

**PROCEEDINGS OF  
CHARTER TOWNSHIP OF WEST BLOOMFIELD  
PARKS & RECREATION COMMISSION  
West Bloomfield RAC, Nature Room  
West Bloomfield, Michigan**

**Wednesday, March 8, 2023  
6:00 PM**

**APPROVED**

**CALL TO ORDER**

The meeting was called to order at 6:00 PM by Chairman Brooks

**ROLL CALL**

Present: Chair Robert Brooks  
Secretary John Erich  
Treasurer Terrance Adams  
Commissioner Merv Aronoff  
Commissioner David Barash  
Commissioner Vincent Kirkwood  
Commissioner Sally Wenczel

Staff Present: Joe Ketchum, Interim Executive Director  
Kelly Hyer, Recreation Superintendent  
Chris Frey, Parks Superintendent  
Carrie Manning, Recording Secretary  
Megan Tehako, Marketing Manager  
Stephanie Smith, Finance Manager

Absent: None

Public: Allan Mindell, Realtor

**PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM - None**

**APPROVAL OF AGENDA**

Prior to approval, Chairman Brooks recommended moving item 8 on the agenda, Sale of Schulak Update, up to be the next item on the agenda.

Motion by Commissioner Barash seconded by Commissioner Adams to approve the amended agenda.

**Ayes: 6**

**Nays: 0**

**Absent: 1 Commissioner Kirkwood arrived after the vote.**

**Motion Carried: 6-0-1**

## **SALE OF SCHULAK UPDATE**

Pursuant to an email and real estate comps from Realtor Allan Mindell, the Commission entered into a discussion regarding setting the asking price for the Schulak property. Mr. Mindell recommended listing the property for \$550,000. This was around half of a prior appraisal that Mr. Mindell was unable to substantiate. Mr. Mindell walked the property and determined the property would most likely be looked at as vacant land due to the many obsolete items in the buildings on the lot. Also, a factor is that approximately 25% of the 4.85 acres is wetlands and there would be expenses for any potential buyer to clear the property and make it usable. The Commissioners posed several questions and set objectives prior to moving forward.

- The Deed needs to be investigated to determine if the property could be divided for sale.
- The zoning would have to be changed back to the prior zoning, which is Residential.
- If there is any interest from the adjoining development, Carrington Gardens, in the property as it could provide another egress from the subdivision and the Schulak property.
- Would the Township rezone the property.

The Commissioners were unable to determine an acceptable asking price without more information but would not go below a minimum of \$550,000.

Interim Executive Director Ketchum and Allan Mindell agreed to do further investigation and have the information back to the Commission in two weeks.

## **RECOMMENDATION ON SUBCOMMITTEE DURATION (By-laws Article XVIII-Committees)**

Interim Executive Director Ketchum wanted to remind the Commission that the Committee by-laws state that the Commission Subcommittees should be set up for a certain purpose and have a set duration or a specific time when the Subcommittee would cease. The Subcommittees should have a project, a goal, and an ending. It was determined that the Strategic Plan Committee was set up for the purpose of selling the Schulak property and would end with the sale of the property. In response to a question regarding the ending date, Chairman Brooks reiterated that there may not be a specific date, more to the end of the project the subcommittee was tasked with. Regarding the HR Subcommittee, it was determined it would end 60 days after the hiring of the Executive Director.

## **HR SUBCOMMITTEE UPDATE**

The Commission discussed the role of the HR Subcommittee and what their role would be after the hiring of the new HR Manager and around the hiring of the Executive Director. Interim Executive Director Ketchum informed the Commissioners that an HR Manager had been hired. Chairman Brooks clarified that the Commission did not have a role in hiring the HR Manager, that was determined by the Operational Staff. The Subcommittee would also assist the new Executive Director with any future HR guidelines and the implementation of them. Although not directly involved with the HR Manager in their new position, the Commission does want to make sure the Staff knows they are concerned with their issues and do have the support of the Commission. Superintendent Hyer agreed that a “chain of command” would be established for Staff concerns. The Commissioners discussed the review process after a new Executive Director is hired and talked about a full 360 degree review every two years as recommended by AmyCell LLC. The HR Subcommittee has scheduled an upcoming meeting for March 20, 2023.

## **RAC EXPANSION DISCUSSION**

Interim Executive Director Ketchum outlined some proposals for the Commission to consider as possible steps to provide the capital for the RAC expansion.

- A- Without Millage Increase and Bond option.
- B- With Millage increase and Bond option.
- C- Proposal to replace (4 millages into 1) and Increase.(1.5 which would bring back more funding)

Approved at the West Bloomfield Parks and Recreation Commission Meeting of March 23, 2023 2

- This would fund RAC Expansion plus allow for other Master Plan Capital Projects.

Interim Executive Director Ketchum recommended Option C, which would provide approximately \$12,000,000.00 for an approximately 20,000 square foot expansion. \$900,000 would be applied to the Bond payment for the building, leaving \$350,000-\$400,000 for operations and for improvements already in the Master Plan. The next steps would be to prepare and send out an RFP to Survey the Public with a goal of 400 unbiased surveys of the local residents in the Fall of 2023.

**Commissioner Wenczel, seconded by Commissioner Erich, presented a motion to pursue Replace and Increase Millage and to allow Preparation and to send out an RFP for the Public's Opinion.**

Commissioner Kirkwood asked how the hiring of the new Executive Director might affect this plan, with Interim Executive Director Ketchum acknowledging that this is following the Master Plan, already in place, and so any change is doubtful.

**Ayes: 7**

**Nays: 0**

**Absent: 0**

**Motion Carried: 7-0**

#### **A. CONSIDERATION TO APPROVE THE LEASE WITH SIMSBURY PLAZA**

Staff has been actively searching for program space since the closure of the Connect at Orchard Mall. Staff has been in negotiations with Simsbury Plaza LLC to rent 9,450 square feet of space located at 14 Mile and Farmington Roads. The lease is for 3 years with 2 years guaranteed. There is very little building out or renovation that needs to be done to the space.

**Commissioner Barash, seconded by Commissioner Aronoff to approve the West Bloomfield Parks Interim Executive Director to sign the 3 year lease with Apex Simsbury Plaza, LLC.**

**Ayes: 7**

**Nays: 0**

**Absent: 0**

**Motion Carried: 7-0**

**PUBLIC FORUM- None present**

#### **ANNOUNCEMENTS**

Interim Executive Director commented that he had spoken with the representative from AmyCell LLC and the Rep, Barbie Siegel, complimented Staff and the Commission that she was very impressed and complimented the organization

#### **ADJOURNMENT**

There being no further business before the Commission the meeting was adjourned at 7:51PM

Reviewed by,  
**John Erich**

(As a permanent record, an audio tape of this meeting in its entirety is on file and will remain at the Parks and Recreation offices where it may be heard.)