

MINUTES OF THE CITY OF GROSSE POINTE AD HOC HOTEL COMMITTEE MEETING HELD IN THE GROSSE POINTE COUNCIL CHAMBERS, 17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, JANUARY 22, 2018.

Mayor Chris Boettcher called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present:

CHRIS BOETTCHER, LEWIS GAZOUL, DAVID GILBERT, DAVID KATZ, KASEY MALLEY, ANDREW MARTIN, DON PARTHUM, CURT PEDERSEN, SHEILA TOMKOWIAK

Also Present: City Manager and DDA Director Peter Dame, City Attorney Charles Kennedy

NAMING OF THE CHAIR

Boettcher stated the Committee needed to designate a Chair and asked who would be interested. Motion by Boettcher, seconded by Martin, to nominate Parthum as Chair. Boettcher asked there was any others. Tomkowiak offered herself, a motion which was seconded by Gazoul. Boettcher called for a vote which was tallied as follows:

Parthum: Malley, Martin

Tomkowiak: Gazoul, Katz, Martin, Pedersen, Tomkowiak

Not Voting: Boettcher, Parthum

Boettcher declared Tomkowiak the Chair and turned over the meeting to Tomkowiak without objection. Tomkowiak appointed Dame as Secretary without objection.

THE AGENDA AS DRAFTED WAS UNANIMOUSLY ADOPTED.

ROLE OF COMMITTEE AND BACKGROUND

Dame outlined the purpose of the committee which was approved by the City Council to “to provide guidance and definition for the development of a presentation of a hotel project at the April 16, 2018, City Council meeting.” Dame also described the genesis of the hotel project that started with an RFP by Council in the Fall of 2016, the selection of Pedersen Development as the preferred developer, and the process that followed through all of 2017.

PRESENTATION OF LAST HOTEL ITERATION

Pedersen described the most recent floor plan for the proposed hotel, which was presented at the December Council meeting. It consisted of a five story building on Lot 2, with the first two floors

consisting of parking structure and the top three stories with 105 rooms of hotel and with space for 200 people in meeting rooms. The ground floor had 2500 square feet of retail. The height totaled 54 feet.

COMMITTEE DISCUSSION

Chair Tomkowiak suggested that the Committee not specifically critique the latest iteration but that the committee should more generally describe the characteristics the Committee members felt were most desirable, or not needed in the development.

The Committee members discussed the following topics: walkability, economic viability for developer and City, sufficient density for to attract a critical mass, high quality hotel, size being not too big, staging of construction and phasing for minimizing business impacts, adequate parking, keeping residential, putting condos on top of hotel, retaining mixed use, whether to include Lot 3, and the amount of retail.

Discussion of characteristics desired in the hotel included: high end, high quality, luxury, pampered, traditional architecture.

Chair Tomkowiak wrapped up by indicating that the next meeting would be spent trying to prioritize issues identified.

PUBLIC COMMENT

Dale Scrace, resident of Grosse Pointe, suggested using City's design guidelines, and that construction staging can be worked out.

Bob Halso, resident of Grosse Pointe, stated hundreds of people in Grosse Pointe are opposed to a hotel on the City's parking lots, and to follow ordinances.

Sandy MacMechan, resident of Grosse Pointe, stated the developer is responsible for addressing business impacts, and that lot 3 should be left out of project due to opposition.

NEXT MEETING

The Chair set the next meeting as Monday, January 29, 2018.

ADJOURNMENT

On motion, the meeting of the Ad Hoc Hotel Committee was adjourned at 7:40 p.m.

Charles S. Kennedy, III
Acting Secretary to the
Downtown Development Authority