



OAKLAND COMMUNITY COLLEGE®

June 17, 2025 Board of Trustees Regular Meeting

The Regular Meeting of the Board of Trustees of Oakland Community College will take place on Tuesday, June 17, 2025, 6:00 pm at 2900 Featherstone Road, G240, Auburn Hills, MI.

Agenda

1. Call to Order

2. Attendance

3. Approval of Agenda

4. Approval of Minutes

4.1. May 20, 2025 Regular Board Meeting Minutes

4.2. May 20, 2025 Regular Board Meeting Closed Session Minutes

5. Communications

5.1. Community Comments

5.2. Academic Report

5.2.1. Academic Senate Report

5.2.2. Provost Update

5.3. Chancellor's Comments

5.4. Student Engagement Report - None

6. Information Items

6.1. Athletics and Public-Private Partnership Vision for Orchard Ridge Campus

7. Action Items

7.1. Approval of Public-Private Partnership Term Sheet Between OCC and LCAH

7.2. Approval to Change October Regular Board of Trustees Meeting Date

8. Monitoring Report

8.1. Winter Monitoring Report

This item was removed and postponed until the next Board of Trustees meeting.

9. Board Comments

10. Adjournment

Mission: OCC is committed to empowering our students to succeed and advancing our community.



OAKLAND COMMUNITY COLLEGE
Excellence Empowered.

Board of Trustees Regular Meeting Minutes

Oakland Community College

5/20/2025 5:45 PM EDT

@ 2900 Featherstone Road, G-building, Room 240

A Public Hearing and the Regular Meeting for the Board of Trustees of Oakland Community College will be held on Tuesday, May 20, 2025, 5:45 p.m., at the Auburn Hills Campus, Building G, Room 240, 2900 Featherstone Road, Auburn Hills, Michigan.

This meeting is preceded by a public hearing for the proposed budget and financial forecast for fiscal years 2026-2030. The Regular meeting of the Board of Trustees will commence immediately following the public hearing. This meeting will include a request for a closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(c), to receive an update on labor negotiations.

1. Call to Order

Chair Bertolini called the meeting to order at 5:55 pm.

2. Attendance

Present: K. Bertolini, M. Burrus, P. Jackson, Pam Davis, Remote Participation from ADA Accommodation: S. Bryant **Absent:** E. Callaghan **Other:** M. Lambert joined the meeting at 6:00 pm.

Trustee Bryant has submitted an ADA Accommodation to participate at the Board meeting via ZOOM. She joined the meeting this evening virtually from her home in Farmington Hills.

3. Approval of Agenda

Chair Bertolini asked if there were any items to add or remove from the agenda.

Trustee Davis asked for item 7.6 to be removed from the action items and placed in the Information items section, so nothing would be voted on in relation to this item.

Motion:

Move to amend agenda, moving Action Item 7.6 to Information Item 8.6

Motion moved by Pamala Davis and motion seconded by Pamela Jackson. Motion passed unanimously.

Motion:

Move to approve amended agenda.

Motion moved by Pamala Davis and motion seconded by MiVida Burrus. Motion passed unanimously.

4. Approval of Minutes

4.1. April 15, 2025 Regular Meeting Minutes

 [4.1 April 21, 2025 Meeting Minutes.pdf](#)

Motion:

Move to approve April 15, 2025 Regular meeting minutes.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus.

Motion passed unanimously with Trustee Davis abstaining from vote, as she was not present at the April meeting.

5. Communications

5.1. Community Comments

Jan Doth from Waterford provided a statement noting that the voters should have a say in what happens to the property, demanding to be informed.

Nancy Critori addressed the Board again and spoke about preserving the buildings for trade education.

Robin McGregor from Waterford noted that she asked for many of the groups to be a part of the agenda this evening and feels the residents are in the dark and have not been informed of anything going on.

Nick Valenti chair of OCCFA, welcomed Trustee Davis back and provided condolences. He then spoke asking what the rumors and plans are for the Orchard Ridge campus.

Nahreim Atkinson, OCC Counselor addressed the Board regarding Counselors, their history at the College and what they do at the college for the students. She believes that we should be adding Counseling jobs and backfilling vacant positions.

Scott Kokotovich, OCC Counselor talked to the board about career counselors and how they are important to our students.

Jacklyn Brown, Conservation of Waterford Lands read a letter from the Sierra Club, noting the importance of protecting natural areas and land, more specifically the Llewellyn Nature Center.

Laura Vogel, from White Lake, mentioned that she doesn't know why the college doesn't want to accept the proposal from the County.

Steve Cline from COWL, stated he would like an investigation if the land is sold. He also provided an email address for additional donations to help with supporting their stance.

Peter Ogg addressed the board and noted that the community is reaching out to the college to show their concern and support. He asked for the opportunity for the community to provide the Board with all the ideas they have, and have open reach to the community. They want to have time to get resources to develop and have the opportunity to be contributors to this.

Ashley Todoraski a Waterford resident who hits golf balls at Highland Lakes and visits Hess Hathaway park and doesn't want to see the land go and thinks it should be a public park.

5.2. Academic Report

5.2.1. Academic Senate Report

R. Andersen provided the Academic Senate report for the month.

5.2.2. Provost Update

Associate Provost Dr. Jolene Chapman provided the Provost report.

5.3. Chancellor's Comments

Chancellor Provenzano presented his comments for this meeting, noting new and retiring staff, current achievements, happenings, and OCC in the news.

Chancellor Provenzano introduced three of our recent retirees who were in attendance at the meeting - Rob Kangas, Bob Montgomery, Sonja Phillips. Each of the retirees provided a brief statement about their time at OCC.

5.4. Student Engagement Report

Heidi Renton, PTK Advisor and Student Engagement Coordinator introduced Caroline Eagen 2024-25 President, and Lisa Bica Grodsky was part of the officer team for 2024-25 and will be for 2025-26. The students provided an overview of the year's activities, noting several of the awards that they received, and highlights of the annual Catalyst conference.

Trustee Davis noted in 2011-2012 she was made an honorary member of PTK and asked how long it lasts. The PTK students indicated it would last forever. Trustee Davis also inquired what the chapter name and number are. They responded the chapter name was Alpha Omicron Kappa.

6. Monitoring Report - None

No monitoring scheduled for this month.

7. Action Items

Vice Chancellor Tina Kostiuk made a brief statement about the Highland Lakes Campus to clear up any misconceptions about the sale.

7.1. Adoption of the 2025-26 Fiscal Year Operating Budgets

Vice Chancellor Tina Kostiuk, Director of Budget & Finance Renee Oszust, and Executive Director for Facilities Operations Bob Kelly presented to the group.

 [7.1 - Fiscal Year 2025-2026 Budget Adoption.pdf](#)

 [7.1 - Resolution for 2025-26 Budgets.pdf](#)

 [Budget and Financial Forecast 2026-2030.pdf](#)

Motion:

Move to have the Board of Trustees approved the General Appropriations Act for the 2025-2026 fiscal year.

Motion moved by MiVida Burrus and motion seconded by Meg Lambert. Motion passed unanimously - roll call vote below.

Roll Call Vote:

Trustee Bryant - AYE

Trustee Jackson - AYE

Trustee Bertolini - AYE

Trustee Lambert - AYE

Trustee Burrus - AYE

Trustee Davis - AYE

7.2. 2025 Operating Millage Rate for the 2025-26 Fiscal Year

 [7.2 - 2025 Tax Rate for FY26.pdf](#)

 [7.2 - Resolution for 2025 Operating Millage Rate \(FY26\).pdf](#)

Motion:

Move that the Board of Trustees adopt the resolution to levy the maximum annual tax rate and authorize the Vice Chancellor for Administrative Services to notify the proper assessing office of each municipality to effectuate compliance with this resolution.

Motion moved by Meg Lambert and motion seconded by Pamela Jackson. Motion passed unanimously - roll call vote below.

Roll Call Vote:

Trustee Bryant - AYE
Trustee Jackson - AYE
Trustee Bertolini - AYE
Trustee Lambert - AYE
Trustee Burrus - AYE
Trustee Davis - AYE

7.3. Appointment of Audit Committee Member & Committee Chair

 [7.3 Audit Committee Appointment.pdf](#)

Motion:

Move to appoint Trustee Lambert to the Audit Committee.

Motion moved by Pamala Davis and motion seconded by Pamela Jackson. Motion passed unanimously.

Trustee Davis nominated Trustee Lambert.

Motion:

Move to appoint Trustee Jackson to lead committee as chair.

Motion moved by Kathleen Bertolini and motion seconded by MiVida Burrus. Motion passed unanimously.

Trustee Davis nominated Trustee Lambert, but she declined. Chair Bertolini nominated Trustee Jackson.

7.4. Appointment of Policy Committee Member Vacant Seat

 [7.4 Policy Committee Appointment.pdf](#)

Motion:

Move to appoint Trustee Davis to the Policy Committee, replacing resigned Trustee Gibson.

Motion moved by Meg Lambert and motion seconded by Pamela Jackson. Motion failed - 3 Ayes to 3 Nays.

Motion:

Move to appoint Trustee Burrus to the Policy Committee, replacing resigned Trustee Gibson.

Motion moved by Kathleen Bertolini and motion seconded by Pamela Jackson.
Motion passed with four Ayes.

Trustee Lambert nominated Trustee Davis, and Trustee Bertolini nominated Trustee Burrus.

7.5. Board of Trustees MCCA Representative and Alternate

 [7.5 MCCA Representative and Alternate.pdf](#)

Motion:

Move to have Trustee Davis appointed as MCCA Board of Directors Representative to the MCCA Board of Directors for a term beginning July 15, 2025 and ending July 14, 2026. Due to Trustee Gibson's resignation and vacancy, the representative's term will commence immediately and continue through July 14, 2026.

Motion moved by Pamala Davis and motion seconded by Meg Lambert. Motion failed - 3 Ayes to 3 Nays.

Motion:

Move to have Trustee Jackson appointed as MCCA Board of Directors Representative to the MCCA Board of Directors for a term beginning July 15, 2025 and ending July 14, 2026. Due to Trustee Gibson's resignation and vacancy, the representative's term will commence immediately and continue through July 14, 2026.

Motion moved by Pamela Jackson and motion seconded by Kathleen Bertolini.
Motion passed with four Ayes.

Motion:

Move to have Trustee Davis appointed as the MCCA Board of Directors alternate representative to the MCCA Board of Directors for a term beginning July 15, 2025 and ending July 14, 2026. Due to Trustee Gibson's resignation and vacancy, the representative's term will commence immediately and continue through July 14, 2026.

Motion moved by Pamala Davis and motion seconded by Meg Lambert. Motion failed - 3 Ayes to 3 Nays.

Motion:

Move to have Trustee Bertolini appointed as the MCCA Board of Directors alternate representative a to the MCCA Board of Directors for a term beginning July 15, 2025 and ending July 14, 2026. Due to Trustee Gibson's resignation and vacancy, the representative's term will commence immediately and continue through July 14, 2026.

Motion moved by Kathleen Bertolini and motion seconded by Pamela Jackson. Motion passed with four Ayes.

Trustee Davis and Trustee Jackson volunteered for the representative, Trustee Davis and Trustee Bertolini volunteered for the alternate representative.

7.6. Addendum to the May 21, 2024 Board Approved Purchase Agreement & Authorization for Chancellor

Motion:

Move to have the Board of Trustees approve an addendum to the May 21, 2024 authorized Purchase Agreement moving up the closing date, and further authorize the Chancellor to approve and sign a rent-free lease agreement through November 1, 2027 for Levinson Hall, as well as any easement rental and related agreements that support the sale and continued College use of the property, and any further addendums or amendments to the Purchase Agreement the Chancellor deems desirable.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus. Motion passed unanimously - roll call vote below.

Roll Call Vote:

Trustee Bryant - AYE
Trustee Jackson - AYE
Trustee Bertolini - AYE
Trustee Lambert - AYE
Trustee Burrus - AYE
Trustee Davis - AYE

Trustee Davis asked for an overview of what the Addendum is for and what the original purchase agreement contained. Vice Chancellor Kostiuk provided an overview of what was included in the original Purchase Agreement and what the original timeline was for closing. Trustee Bertolini thanked Waterford administration for working with OCC. Anthony Bartolotta, Waterford Township

Supervisor addressed the Board and thanked OCC for working with them, explained what is planned for the land, and clarified they need a closing sooner to get on the winter tax bill.

8. Information Items

CONSENT CALENDAR - INFORMATION ITEMS

Items [8.1 to 8.5](#) listed below on the Consent Calendar – Information Items are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or the Chancellor so requests, in which event the item will be removed from the general order of business and discussed separately.

Motion:

Move to receive and file information items 8.1 through 8.5 listed on the Consent Calendar.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus.

Motion passed unanimously.

8.1. Finance Quarterly Report

 [8.1 Finance Quarterly Report Mar2025.pdf](#)

8.2. College Facilities Quarterly Report

 [8.2 College Facilities Quarterly Report Mar2025.pdf](#)

8.3. Information Technology Quarterly Report

 [8.3 IT Quarterly Report Mar2025.pdf](#)

8.4. OCC Foundation Quarterly Report

 [8.4 OCCF Quarterly Report Mar 2025.pdf](#)

8.5. Strategic Plan Update

END OF CONSENT INFORMATION ITEMS

 [8.5 Strategic Plan Update.pdf](#)

8.6. Private Public Partnership Vision Presentation

Representatives from Reith Jones, Anthony Sikora and Spencer Jaskiewicz presented the public-private partnership vision for Orchard Ridge campus.

P. Davis noted she was very uncomfortable when she and the Chancellor spoke about this in December.

She thanked the Chancellor and Chair Jackson for their patience and understanding when she was out of town due to the passing of her brother.

She is very grateful to her OCC family and for their support. She will never forget it, in particular OCCFA and Kathleen Kelly.

She thanked the people of Waterford township. She moved that the College puts together a meeting or meetings for the residents of Waterford to hear their concerns.

9. CONSIDER MOVING INTO CLOSED SESSION

REQUEST FOR CLOSED SESSION PURSUANT TO MCL 15.268(c), TO RECEIVE AN UPDATE ON LABOR NEGOTIATIONS.

Motion:

Move to enter into closed session pursuant to MCL 15.268(c), to receive an update on labor negotiations.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus. Motion passed unanimously - roll call vote below.

Roll Call Vote:

Trustee Bryant - AYE

Trustee Jackson - AYE

Trustee Bertolini - AYE

Trustee Lambert - AYE

Trustee Burrus - AYE

Trustee Davis - AYE

Entered into closed session at 9:40 p.m.

Trustee Bryant left the meeting at 9:37, after the vote to move into closed session.

Motion:

Move to return to open session.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus. Motion passed unanimously.

Entered back into open session at 9:57 p.m.

10. Board Comments

Trustee Jackson appreciates community comments, glad that Trustee Bryant can attend via accommodations. Thankful that Trustee Davis was able to join us and is back in town.

11. Adjournment

Motion:

Move to adjourn meeting.

Motion moved by Meg Lambert and motion seconded by Pamala Davis. Motion passed unanimously.

Meeting adjourned at 10:01 p.m.

INFORMATION

Board Agenda Item 5.2.1
6/17/2025

Senate Chair's Report - Year End

The senate ends the academic year on a high note. No old business or motions are carrying forward in the next academic year. This year the senate has, I think, matured a bit more. Whereas in the past the use of motions from campuses or the floor of the senate were to address sometimes very specific agendas, or even outrages, we have reduced what I call, the weaponization of the senate, into the more thoughtful and deliberative body it can and should be.

The senate is also more prepared now to deal with the challenges around faculty dis-engagement. There are conversations now at almost every campus and college senate meeting about moving forward to improve engagement. The new Shared Governance Committee sought and received permission to enter into a joint statement with OCCFA, a joint statement reaffirming the responsibility of each faculty member to provide service to the college beyond teaching. The Shared Governance Committee is working now on a list of opportunities for service. While some activity is clearly service, such as serving on committees, other activity is less so...faculty mentors for student groups, for example. While everyone would expect this to be equal to any other committee work, there isn't a common understanding on all things service between administration and the faculty senate. We're working to be there early in the fall, reducing the obstacles a faculty member may encounter in meeting their responsibilities.

The Constitution Convention Committee has drawn the road map for next session's committee whose job will now be to begin writing the next constitution. We currently don't have a chair elected by their committee but I know we will have someone in place in September to lead. Special Thanks to Ken Sigler for getting us started down the road this half year.

Thanks to other chairs stepping away, Bill Isanhart from SAS-C, the academic policy review committee, and Barbie Hoag from the Professional Learning Committee.

A landmark project this winter from our Distance Learning Committee has been the formation of the Community of On-line Instructors, an informal regular gathering of OCC instructors meeting to share their best practices. The commitment from the faculty toward

improvements leading towards authentic and meaningful online instruction could not be any stronger than it is today. Faculty understand online instruction continues to be a highly sought after by our students and we are committed to meeting them where they are at, without sacrificing a high quality educational experience. The college, through the Academic Technologies Group, provides a remarkably high degree of support.

The Technology Innovation Committee continues to look at the use of AI in classes. They are seeking recommendations currently for improvements in classroom technology. Recently the committee explored Microsoft Teams, a productivity software tool that the college seems to have been made available however no mandate on the use of this tool. Interest is growing.

Our core committees tied to the ongoing work of the faculty and our accreditation, Curriculum and Instruction, Curriculum Review, and Student Outcomes Assessment have all completed their tasks for the year. About a dozen disciplines have been identified for review in 2025-26 by the CRC. Gina Mandas will chair the committee this upcoming year. The CIC will have a co-chair position, as will SOAC as both committees are looking to use a leadership/mentorship model toward standing chair succession.

And finally, the work of the Emeritus Committee has concluded for the year. With all honesty, the work that the committee accomplished was remarkable. They addressed perhaps the hardest task which was to collectively decide the criteria by which one would receive emeritus status and how that would be evaluated. They considered a list of privileges beyond the honor which will be shared with administrations input. The thing they missed, and it was likely the result of some miscommunication, is the HOW emeritus status happens, the operational end. While this is a big part of the process, I plan to ask the senate to form a task force to hammer out a practical solution as to how the faculty will reach out to retired faculty, establish a review committee, timelines by which the process will fall, what does the handoff to administration look like, and so on. These are practical questions which I hope can be worked on over the next two months and brought to Senate in September for discussion and ratification.

It's been an extraordinary year of growth and change for the senate this past year. I have been so happy to have been part of this growth. I truly enjoy my colleagues on the faculty and administrative side with whom I collaborate every day with on this project called the Faculty Senate. I look forward to applying my leadership to achieve an even more growth filled, more highly meaningful, and more highly engaged faculty senate in the next academic year.



INFORMATION

Board Agenda Item 5.2.2
June 17, 2025

PROVOST REPORT

As I prepared for my last opportunity to address the board, I looked back at the comments I made at my very first board meeting. You may recall that I re-joined OCC in April of 2020, so it was on ZOOM and, while there are faces that were there then, there are also new ones. At that meeting I talked about the initial challenges of what we then referred to as “going remote” We were all just finding our way, I think hopeful that what we were experiencing would be a blip that could be easily moved on from. However, the reality is as weeks turned into months, turned into a year and more, the fundamental structure of higher education changed, in ways that feel both fresh and innovative and isolating and sterile. We were fortunate to have an academic technology group already in place, one that with a few tweaks, was able to support the entire community as most of us learned new technology skills. Since then, we have moved to the middle, ideally using the best of what we learned in times of stress and hoping to never have to do some other things. While we now have examples of absolutely state of the art technology enhanced instruction in disciplines like interior design, criminal justice and auto mechanics, as well as the opportunity for previously disenfranchised students (because they were home bound or did not have the flexibility to be on campus) to benefit from higher education, I think we never want to return to the times when our nursing students were learning to take blood pressure from their couches.

We have moved, in a short time from 5% to 50% online, a mix that seems to serve our students. We will continue to push forward to be sure that each one of those courses is student-centric and designed not just as an educational activity but as a social (or parasocial) one.

We are fortunate that the chancellor supported the vision to bring a new Teaching and Learning center to the campus which now touches well over 100 full-timers and 150 adjuncts every year. This helped connect the faculty to each other and to resources as they worked on their courses online and then in all modalities once we returned.

I am also very proud that we have revised our placement policies in English and Math. As well as engaged in a developmental education redesign in that we now use co-requisites to support students who can now go directly to college level English and, often, Math. We have three full service testing centers so students can reliably test for placement, for remote courses and for make ups.

Increased our completion and average credit per student number through initiatives such as “take one more class” 20/20/20 or 30/30, help one more student stay and assess early and often. We have a fully functional early alert system, one that will continue to grow in its robustness and ability to identify and support students who show signs of academic struggle.

If I can leave OCC with one thing it is the belief that teaching and learning must remain the center of the institution. Our decisions must make student education and economic mobility our primary focus and the heuristic for difficult decisions. I started here as a faculty member and I will carry the lessons of OCC with me as I continue to support community college students. In particular, I will remember the commitments, steadfast resolve and belief in our students demonstrated by the faculty, staff and the board. Thank you for all you have done and all you have taught me.



OAKLAND COMMUNITY COLLEGE

CHANCELLOR'S COMMENTS

June 17, 2025

WELCOME
TO THE TEAM

EMPLOYER OF CHOICE

NEW HIRES

Welcome!

MAY

Jonathan Caruso

Career Connectedness Coordinator

Sara Cornell

Paraprofessional-Part Time

Andrea Gerber

Campus Facilities Manager

Melissa Hennigar

Financial Aid Specialist

EMPLOYER OF CHOICE

NEW HIRES *Continued*

MAY Continued

Elizabeth Klee

Vice Chancellor for Information
Technologies and CIO

Ashley Spencer

Program Coordinator,
Continuing Education

JUNE

Sophia Bolger

Student Support Specialist - I

Rachel Bostic

Administrative Assistant (Facilities)

Diara Matthews

Student Support Specialist - I

Cristina Reed

Access Coordinator

Victoria Worthington-O'Connor

Program Coordinator,
Continuing Education

THANK YOU
FOR YOUR SERVICE

EMPLOYER OF CHOICE

RETIREES

Congratulations!

MAY

Doree Nowack

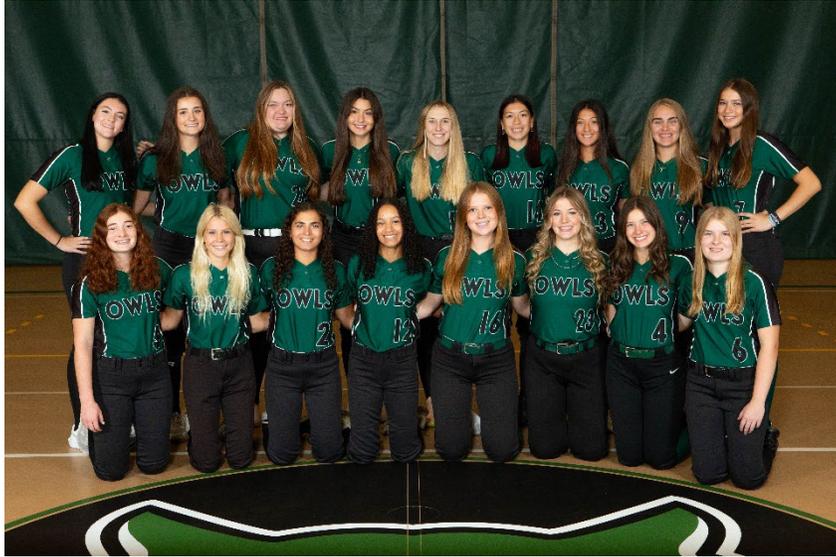
Financial Aid Specialist – *39 years*

EMPLOYER OF CHOICE

OUTSTANDING EMPLOYEES



Nadja Springer-Ali and **Megan McGowan** receive Best Chat Awards



COLLEGE OF CHOICE

OCC STUDENT SUCCESS

OCC's Softball Team Wins MCAA Awards

Student Receives \$7,000 award from the University of Michigan

COLLEGE OF CHOICE

OUTSTANDING PROGRAMS

**Goodwill Partnership helps
participants jumpstart careers
in the building trades**

**Culinary Building Coming
Soon Trailer**

COLLEGE OF CHOICE

OCC IN THE MEDIA

NEWS/EVENTS



County Faces 'Complicated' Economic Future, Has Good Fundamental Metrics



MiLEAP Awards \$8.1 Million to Boost Adult Student Enrollment and Regional Workforce Growth Through Reconnect Community Action Grants



Royal Oak Concert Band Spring Finale Concert



These Communities Have Been Selected to Host DIA Masterworks in Public Spaces

PEOPLE/STUDENTS/ALUMNI



Oxford High School Seniors Reflect on Journeys From Freshman Year Shooting to Graduation



Breaking Barriers: A Journey to Success and a Triple Degree Against All Odds!



Technician of the Year Emphasizes Ongoing Education



Yau Gofan, DNP, APRN: Leading in Advanced Nursing - Education with Purposeful Healing and Passionate Teaching



Farbman Group Adds Three to its Family of Organizations





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INFORMATION

Board Agenda Item #6.1
June 17, 2025

Athletics and Public-Private Partnership Vision for Orchard Ridge Campus



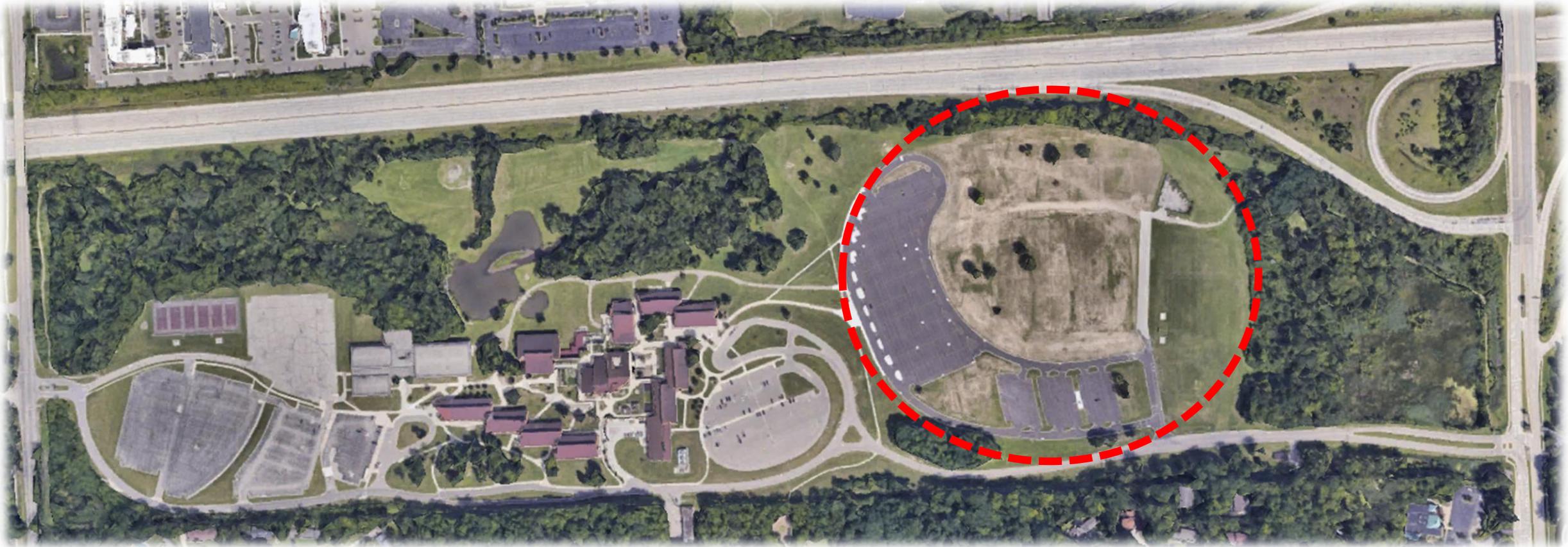
OAKLAND COMMUNITY COLLEGE ORCHARD RIDGE ATHLETIC DEVELOPMENT

Project Overview

June 2025

AUBURN HILLS – EXISTING CONDITIONS

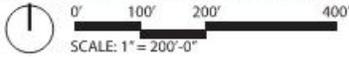




Our campus has 42 developable acres that has surface parking and grass space that is underutilized. This land also sits at our primary site entry from Orchard Lake Road. This site has remained undeveloped since purchasing the campus and OCC currently has no plan or needs for academic or administrative expansion.



- 1. FIELD HOUSE
- 2. FIELD HOUSE FUTURE EXPANSION AREA
- 3. SOFTBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN)
- 4. BASEBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN)
- 5. EXPANSION OF EXISTING CAMPUS PATHWAY SYSTEM
- 6. FUTURE EXPANSION AREAS



This master plan is a conceptual and intended for planning and illustrative purposes only. It reflects preliminary ideas and does not represent a final design or commitment to develop. All elements—including layouts, building locations, uses, amenities, infrastructure, and timelines—are subject to change based on further study, regulatory review, funding availability, community input, and other considerations.



Continue to operate and grow as a preeminent youth hockey organization in Michigan and North America.

Maintain non-profit mission and vision of *advancing and developing well rounded student athletes who excel both athletically and academically.*

Provide *state of the art facilities* for top tier training, playing, and scouting opportunities for players.

Provide off-ice support for youth players including *academics/tutoring, sports medicine, nutrition*, etc.

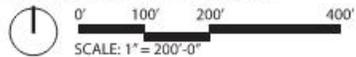
MASTER PLAN – PHASE 1



- 1. FIELD HOUSE
- 2. FIELD HOUSE FUTURE EXPANSION AREA
- 3. OUTDOOR EVENTS SPACE

- 4. ICE ARENA (3 ICE SHEETS)
- 5. SOFTBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN)
- 6. BASEBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN)

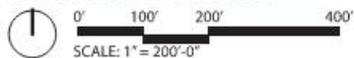
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- | | | | |
|--------------------------------------|------------------------------------|-------------------------------|--|
| 1. FIELD HOUSE | 4. RESTAURANT | 7. HEALTH SCIENCE INSTITUTE | 10. SOFTBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN) |
| 2. FIELD HOUSE FUTURE EXPANSION AREA | 5. ICE ARENA (3 ICE SHEETS) | 8. ATHLETE AND FAMILY LODGING | 11. BASEBALL FIELD (NCAA DIMENSIONAL STANDARD SHOWN) |
| 3. OUTDOOR EVENTS SPACE | 6. ICE ARENA FUTURE EXPANSION AREA | 9. STUDENT ATHLETE HOUSING | 12. EXPANSION OF EXISTING CAMPUS PATHWAY SYSTEM |



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OCC General Mission

Committed to empowering our students to succeed and advancing our community.

OCC Values

We welcome people of diverse backgrounds and abilities. We offer high-quality and relevant educational experiences, and celebrate the accomplishments of our people. We act with respect, integrity, and kindness, and carefully steward the resources entrusted to us.

OCC Vision

Become the college, partner, and employer of choice.

ACADEMIC ALIGNMENT

(Dr. Jolene Chapman – Associate Provost)

- Partnership opportunities to give first hand career experience to existing programs within Culinary and Hospitality
- Opportunity to expand Health Science programming to support Physical Therapy and Rehabilitation Services.
- Brings community to campus, increasing visibility of OCC's Brand.

ATHLETICS ALIGNMENT

(Jamie Corona – Athletic Director & Softball Coach)

- Better facilities attract higher caliber athletes, boost visibility, increase enrollment, and increase general student engagement.
- Opportunities to host regional and national tournaments
- Opportunity to create OCC Hockey Team
- Athletes graduate at higher rates
- Partnership with LCAAA elevates our brand even further.

STUDENT EXPERIENCE ALIGNMENT

(Madison Newton – PTK President)

- Activated Campus
- Central location for Sports = greater support by OCC students
- Increase profile of OCC vs other Community Colleges

PROJECTED TIMELINE

2024

Q2/Q3/Q4

- Project Introduction
- Non-Disclosure Agreement
- Board of Trustees
 - Closed Sessions
 - Small Group Sessions

2025

APRIL

- Overarching Terms Negotiation Start

MAY

- Board of Trustees
 - Reviews of Project
 - Presented with Overarching Terms
- Public Presentation at May Board Meeting

JUNE

- **Board of Trustees**
 - **Vote Proceeding w/Overarching Terms (Non-Binding)**

JULY

- **Board of Trustees**
 - **Predevelopment Agreement Approval (Binding)**
- Negotiations begin on Ground Lease, Operating Agreements, Development Agreement

Q3 & Q4

- Schematic Design Starts

2026

Q1

- Schematic Design Reviews
- Program Partnership Discussions Start

Q2

- Design Development Starts

Q3

- Design Development Reviews
- Initial Reviews with Farmington Hills Buildings Department Start
- Construction Documentation Starts

Q4

- Construction Document Reviews
- Farmington Hills Buildings Department Reviews
- Construction Document Completion

2027

Q1

- **Board of Trustees**
 - **Development Agreement Approval (Binding)**
 - **Ground Lease Approval (Binding)**
 - **Operating Agreement Approval (Binding)**
- Phase 1 Construction Start

Q2

- Construction Progress Updates

Q3

- Construction Progress Updates

Q4

- Construction Progress Updates

2028

Q1

- Construction Progress Updates

Q2

- Construction Progress Updates

Q3

- Construction Progress Updates

Q4

- Construction Progress Updates
- Phase 1 Construction Complete

CAMPUS & COMMUNITY ENGAGEMENT

DESIGN (12-18 Months)

CONSTRUCTION (18-24 Months)

- **Project Financing Responsibilities:**
 - OCC is financially responsible for softball field and field house with upfront construction costs that support those assets, and operational responsibilities.
 - LCAAA is financially responsible for construction costs and operation of the ice arena. LCAAA shall provide a construction/performance bond in an amount reasonably sufficient to guarantee completion of the assets in a timely manner.
- **Ground Lease Phasing**
 - OCC is only leasing the initial acreage to build the Arena. OCC is currently negotiating a set period of time LCAAA will have to develop future phases.
- **Operating Responsibilities**
 - Ground Lease provisions will be in place to insure fulfillment of standard maintenance for the ice arena. LCAAA is responsible for repair and maintenance of all their facilities while OCC is responsible for our assets.
 - OCC would maintain their existing staff to maintain the Field House and Softball Field. LCAAA would hire staff to maintain the Ice Arena.
- **OCC Financial Compensation**
 - OCC is compensated based on the acreage of land leased. OCC will be compensated for use of shared assets as part of the Ground Lease, which will be negotiated at a future date.
- **Shared and Common Infrastructure Responsibilities**
 - OCC and LCAAA would divide construction and maintenance costs associated with common infrastructure site buildout. Cost division is determined by final master plan and anticipated amount of use by both parties.
- **Campus and Community Engagement**
 - We will be engaging all stakeholders for the project through a robust Campus and Community Engagement Plan. This engagement will determine final outcomes for all assets on final amenities, design of the buildings, and site location/layout. Its anticipated this will take a full 18 months to complete.
- **End of Ground Lease**
 - OCC is currently negotiating handback requirements. OCC as ground lessor receives property back at end of ground lease.

SHARED VS SEPARATE ASSETS

OCC owns the Field House and Softball Fields. LCAAA owns the Hockey Arena. Shared assets are roads, parking, utilities, and site landscaping.

OCC will have shared use rights within the LCAAA assets including a dedicated locker room. Extent of shared uses will be negotiated.

OCC is only Ground Leasing the land upon the development of each asset. LCAAA will have first rights of development on additional acreage but do not control it until its developed with future assets as defined in the Master Plan.

PROJECT FINANCING & TAXES

The Phase 1 LCAAA Hockey Arena must have a minimum equity contribution and cannot be fully financed.

OCC will not be liable for any LCAAA indebtedness.

LCAAA is solely responsible for any taxes assessed to the new assets. OCC and LCAAA will continue to work together to minimize any taxes on the Shared Assets.

LEASE TERMS & RENT

35 year Lease Term with 10 year extensions up to 95 years.

Lease rent is tied to acreage used by LCAAA assets, and Shared Asset rent is calculated on overall usage of shared assets.

23-acre, high-end appraised value for Phase 1 land is estimated at \$1.9 million. All Phase 1 economic returns (NPV) are in excess of this value.

Total value of ground lease will be calculated based on acreage per asset and is estimated to be over double assessment value.

DEFAULT

The LCAAA will issue a Guaranty of Completion or Performance Bond legally binding LCAAA to complete each Phase 1 asset to the agreed upon plans and specifications.

At each subsequent phase a new Ground Lease, or addendum to the Phase 1 Ground Lease, for each additional asset will be negotiated and approved.

OAKLAND COMMUNITY COLLEGE

Conclusion

June 2025



ACTION

Board Agenda Item 7.1
June 17, 2025

APPROVAL OF PUBLIC-PRIVATE PARTNERSHIP TERM SHEET BETWEEN OCC AND LCAH

PROBLEM/NEEDS STATEMENT

To support the growth and elevation of academics, athletics, and our mission, via a unique public-private partnership opportunity allowing us to create an anchor campus that provides cutting-edge facilities.

WHY THE ACTION IS BEING RECOMMENDED

To obtain Board approval to move forward with the vision and further development of terms and proposal for project/partnership details.

MOTION

Move to approve the vision for the College's Orchard Ridge campus to create a centralized site concentrating on academic health and sciences, fitness and student athletes, as detailed in the terms agreed upon by OCC and LCAH.



ACTION

Board Agenda Item 7.2
June 17, 2025

Approval to Change October Regular Board of Trustees Meeting Date

PROBLEM/NEEDS STATEMENT

A majority of Trustees will be attending the ACCT Leadership Congress conference the same week of the meeting and should be departing for the conference on Tuesday afternoon. Due to this a change in the meeting date is needed to ensure quorum at the meeting.

WHY THE ACTION IS BEING RECOMMENDED

Make a change to the October meeting date from Tuesday, October 21, 2025 to Monday, October 20, 2025.

MOTION

Move that the Board of Trustees approve the changing the scheduled date for the Regular meeting of the Board of Trustees from Tuesday, October 21, 2025 to Monday, October 20, 2025. The meeting time and location will remain the same.