopher, White Lake
Tony Madaffer, White Lake
Curtis Martin, White Lake

Absent:

Merrie Carlock

Also present:

WLT Police Chief Keller
WLT Planning Director Sean O'Neil
WLT Associate Planner, Justin Quagliata
Fire Marshal Holland
Fire Chief Marinucci
WLT DPS Direction Aaron Potter
Deputy Clerk Santiago
Mike Leuffgen, DLZ
Howard Kohn, President/CEO of The Chesapeake Group, Inc.
Jerry Adams, C
Sherri Barber, Recording Secretary, White Lake

Doug Smith from Plante Moran Cresa is very comfortable with River Caddis, they have done a lot of work together. He works largely with owners of real estate, sophisticated investors and municipalities. Mr. Fountain works with public clients. Over the course of the last 10 years, they have had several public private partnerships. Royal Oak, Warren, and District Detroit are a few. They are able to measure financial feasibility and propose solutions. Andy Fountain discussed creating the right environment to make sure your goals are implemented into the project along with a cost benefit analysis. What is the return on investment?

John McGraw noted that Plante Moran represents a lot of municipalities throughout the country. That's important to them and they want to create a win/win/win situation.

Elena Madison spoke on behalf of Project for Public Spaces. They work for public spaces, they were established in 1975. They have worked with many groups in Detroit. She detailed some of the groups that they work with. She noted some of the benefits of great places such as building and supporting the local economy, creates improved accessibility, social interaction, promotes health and sense of comfort, and nurtures and defines sense of community. Placemaking is a collaborative process of people coming together to create the great public spaces at the heart of their communities – space can become a place. The River Caddis team is very forward looking.

Multifamily and townhomes will be built into the mix. Their largest obstacles our is willingness to commit to the vision: politically, socially and financially.

Mr. Kohn asked that the questions be oriented to the presentation just made and suggested that you limit yourself to one question.

FOLLOW UP QUESTIONS

Supervisor Kowall asked how Peerless Flats was received. It went through many iterations, and the DDC was the biggest cheerleaders. They needed residents to live downtown.

Treasurer Roman asked about other municipalities as they may relate to White Lake Township. Andy Fountain stated that they are working with other municipalities. They went through and looked at a local police station and they had wanted to add a gun range. They looked at other ideas, they went to some other communities to look at a lease, and showed the cost of construction versus lease. We like to think outside the box to accomplish what you are looking for.

Mr. Kohn said most people envision housing with a different density. They do market studies, and they can do one informally. Sometimes being the first one out is good; White Lake could be great for this and can support higher rents. We'll explain the different number of stories, etc. for living spaces. It will depend on what you want and where you want it.

Mr. Kohn asked why you took an interest in this project? John McGraw said the master development roll intrigued us. They have family members who live in White Lake and talked highly of the area. There is a mix of uses that we can help compliment, it sounds like a fun project to work hand in hand with the Township. We like to hire local people and partner with people who make them look good.

Mr. Kohn asked how we make some changes to make people come back at different times to the center.

John McGraw said that they can do pop-up stores in containers. When we talk about non-traditional, it's hard to do, hard to find the right tenants. But in collaboration with the Township, we can back into what this could look like.

Mr. Powell wanted to point out that this presentation went above and beyond. The team is impressive. If you're selected, how would you see the critical path going forward to having a downtown? Kevin McGraw stated that it's your commitment to what you want. Commit to a vision, commit to a timeline. A steering committee that is very nimble helps greatly. You have to come up with your list of priorities, what you want and how you want it. And we have to put a number on it, how do we pay for it. Bonds, non-profit agencies, etc. We call it value engineering. Mr. Powell asked if you have done a public private partnership with a lease payback with the municipal buildings. Yes, they have, it brings taxes, your exposure, your obligations into the mix. Ada County would be a great reference to call.

Mr. O'Neil said that he appreciates the well-researched presentation and your straight shooting. There are lots of hurdles to overcome. The presentation is very thorough and it seemed like you knew our community a little bit.

Mr. Christopher asked how much of the project they may bankroll? Kevin McGraw noted that it depends. The public building can be leased back. Doug Smith noted that's a roll we played in Royal Oak. They let them know positives and negatives, and ultimately, they opted to go ahead and pay for it themselves.

Clerk Noble asked about the amount of years in the lease and what's the benefit. It's usually a 20-year lease, and then it could be bought at a fair market value. They have to be transparent with those figures with your finance team.

Ms. Dehart asked if everything can be tied together in your vision and can it all be fit in with commercial uses. They can't make a promise until he sees everything that needs to be done. You are going to know a lot at the end of the process. The choices become obvious at the end. John McGraw wanted to add that with the master development we have partners all across the nation to be able to tie this together for the Township.

Treasurer Roman looks at this project as a partnership, we'll get a Township hall, and they'll make a profit. Does any of this come back to the Township? With the risk and exposure, you'd be surprised how little we make. The multifamily and other things will help us. It will be a win/win.

Ms. Smith asked if you would still be interested if we didn't have the residential component and they answered yes.

John McGraw stated that we're excited to get going. We're in it for partnership, to be transparent and to continue the process to turn it into a long-term arrangement that everyone is proud of. Thank you for your time and we look forward to hearing from you.

Mr. Kohn noted to River Caddis that you'll hear from us in about a week.

Supervisor Kowall thanked everyone for attending. Some of the projects outlined in the presentation have piqued his interest.

ADJOURNMENT

Trustee Voorheis moved to adjourn the meeting at 7:28 p.m. Trustee Smith supported and the MOTION CARRIED with a roll call vote: Kowall – yes; Noble – yes; Roman – yes; Powell – yes; Voorheis – yes; Smith – yes; Ruggles – yes. 7 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 February 22, 20221 regular board meeting minutes.



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