

DELTA COLLEGE
BOARD OF TRUSTEES SPECIAL MEETING
Delta College Main Campus
Monday, January 13, 2014
9:00 a.m.

BOARD PRESENT R. Emrich, K. Houston-Philpot, K. Lawrence-Webster, J. MacKenzie, M. Nash, M. Rowley, E. Selby, R. Stafford, E. Wacksman

OTHERS PRESENT J. Goodnow, B. Baker, P. Barrera, P. Barrera, T. Betancourt, T. Brady, T. Brown, P. Clark, C. Cottrell, L. Coulouris, F. Czerewko, A. Denha, B. Ernat, D. Freed, A. French, D. Garber, M. Gmeiner, D. Goodrow-Hillier, L. Govitz, J. Graham, B. Handley-Miller, D. Hill, W. Hofmann, L. Holoman, V. Horn, S. Jonas, D. Kozma, D. Lutz, J. Malesky, P. McKenna, T. Miller, D. Mitchell, M. Moore, T. Morales, M. Mosqueda, D. Parker, S. Payne, D. Peruski, V. Przygocki, L. Ramseyer, K. Reis, L. Rivera, K. Schuler, S. Shaheen, H. Spence, P. Steven, T. Stitt, T. Wang, D. Traverse, S. Traxler, A. Ursuy, P. Virciglio, B. Webb

PRESS PRESENT S. Derieg (Delta Collegiate), B. Hewitt (WSGW), L. Knake (M- Live), J. Nagel (ABC 12), R. Trylow (ABC 12)

CALL TO ORDER Board Chair, R. Stafford, called the meeting to order at 9:02 a.m.

APPROVAL OF AGENDA Board Chair, R. Stafford, called for approval of the agenda.

K. Lawrence-Webster made a motion to move public comments to immediately follow the presentations on the four zones. M. Nash supported the motion.

The agenda was approved as amended.

ZONE PRESENTATION - Buena Vista Township Manager, Dexter Mitchell, introduced Township Supervisor, Dwayne Parker, and Sara Traxler of McKenna and Associates. Mitchell said that Mr. Parker and Ms. Traxler would be delivering the presentation on behalf of Buena Vista Township.

Mr. Parker and Ms. Traxler presented a 20 minute overview of the Buena Vista Downtown Development Authority and highlighted the Town Center site as a site for Delta College to locate its new Saginaw Center.

Mr. Parker and Ms. Traxler thanked the Board for including Buena Vista Township in this process and said that Buena Vista would really like the Delta College Saginaw Center to remain located in the township.

Following the presentation, Trustees were given 10 minutes to ask questions of the presenters.

M. Rowley asked about the fund balance of the Buena Vista DDA. S. Traxler replied that the fund balance is currently \$600,000.

K. Lawrence-Webster asked how locating in Town Center and participating in a DDA would benefit the College. S. Traxler said that the DDA can fund infrastructure and help with grants.

J. MacKenzie asked if the College can control who else comes onto the site and the adjacent properties. S. Traxler said that the Township does not own the adjacent properties, but can control the 33 acres that comprise the Town Center site. Certain uses could be excluded on that site.

D. Lutz asked if there are other developments in the works for the site (other than the Town Green). She also asked if any action is being taken in regards to nearby hotel properties. D. Parker responded that a hotel task force has been appointed. In 2013, the task force shut down one of the hotel properties in the area. At this time, Save-A-Lot is considering building a new store on the site.

**ZONE PRESENTATION –
Downtown**

Interim City Manager, Tim Morales, gave a 20 minute presentation highlighting the benefits of locating in Downtown Saginaw. He gave an overview of the city assets and infrastructure and said that Downtown Saginaw is ready to welcome Delta College to the city. He added that there are many partners in the area that are ready to work with the College to make the Saginaw Center a success.

Community members, Dr. Samuel Shaheen, Surgeon and Developer in the City of Saginaw, and Herb Spence, CEO of Spence Brothers, also spoke in support of Delta College locating in the Downtown area. They talked about the transformation that is occurring in the Downtown area and said that Delta College would be welcomed. Dr. Shaheen thanked Delta College for considering an investment in the urban center of Saginaw.

R. Emrich asked if any of the sites in Saginaw are shovel ready. T. Morales replied that there are 3-4 sites he can think of right away that would be shovel ready in 15-30 days. S. Shaheen said, “Don’t let the site get out ahead of the product you want to offer. Let the site be custom to your needs.”

M. Rowley asked about funds available through the downtown DDA. T. Morales said that all three of the zones in the city are part of the DDA. He said that there is a limited capture in terms of dollars through the DDA.

**ZONE PRESENTATION -
Michigan Avenue**

Interim City Manager, Tim Morales, gave a 20 minute presentation highlighting the benefits of locating in the City of Saginaw in the Michigan Avenue Corridor. He gave an overview of the area’s assets said that the Michigan Avenue corridor is ready to welcome Delta College to the city. He added that there are many partners in the area that are ready to work with the College to make the Saginaw Center a success.

Carol Cottrell, Foundation Director at Covenant Healthcare and former Mayor of Saginaw, spoke about the efforts that Covenant is making to improve this corridor. She stated that there are many entities in the area that would be happy and willing to partner with Delta College.

R. Stafford asked if there is one city zone that would be better than another for the College to locate in. T. Morales said that each zone offered a unique set of benefits, should the College decided to locate there.

**ZONE PRESENTATION
Old Town**

Interim City Manager, Tim Morales, gave a 20 minute presentation highlighting the benefits of locating in the City of Saginaw in the Old Town District. He gave an overview of the area's assets said that Old Town is ready to welcome Delta College to the city. He added that there are many partners in the area that are ready to work with the College to make the Saginaw Center a success.

Dick Garber, President Garber Management Group, spoke in support of Delta College locating in the Old Town area. He added that Delta College "can't go wrong" by locating in the city (in any of the 3 identified zones).

K. Houston-Philpot said that there are a lot of development groups and councils in the City of Saginaw. She asked if they are structured to work together. T. Morales said that the City Manager serves on the Boards works with Saginaw Future to coordinate efforts.

M. Rowley asked about the Saginaw Land Bank. T. Morales said that it is one of the first few in the State and holds tax foreclosed properties. The properties are sometime sold to neighbors or they are held for strategic redevelopment.

K. Lawrence-Webster asked T. Morales to discuss the New Era Charrette that was held in Saginaw. T. Morales said that it is a long term planning process that resulted in principles and ideas that can be applied to all 3 zones.

PUBLIC COMMENTS

Fred Czerewko, Chair of the City of Saginaw Planning Commission spoke in support of Delta College locating the city. He also commented that the infrastructure is in place in the Downtown area to support a Delta College Saginaw Center. He gave the example of Oakland Community College and the success it has had in its location in the urban hub of Royal Oak.

Beth Ernat, Saginaw DDA, said that no matter which city zone the College would select, the DDA is very willing to be a strategic partner with the College. She said that "we are working hard to be one city." She added that the Board should not focus too much on being "shovel ready."

Paul Barrera, President of the Old Town Saginaw Association said that all three zones in the City of Saginaw area great options. But, he said that he would like to advocate for the Old Town area. He said that it is a great place to learn, live, work and play. It is central to the medical/industrial/legal, etc. It is walkable and has immediate and direct access from all areas.

Steve Jonas, Executive Vice President of Saginaw Future, said that no matter what zone Delta College selects, Saginaw Future will stand ready to help move this project forward.

Dawn Goodrow-Morell, Saginaw City Resident, said that she owns a business on Washington Avenue and recognizes the need for a strong inner-urban core. She encouraged the College to locate its new Saginaw Center in Downtown.

Kathy Reis, Downtown Saginaw Association, said that the Downtown area is safe, walkable and a wonderful place to locate.

TRUSTEE COMMENTS

E. Wacksman said that she appreciates all who came today and the information that was presented. She said that she will use it to make an informed decision regarding the zone.

M. Nash thanked all of the presenters.

R. E. Selby thanked the presenters and clarified that Handley is an elementary school (not a middle school).

M. Rowley thanked all presenters.

K. Houston-Philpot noted that these are very exciting times for the City, Buena Vista, Delta College and the Great Lakes Bay Region.

J. MacKenzie thanked everyone for their presentations. He said it is exciting to see all the pride that there is in Saginaw.

K. Lawrence-Webster thanked everyone for the presentations.

CHAIRS COMMENTS

R. Stafford said that the Administrative Team will be working to put together a recommendation on a zone to the Board. He said that, based on what he saw today, there really is not a bad decision. He added that this is not about a geographic location, it is really about our students and their needs.

He thanked the presenters for their time and for the important information.

ADJOURNMENT

There being no further business, Board Chair Stafford adjourned the meeting at 11:35 a.m.

Andrea Ursuy, Board Secretary