

A meeting of the Normandy Oaks Task Force was held on Tuesday March 24, 2015 at the Mahany/Meininger Center, located at 3500 Marais. The meeting was called to order by Mayor Ellison at 6:00 p.m. Present were Mayor Ellison, Commissioner Douglas, Commissioner Fournier, Ms. Amanda Klein and Mr. Michael Ripinski. Also present were City Manager Don Johnson, Assistant to the City Manager Stewart Meek, Director of Public Service Greg Rassel, Recreation Director Tod Gazetti, Community Engagement Specialist Judy Davids and Economic Development Manager Todd Fenton.

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### **PUBLIC COMMENT**

None

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### **RECREATIONAL USES IN 2015**

Recreation Director Tod Gazetti told the Normandy Oaks Task Force that former fairways will be used in spring 2015 to accommodate eight soccer fields for youth soccer (ages 4 through 6). The park is in good shape, he said. Using the new fields will allow the city to rest fields at Whittier, Exchange and Red Run Parks.

The entrance to the soccer fields will be the gate nearest the former clubhouse.

Mr. Gazetti said the city is looking at a similar arrangement for the fall.

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### **MARKETING/DIPOSITION OF NORMANDY OAKS GREENS**

Recreation Director Tod Gazetti said a classified ad has been placed for the former putting greens on a website for golf superintendents. He indicated the sale of the greens has also received print, TV and social media exposure.

Mr. Gazetti said a golf course in Rochester Hills expressed interest in purchasing two or three greens.

At this point, the city does not have interest in selling small pieces of greens to individual buyers, but that may change in the future, according to Mr. Gazetti.

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### **SIGNATURE ASSOCIATES PRESENTATION**

Mr. John Salsberry, senior vice president/principal of Signature Associates, and his fellow associates asked the Normandy Oaks Task Force to offer feedback on the 50-acre former

Normandy Oaks Golf Course to assist the real estate and brokerage service company as it facilitates the sale of 10-acres of property at the site.

Mayor Jim Ellison explained the process to date to transform the former golf course into a park and the task force's conceptual vision for the park. The mayor noted he wanted Signature Associates to be very careful in its consideration of the sale of any property along Woodland Avenue, an area he prefers not to develop. The mayor also asked that businesses along Delemere Boulevard be contacted to gauge interest in purchasing land adjacent to their properties.

After reviewing options, the group concurred single-family residential made the most sense for developing property along Nakota Road (approx. 4 acres) and multi-family residential (three stories or less) was preferred for the Normandy Road/Delemere Boulevard corner (approx. 6 acres). Mr. Mike Ripinski recommended single-family residential lots are a minimum of 50-feet wide.

Commissioner Mike Fournier expressed his desire to have options for selling the property moving forward.

The need for an American Land Title Association (ALTA) survey was also discussed. An ALTA survey is a boundary survey that shows improvements, easements, rights-of-way and other elements impacting the ownership of land. Signature Associates has already received a quote from Nowack & Fraus to perform this survey for \$4,500.

Moved by Mr. Ripinski

Seconded by Ms. Klein

Be it resolved, that the Normandy Oaks Task Force submits a recommendation to the city manager to obtain an ALTA survey for the former Normandy Oaks Golf Course.

ADOPTED UNANIMOUSLY

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#### **OTHER**

Ms. Amanda Klein expressed her desire to involve Oakland County in conversations regarding the park in the future. Citing fears that the property may not generate enough revenue to do everything residents say they want in a new park, she offered the county might be in the position to offer a help with design and other aspects if asked,

Commissioner Fournier indicated it is his understanding the county has renewed interest in Normandy Oaks.

The mayor suggested he is fine with asking the county to offer ideas regarding Normandy Oaks.

Mr. Ripinski went on record to say he is not interested in an Oakland County Park located in Royal Oak. He prefers the Normandy Oaks property be controlled by the city.

The task force gave Commissioner Fournier permission to reach out to members of the Oakland County Commission.

Upon Motion of Commissioner Douglas, Seconded by Commissioner Fournier, and adopted unanimously, the regular meeting was adjourned at 7:18 p.m.

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Judy Davids, Community Engagement Specialist