

**CHARTER TOWNSHIP OF WHITE LAKE**  
**DRAFT Minutes of the Special Board of Trustees Meeting**  
**September 10, 2024**

**CALL TO ORDER**

Supervisor Kowall called the meeting to order at 5:30 P.M. He led the Pledge of Allegiance.

**ROLL CALL**

Clerk Noble called the Roll:

**Present:**

Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer  
Liz Smith, Trustee  
Andrea Voorheis, Trustee  
Michael Powell, Trustee

**Absent:**

Scott Ruggles, Trustee

**Also Present:**

Sean O'Neil, Community Development Director  
Daniel T. Keller, Chief of Police  
John Holland, Fire Chief  
Aaron Phillips, McCarthy & Smith  
Eric McGlothlin, Attorney-Dickinson-Wright  
Bobby Bendzinski, Bendzinski & Co  
Hannah Kennedy-Galley, Recording Secretary

**APPROVAL OF AGENDA**

It was **MOVED** by Clerk Noble, **seconded** by Trustee Voorheis to approve the agenda as presented.  
The motion carried with a voice vote: (6 yes votes).

**PUBLIC COMMENT**

None.

**NEW BUSINESS**

- A. REVIEW AND DISCUSSION OF THE WHITE LAKE TOWNSHIP - CIVIC CENTER DEVELOPMENT GUARANTEED MAXIMUM PRICE PACKAGE**

Aaron Phillips of McCarthy & Smith, reviewed the bid award summary with the Board. The total recommendation amount from each contractor, highest and lowest bids, and total bids are included in the summary. The Public Safety Building received 101 bids. The bids range from \$15.2 to \$55 million. The bids were vetted and reviewed by McCarthy & Smith and then post-bid interviews were held.

There were 54 post-bid interviews. The original hard construction budget for the Public Safety Building was \$15.9 million. The Public Safety building came in at \$1.7 million over budget. The window treatment and elevator pieces will be re-bid later because they did not receive qualified bids.

Mr. Phillips stated the Township Hall building received 105 total bids, ranging from \$13.3 to \$23.7 million. \$17.6 million was the established hard construction budget for the building. Township Hall came in under budget by \$3.3 million, and Straub Pettit Yaste made a great effort to value engineering the plans.

Mr. Phillips said the GMP contingency amount is 5% and will be used for remedying any unforeseen issues. All costs will be documented and discussed with the Board. Any unused contingency money will be credited back to the Township.

Trustee Powell said the contingency will ensure the construction will continue to move forward, and will not be held up if a decision needs to be made on the spot.

Mr. Phillips stated the total project GMP is \$43,946,248.06. Treasurer Roman added that the GMP did not include soft costs, and the total amount including the soft costs would be closer to \$49 million. Soft costs include furniture and technology.

Treasurer Roman congratulated Mr. Phillips on his work.

Treasurer Roman asked Mr. McGlothlin what the next steps are for the bonds. Mr. McGlothlin said the next step would be working with the Municipal Advisor, Bobby Bendzinski of Bendzinski & Co. He added, the time-frame for the bond sale is late October, with closing potentially in mid-November. Any potential amendment to the bond resolution will need to be reviewed and approved at the October Board meeting.

Treasurer Roman asked if there are any advantages to waiting until 2025 to bond out. Mr. Bendzinski said the bond issue was over \$10 million, and there would not be a benefit to wait until 2025 to bond out. Mr. Bendzinski confirmed the interest rate will be 4%.

#### **ADJOURNMENT**

**It was MOVED by Supervisor Kowall, seconded by Clerk Noble to adjourn at 6:12 P.M. The motion carried with a voice vote: (6 yes votes).**

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Rik Kowall, Supervisor  
Charter Township of White Lake

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Anthony L. Noble, Clerk MIPMC  
Charter Township of White Lake