

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, JUNE 17, 2019, IN THE COUNCIL CHAMBERS/MUNICIPAL COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Mayor Pro-Tem Bryant  
Council Members Granger, Koester, McConaghy, McMullen, Shetler  
ABSENT: Mayor Novitke

ALSO PRESENT: Acting City Administrator/City Clerk Hathaway  
City Attorney Chip Berschback  
Director of Public Services Schulte  
Building Official Tutag

Also in attendance was John Vitale, from Stucky Vitale Architects.

Mayor Pro-Tem Bryant called the meeting to order at 8:11 p.m.

Motion by McConaghy, seconded by Granger, that Mayor Novitke be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, McMullen, Shetler  
No: None  
Absent: Novitke

Motion by Granger, seconded by Koester, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, McMullen, Shetler  
No: None  
Absent: Novitke

The first item discussed was regarding **acquisition of a City-owned parking lot**. The Building Official provided an overview of the Petitioner's, Verus Development Group, request to purchase a City parking lot located north of 20825-20853 Mack Avenue (20881 Mack Ave.). The offer is to purchase the lot at \$7.00 per square foot. The Building Official stated an appropriate comparable would be a 2015 sale of bank property, where MedPost currently stands, at \$40.00 per square foot. Discussion ensued.

Motion by Shetler, seconded by Koester, regarding acquisition of a City-owned parking lot – 20881 Mack Ave., that the City reject this offer.

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, McMullen, Shetler  
No: None  
Absent: Novitke

The Chair provided opportunity for the following individuals to speak in favor of this request:

Joe Paluzzi  
Verus Development Group  
399 Fischer Rd.  
Grosse Pointe, MI

John Vitale, Architect  
Stucky Vitale Architects  
20771 Wedgewood

Mike Fuller, Planning Commissioner  
1230 North Renaud

Mr. Vitale presented sketch renderings of the proposed development for 20861-20879 Mack including various retail businesses, a walking path to the City's park, and parking along the south side of the proposed development (yet to be received by the Building Official to go before the Planning Commission). Following discussion, the Acting City Administrator/City Clerk presented the Committee with a proposed Appraisal Retainer Agreement from John R. Widmer, Jr., Frohm & Widmer, Inc. This Agreement was obtained by City Administrator Smith which appraiser was recommended by the City Assessor.

Motion by McConaghy, seconded by Koester, regarding **engaging an Appraiser for purposes of appraising the City parking lot – 20881 Mack Avenue**, that the Committee-of-the-Whole recommend to City Council approval of the Appraisal Retainer Agreement dated May 31, 2019, with John R. Widmer, Jr from Frohm & Widmer, Inc, at a cost not to exceed \$2,500.00, to obtain a second opinion of the value of this property.

Motion by McConaghy, seconded by Koester, regarding **engaging an Appraiser for purposes of appraising the City parking lot – 20881 Mack Avenue**, to amend the previous motion by adding, "contingent upon review and approval of the Agreement by the City Attorney for Council's consideration."

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, Shetler  
No: McMullen  
Absent: Novitke

The next item discussed was regarding **administration office reconstruction**. The Acting City Administrator/City Clerk provided a brief overview and was requesting action from the Committee on two matters: 1) To approve the floor plan layout, and 2) To approve an Agreement with Stucky Vitale for Phase Two – Construction Documents. She

further stated that all three Appointed Officials recommend approval of the layout, and approval of the Agreement with Stucky Vitale enabling Phase Two to commence.

Mr. Vitale provided an overview of the proposed floor plan layout and presented a 3-D Model rendering of future administrative offices. Questions and answers ensued. The Director of Public Services stated an approximate timeline would include completing demolition and remediation, likely within the next week, Stucky Vitale will develop bid documents (approximately 2-3 weeks), a bid opening will be scheduled and conducted, and an award will be presented to City Council for approval. Once a contract is approved, building should take approximately eight weeks after commencement of construction.

Motion by Shetler, seconded by Koester, regarding Phase Two - reconstructing administrative offices, that the Committee-of-the-Whole recommend to City Council approval of the Agreement with Stucky Vitale for Phase Two-Construction Documents in the amount of \$8,000.00.

Motion carried by the following vote:

Yes: Bryant, Granger, Koester, McConaghy, McMullen, Shetler

No: None

Absent: Novitke

Under New Business, nobody wished to be heard.

Under Public Comment, nobody wished to be heard.

Motion by Granger, seconded by Shetler, that the meeting of the Committee-of-the-Whole be adjourned at 9:10 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

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Lisa Kay Hathaway  
Acting City Administrator/City Clerk

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Arthur Bryant  
Mayor Pro-Tem