

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, June 12, 2023, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
- Edna Abraham
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Ann Erickson Gault
- David Hamilton - Absent
- Ellen Hodorek - Absent

C. PUBLIC COMMENT:**D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:**

D-1 Public Private Partnership – Vacant Park Land – Site 11

City Manager Miller introduced the item and explained that Site 11 was purchased with bond money and the bonds have been paid off. He explained that the discussion tonight is to determine if City Council would like to pursue the public-private partnership for developing this parcel.

Public Works Director Kurt Bovensiep said the residents of Troy approved Proposal C allowing the purchase of some properties to be intended for parks. He explained that Site 9 is the Daisy Knight Dog Park, which was developed with a public-private partnership.

Mr. Bovensiep said Site 11 is currently zoned R-1C. Mr. Bovensiep said the parcel is currently being used as a staging area for engineering projects and some recreational usage at the back of the parcel.

Mr. Bovensiep explained that Action Item #3 of the Parks & Recreation Master Plan encourages seeking public-private partnerships for our parks. He turned the discussion over to representatives from League Sports Foundation to present their proposal.

Mr. Mike Morris said he is a teacher with the Troy School District and has been a baseball coach at Troy Athens High School since 2005. Mr. Patrick Koneval said he is a teacher at Smith Middle School and has been coaching various sports for 37 years. Mr. Morris said they created League Sports Foundation to provide sports activities for youth at a reasonable cost and to grow the sport. Mr. Morris said that as a result of their foundation, some competitor leagues have reduced their pricing to stay competitive.

Mr. Koneval explained that their foundation started with the Jamie Samuelsen Strike Out Colon Cancer event. He said they have looked at other parcels in other communities but since they both work in the community, they would like to find a location in Troy.

Mr. Morris played a video from John Birdie, who is a former Troy High School student and baseball player who currently plays baseball for the Miami Marlins.

Mr. Morris presented a design concept for the development, which includes 4 baseball fields and pickleball courts. He explained that since the baseball fields are turf, they can also encompass other sports, like soccer and lacrosse.

Mr. Bovensiep shared the potential agreement terms for the project and explained the timeline and next steps requiring a consensus of City Council to move forward with a public-private partnership. Mr. Bovensiep also explained that they will seek community engagement regarding the proposal.

Mayor Pro Tem Chamberlain-Creanga asked who will build and develop the parcel. Mr. Morris explained that they will be responsible for paying for the development. He said they have already started seeking quotes and sponsors to help with costs. Mayor Pro Tem Chamberlain-Creanga also asked who will be responsible for the maintenance. Mr. Morris responded that they will be responsible for any maintenance. Mayor Pro Tem Chamberlain-Creanga said she is pleased that their proposal includes a pickleball fields. Mr. Morris said that the school district anticipates losing some baseball fields and at least one is due to the construction of the new Smith Middle School. He said if they are permitted to move forward with this development, Troy sports organizations and Troy residents will have priority for the usage of these fields.

Mayor Pro Tem Chamberlain-Creanga asked the details of their foundation. Mr. Koneval explained that they have an LLC for the business portion and the foundation is a grant making charity.

Mr. Bovensiep explained that they have had discussions providing examples of current public-private lease agreements with the Tennis Bubble or Camp Ticonderoga. He said that they would have full construction costs of the turf fields which would be replaced after the useful life at the expiration of the lease agreement. Mr. Bovensiep said this will offer built in protections to the City going into the renewal period.

Council Member Erickson Gault asked if they intend the fields for league play. Mr. Morris said that they intend to start small and use it for 10-12-year-old baseball league play. He said they can expand to include practice or other sports without becoming overwhelmed. Council Member Erickson Gault asked if someone could rent the facility for use without being part of a league. Mr. Morris said they can and Troy residents will receive a cheaper rate than someone outside of the city.

Council Member Brooks said she is happy to see the pickleball fields and asked if they will be used for rental or open to residents or the public. Mr. Morris said will be a little bit of both since they will be used for classes, tournaments, lessons, or open to the public. Mr. Koneval explained that the quotes for the pickleball courts vary significantly. Council Member Brooks asked the anticipated costs for renting the fields or courts. Mr. Morris indicated that local teams will have one fee and outside teams will have a higher rental fee.

Mr. Bovensiepe explained that the design concept allows for 8v8 soccer fields to be incorporated in the outfield of the baseball fields. Mr. Morris explained that the soccer fields will have lines that are not discernable or interfere with the lines on the baseball fields. Mr. Koneval explained that the soccer field lines cannot be seen unless you are right on the field.

Council Member Abraham said she likes the concept and asked what they anticipate for the annual operating costs. Mr. Morris said there are a lot of unknowns and they do not have a figure at this moment.

Council Member Abraham asked about fundraising and the estimated time frame to raise the funds. Mr. Morris explained that the proposed fields will not have the annual maintenance that are required with natural baseball fields. He said the turf has an estimated 8-10-year lifespan. Mr. Koneval said that many people want to help, but they cannot pursue fundraising until they go through this process. He said they have applied for several grants for substantial amounts and several organizations have offered publicity for their fundraising events. Mr. Morris said they recently launched a website, www.growthegamebaseball.org, where people can find the concept designs, more information about their organization, donation information, etc.

Council member Abraham asked if they have considered cricket ball fields. Mr. Morris said they have discussed the possibility of incorporating a non-regulation cricket field available for rent.

Council Member Hodorek said that past public engagement supports this type of public-private partnership.

Mayor Baker said that the concepts have improved since they were first proposed. He said this development is a unique opportunity for the community and supports the Recreation Plan. He said that if City Council provides consensus, there is a lot of work going forward and there is little risk for the City up front. He said that City Council is mandated to look at creative ways to develop park land. He said that a lot of time can be spent on community engagement and that surveys are pretty clear about the residents want into the community.

Mayor Baker asked for consensus of City Council to move forward with this public-private partnership.

Mayor Pro Tem Chamberlain-Creanga said that community engagement should be informational since this is at the concept phase.

Deputy City Manager Bruner said that this has been discussed briefly with the Community Engagement Director Torri Mathes and with the consensus of City Council, they will meet to discuss the plan for community engagement.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 6:44 PM.



Mayor Ethan Baker



Cheryl A. Stewart, CMC, MiPMC II
Deputy City Clerk