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**BOARD MEMBERS PRESENT:**

Gary Wall, Supervisor  
Kim Markee, Clerk  
Anthony Bartolotta, Trustee  
Marie E. Hauswirth, Trustee  
Mark Monohon, Trustee

**ABSENT:**

Steve Thomas, Treasurer  
Janet Matsura Trustee

**OTHERS PRESENT:**

Derek Diederich  
Barb Miller

**Agenda included:**

1. SEMCOG Grant Writing Program
2. OCC Project Cost with Plante Moran Realpoint
3. Opportunity for Trustees to Discuss Topics of Concern
4. Public Comments Limited to Three (3) Minutes Per Speaker

Kevin Vettraino, AICP, Director, Planning with SEMCOG, explained and presented how SEMCOG helps communities apply for and secure grants. SEMCOG currently has 184 communities in its membership. They have \$1.7 million available for grant writing assistance and will provide up to \$80,000 per application. Local governments, RCOG, and transit entities are all eligible to apply. Applications are accepted at any time and will be reviewed approximately three to four times per year. Mr. Vettraino explained, "If you were going to submit something for a TAP grant, you should apply by November 30, and it would be approximately June 2024 before you would know if you received it or not."

The TAP grant requires a 20% match, and there is \$10.0 million available on an annual basis for the years 2023 through 2026. For a TAP grant, you must work with the RCOG. Brian Pollack is the SEMCOG TAP grant coordinator for sidewalks. The TAP grant would be for sidewalks, safety paths, bicycle and pedestrian safety, and some stormwater management. Trustee Monohon thought we still needed the engineering work to be completed before we could ask for grant assistance.

Andy Fountain and Robert Stempien from Realpointe, Plante Moran presented what they would do for the fee proposed to study OCC. They have access to architects, attorneys, accountants, and construction planning. The past communities they have worked for include Farmington Hills (The Hawk), the cities of Van Buren, Redford, Birmingham, Grosse Pointe, and West Bloomfield Township. They would provide up to two community workshops, and surveys, and have consultants study what it would cost (estimates) to renovate the OCC facility to fit the needs of Waterford Township. They would involve numerous consultants who would give estimates for mechanical, electrical, plumbing, construction, architectural and operational staffing, and utilities, including a timeline for completion of the renovation. Also, they said they could find us potential Healthcare providers looking for space to rent or other potential renters if we needed to rent out space, as long as they had dedicated entry and parking spaces. The Hawk has a start-up floor that they lease space to start-up businesses. According to Jeff Polkowski, from our Hawk tour, once the businesses outgrow their rented space, most of them relocate within 5 miles of their original space. This helps grow and develop the local community.

Trustee Hauswirth said she was concerned that we need to know if OCC is serious about selling to Waterford Township before we spend the money to do the study. Clerk Markee reiterated that we should have the pros and cons for all potential sites listed and make sure we communicate the same information to all residents. The community needs to understand why one site was chosen versus the other sites because questions will come up from our residents as to why the other locations were not selected. Supervisor Wall said the residents elected us to make these hard decisions therefore we are the ones that will make the decision.

Plante Moran said they would like to have four months to complete the study, and the real estate costs are not included in the study fee. Also, they think OCC would give Waterford Township an excellent price if the Board would work with OCC to help market the remainder of the property. Currently, it is zoned as public land. For new construction, Plante Moran thought it would cost about \$450 to \$600 per square foot, and \$12.00 per square foot to tear down a building.

The meeting adjourned at 5:48 p.m.