



## MINUTES TC – TCAPS COLLECTIVE RESOURCE COMMITTEE MEETING

Thursday, November 12, 2015 @ 10:30 a.m.  
Tompkins Boardman Administration Center, Curriculum Rooms,  
412 Webster Street, Traverse City, MI 49686

TCAPS MEMBERS: Hardy, Falconer, Crandall, Thomas-Hill  
CITY MEMBERS: Carruthers, Soyring  
PRESENTER: Derenzy

### CALL TO ORDER

### REVIEW/APPROVAL OF AGENDA

The Committee welcomed staff and citizens, reviewed the agenda and no changes in the agenda were needed. It was approved as presented.

### PUBLIC COMMENT (Agenda Items Only)

Public Comment was solicited but none volunteered.

### DISCUSSION – TCAPS Administration Building

Mr. Hardy led the group through introductions.

Ms. Derenzy, Grand Traverse County Deputy Director of Planning and Development, explained while working on the Park Place Project they noticed the public land across the street. Mr. Soma approached her to see if there were synergies with the Park Place Project and she took a step back. The Park Place Project is very large. This looks at the Governmental Center working with the School Administration Center, which has 36,000 sf and TCAPS only needs 15,000 sf for the administrative function. Mr. Soma did not want any new project to be funded by the school district and asked if she could come up with some way to do it without funding. He also wanted it to be a better use of public property.

Ms. Derenzy reviewed the scenarios for the TCAPS Tompkins Boardman Administration Center and her full report is attached to these minutes. During her study she looked at the Thirlby Complex, Central Grade and Oak Park. She reviewed a map with the goals of the city to utilize the corridors which are currently under-utilized. This includes the 8<sup>th</sup> Street corridor.

Thirlby Complex includes 14<sup>th</sup> street and 13<sup>th</sup> street properties and she included both in the evaluation. She did not determine where TCAPS would locate on that complex; that would be up to TCAPS. The cost per sf is lower at Thirlby (or anyplace for that matter) than it is at Boardman.

With regard to Boardman because of the Brownfield plan that would be put in place they can get money back from sight renovation both interior and exterior. There is room to build on the site on top of what is here. There are also historical grants that may be available. Ms. Derenzy indicated there has been a shift in what Brownfield should be used for and she hopes for support because of the historical structure which is very difficult to redevelop. We should embrace, redevelop and repurpose back into the community historical buildings. We will not be able to use this structure as is.

You cannot make the end dollar work without getting incentives to make it work. For The Village it was historical structure that came into play. Our governmental units have considered historical renovation very important.

All of the scenarios only include the sale of Boardman. The use of Boardman and Thirlby include two of the five corridors. The sale of Boardman is not dependent on the use of the Governmental Center parking lot. Ms. Derenzy has not yet clearly vetted this report through the City and County. The collaboration of the three entities will provide an optimal plan to leverage resources.

#### **Next Steps:**

Jean Derenzy: The City and County need to determine the governmental center complex project and that will take at least 3-4 months. The County is bogged down in their budget and other issues, but the City may be ready to start looking at it. County administration has a value in this process.

#### **TCAPS:**

- Review all scenarios pros & cons and the district's short term and long term goals.
  - After TCAPS has narrowed down to 1 or 2 scenarios then they can dive deep into it.
- Review bond sale structure and how we might reconfigure the Thirlby complex including the reconstruction of Glenn Loomis, including 13<sup>th</sup> Street.
- Review in Board Finance/Operations Committee and then review with full board.
- The City/County can fit into any of the options.

#### **Russ Soyring:**

- Talk to the Zoning Commission about rezoning for Boardman. They are going through a master plan review right now.

#### **Jim Carruthers and Jean Derenzy:**

- Derenzy has examples of School/City/County collaboration from other states that she will share.
- Carruthers and Derenzy will work together and move forward as quickly as possible with the City and County.

#### **Next Meeting of TC-TCAPS:**

- Keena will schedule the next meeting after TCAPS, the City and County have reviewed scenarios. Ms. Derenzy will attend as well.

#### **DISCUSSION – Traffic Around Central Grade**

The committee indicated they have all reviewed the concerns of Ms. Rossi. The City and County know we have issues with traffic on that side of town. They had planned to have a conceptual design of 7<sup>th</sup> Street by December, but it now looks like it will be next year. They will have TCAPS included a part of that work. The actual work on 7<sup>th</sup> Street will happen in 2017 most likely.

There seems to be an ongoing disagreement with the safety of that area. Mr. Soyring feels we can make it a safer situation no matter which way the traffic goes.

#### **PUBLIC COMMENT**

The opportunity for public comment was offered and none provided.

#### **ADJOURNMENT**

The committee adjourned at 11:25 a.m.