

**MINUTES OF THE COMMITTEE OF THE WHOLE**  
**November 27, 2017**  
**Auditorium**

**Present:** Councilmembers Anderson, Bullock, Litten, Marx, Nowlin, O’Leary, & O’Malley

**Also Present:** Director Sylvester, Assistant Law Director Swallow, Councilmembers-elect George & Rader, 8 members of the public, Mayor Summers (6:52 p.m.), Robin Minter-Smyers (6:52 p.m.), Director Pae, City Planner Katelyn Milius

**Call to Order:** 6:07 p.m.

**Council Appointments; Lakewood Heritage Advisory Board, Board of Building Standards Architectural Board of Review**

Councilmember O’Leary announced that there are two appointments to be made to the Architectural Board of Review/Board of Building Standards (ABR/BBS) and one appointment to be made to the Lakewood Heritage Advisory Board (LHAB). He expressed his intention to select candidates tonight or to discuss it tonight and to make a final decision on the floor at the December 4<sup>th</sup> meeting.

A vacancy on ABR/BBS was caused by a member moving out of the City. The incumbent chosen to fill the seat will serve the remainder of the term ending 12/31/19. The incumbent will have the opportunity to be re-appointed. The other appointment is to fill the seat of a member whose term expires at the end of 2017. This incumbent will not be eligible for reappointment. ABR/BBS terms are for five years.

Director Sylvester offered a brief summary of the work performed by ABR/BBS/Sign Review. He also remarked on the strengths that the outgoing/former Board members held. He stated that it was less important to replace the exact skills of the outgoing members and more important to appoint members with diverse work experience on a variety of projects.

Councilmember Litten pointed out that there is a material difference in the two appointments, given that one is eligible for reappointment and the other is not.

Councilmember Marx remarked on the expertise and qualifications of Robert Donaldson and David Maniet. She made a motion to recommend Mr. Donaldson for the 5 year term to ABR/BBS. Motion was seconded. All members voted in favor. Motion passes.

Councilmembers addressed the vacancy on LHAB. Director Sylvester remarked on the role of LHAB and the work that it performs. Direct reappoints are allowed on LHAB.

Councilmember Bullock spoke of knowing Jason Schachner personally and expressed confidence in his ability to serve in this position. Councilmember Marx remarked that she personally confirmed Mr. Schachner’s interest in serving on LHAB.

A motion was made and seconded to appoint Jason Schachner to the vacant seat on LHAB. All members voted in favor. Motion passed.

It was agreed that the Law Department would prepare Resolutions reflecting these motions and that they would be introduced on the 12/4 docket.

### **Presentation by Carnegie Development Team**

Director Sylvester introduced the Carnegie Development Team which consists of Dr. Rustom Khouri, CEO; George Papandreas, Executive Vice President and Lead Project Manager; Rustom Khouri III, Associate Project Manager; and Steve Edelman, CFO.

Team members delivered a presentation.

Dr. Khouri spoke about Carnegie and its culture including who its clients are and what its specialties are. He remarked that Carnegie prides itself on developing real estate that is responsive to a community. He remarked that the City's RFP was very clear and helpful in helping Carnegie understand the City's needs of this project.

Mr. Papandreas discussed the vision and character of the project. He introduced a website for the project – onelakewoodplace.com. He reviewed the features that Carnegie intends to incorporate into the project including class A office space, dynamic retail, renovation of the Curtis Block, a parking deck and a public space/plaza at the corner of Belle and Detroit. He remarked on the potential functions of the plaza and the benefits of the project as a whole to the City.

Councilmembers and the Carnegie Team exchanged questions and answers on many issues related to the proposed development.

The Carnegie Team expressed excitement about the size and location of the project site, remarking that it is once in a generation. They described projects of similar size and scope which they have led. They remarked on their plans to create spaces that can be easily converted from one use to another.

The Carnegie Team discussed the types of retail they believe will be successful in the space including a grocery store and fitness center. They spoke about bringing in convenience-oriented retail to support the residents of the development. The Team reported on the process for securing retailers including attendance at a major industry conference in the spring. They expressed dedication for finding tenants with the same tenacity to succeed as Carnegie and the City.

Councilmembers expressed interest in how the development will honor the history of Lakewood Hospital. The Carnegie Team remarked about restoring the Curtis Block to its original intent for contemporary retail and finding other ways of incorporating the aesthetic of the former hospital into the project. Ideas of using the hospital's stone and brick work were discussed.

Councilmembers and the Carnegie Team discussed the potential of incorporating a boutique hotel into the project. Carnegie stated that such an idea was feasible on a small scale.

Councilmembers brought up interest in incorporating transportation and also sustainability features. Carnegie's current draft of the development includes a rooftop greenspace.

Carnegie remarked that standards will be developed for the residential and retail portions of the development in order to maintain a cohesive aesthetic.

The Carnegie Team addressed a council question about Lakewood Center North which is currently undergoing renovation. Carnegie believes that Lakewood Center North will have secured its tenants by the time One Lakewood Place is ready. They believe that the projects will serve different populations.

Councilmembers expressed their priority that the character of the project is kept consistent with that of the City.

At 8:00 p.m. a motion was made and seconded to enter Executive Session. Director Sylvester, Assistant Law Director Swallow, Councilmembers-elect George & Rader Mayor Summers, Robin Minter-Smyer, Director Pae, City Planner Katelyn Milius, and Maureen Bach were included in Executive Session.

A roll call vote was taken. All members voted in favor. Motion passed.

Committee of the Whole exited Executive Session at 8:35 p.m. and adjourned immediately thereafter.