

Meeting
11/15/2017

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WAYNE COUNTY
BUILDING AUTHORITY
MEETING

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Taken at 500 Griswold,
Detroit, Michigan,
Commencing at 10:00 a.m.,
Wednesday, November 15, 2017,
Before Laurel A. Frogner, RMR, CRR, CSR-2495

1 APPEARANCES:

2 Eileen DeHart, Chairperson

3 James Saros, Member

4 Frank Vaslo, Member

5 Sam Hussein, Member

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8 OTHERS PRESENT:

9 Haaris J. Ahmad, Assistant Wayne County

10 Corporation Counsel

11 Karla Henderson, Wayne County Building Authority

12 Administrator

13 Tim Johnson, Wayne County Commission

14 Administration Director

15 Felicia Johnson, Wayne County Commission Counsel

16 Audricka Grandison, Wayne County

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1 Detroit, Michigan

2 Wednesday, November 15, 2017

3 About 10:00 a.m.

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5 CHAIRPERSON DeHART: I'd like to call this
6 meeting of the Building Authority to order.

7 Roll call, please.

8 MS. GRANDISON: Eileen DeHart.

9 CHAIRPERSON DeHART: Present.

10 MS. GRANDISON: James Saros.

11 MR. SAROS: Present.

12 MS. GRANDISON: Frank Vaslo.

13 MR. VASLO: Yes.

14 MS. GRANDISON: Sam Hussein.

15 MR. HUSSEIN: Yes.

16 MS. GRANDISON: And Frederick Hoffman has
17 been excused today.

18 CHAIRPERSON DeHART: Is there a motion to
19 approve the agenda? I believe we need to amend it.

20 MR. VASLO: I'll make a motion to approve the
21 agenda with changes that we move the Boji Group action
22 Item Number 1 to Informational Items only.

23 MR. HUSSEIN: Support.

24 CHAIRPERSON DeHART: Any questions?

25 (No response.)

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1 CHAIRPERSON DeHART: Hearing none, all in
2 favor?

3 (In unison): Aye.

4 CHAIRPERSON DeHART: Opposed?

5 (No response.)

6 CHAIRPERSON DeHART: Motion carries.

7 Approval of the Minutes of September 20th.

8 Is there a motion?

9 MR. VASLO: So move.

10 MR. HUSSEIN: Support.

11 CHAIRPERSON DeHART: The record will reflect

12 I will abstain due to my absence.

13 All those in favor?

14 (In unison): Aye.

15 CHAIRPERSON DeHART: Opposed?

16 (No response.)

17 CHAIRPERSON DeHART: Motion carries.

18 Old Business?

19 (No response.)

20 CHAIRPERSON DeHART: Hearing none, New

21 Business. Action Items. We are going to Number 2, the

22 Hanson Court Reporting Renewal Contract.

23 MS. HENDERSON: So, yes, Madam Chair, for
24 your review and approval is our wonderful transcript
25 services, and Audricka got them to keep the fee the

1 same amount so it will not increase. So we would like
2 you to take it under action.

3 CHAIRPERSON DeHART: Is there a motion?

4 MR. VASLO: I'll make the motion to approve
5 the renewal of the contract. They have been good
6 service providers for us.

7 CHAIRPERSON DeHART: Is there support?

8 MR. HUSSEIN: Support.

9 CHAIRPERSON DeHART: And I'd just like to
10 make a comment that it certainly lends to our
11 transparency to have the court reporter here and to
12 have it done word for word what happens at this
13 meeting. I think it's saved ourselves a lot of
14 heartache in the past.

15 MR. VASLO: Why would we ever want that?

16 CHAIRPERSON DeHART: And with that, all in
17 favor?

18 (In unison): Aye.

19 CHAIRPERSON DeHART: Opposed?

20 (No response.)

21 CHAIRPERSON DeHART: Motion carries.

22 Informational Items. Boji Group, LLC - 2017
23 1 Year Renewal Property Management Agreements -
24 Hamtramck and Inkster. This is informational.

25 MR. AHMAD: Haaris Ahmad with Corporation

1 Counsel. So this item, I think there's a few things
2 here, I think this property management agreement was
3 put in place in relation to the two properties that are
4 referenced at Inkster and Hamtramck facilities with the
5 State lease that was assigned over ultimately to the
6 County. Typically what Building Authority will have,
7 it's called a Contract of Lease in this type of
8 transaction that gives it leeway to enter into Property
9 Management Agreements and things of the sort. But in
10 this situation it was subassigned to the County, and,
11 therefore, it's probably more appropriate for the
12 County to approve these agreements going forward.

13 The existing agreement that's in place, the
14 Property Management Agreement, does call for the
15 15-year term. It also allows for a renewal, automatic
16 renewal for one-year renewals after that term only
17 terminable by the County at that point. So it's not --
18 meaning it would cover the term which was anticipated
19 by all parties including the State, including the
20 County, including the Building Authority at the time,
21 but there is a restriction, IRS Rules, 15-year, a
22 15-year term for that type of agreement, and that is
23 why it has kept on coming up again, and so that's the
24 informational item, if there's questions.

25 CHAIRPERSON DeHART: Basically what they're

1 asking us to do is to relinquish the oversight of these
2 two properties to the County Commission. My question
3 is because they are a building within the County and
4 the Building Authority acts on behalf of the County so
5 we are indeed the County, why would we relinquish it to
6 the County Commission? Any thoughts?

7 MR. VASLO: Well, I mean this has been done
8 this way forever, and this young man comes and has a
9 different theory on how things should be done. Perhaps
10 he's right, perhaps he's wrong. It should be looked
11 at, I suppose, but I see no reason to do anything
12 differently. This is the way we've done it. This is
13 the way it should continue.

14 CHAIRPERSON DeHART: And the Building
15 Authority is, quote-unquote, "the County."

16 MR. VASLO: Yeah.

17 CHAIRPERSON DeHART: It doesn't say County
18 Commission, it says the County. Sam?

19 MR. HUSSEIN: Felicia or Tim, do you have any
20 comments in regards to handing it over to the County
21 Commission?

22 MS. JOHNSON: So I think this started with
23 me, so I noticed that when we received agenda items,
24 that the contracts were in the name of the Charter
25 County of Wayne and Boji and not the Building Authority

1 and Boji. The Building Authority's technically a
2 separate legal entity from the County, though you may
3 act on behalf of the County for certain matters. So my
4 question was why is this in the name of the County if
5 the County's not approving it and the Building
6 Authority is? If the Building Authority has authority
7 to approve it, which I'm not suggesting you do or you
8 don't, haven't even seen all the documents, I'm saying
9 that it should be in the name of the Building Authority
10 and Boji. If it's in the name of the County, then it's
11 not clear to me how the Building Authority can make
12 that approval. So I posed that question, and I guess
13 that question got back to Corp Counsel, and this is
14 what Corp Counsel is saying based on their review of
15 the documentation and information.

16 MR. HUSSEIN: But, in your opinion, do you
17 think that the County Commission should have oversight
18 over this?

19 MS. JOHNSON: Well, again, I don't know the
20 nexus of all of the -- how this started. I haven't
21 seen the documents as far as the bonds, and you're
22 saying leases and lease backs, I haven't seen any of
23 that. Literally this started with me saying how can
24 the Building Authority approve a contract in the name
25 of Wayne County? I understand if it was in the name of

1 the Building Authority, I would have never asked the
2 question, but you are technically a separate legal
3 entity. So that was my question.

4 Again, I haven't reviewed the document, so I
5 can't even offer you an opinion as to whether or not I
6 think it should come to the Commission or the County or
7 whether it should be with the Building Authority. My
8 only concern is that if the Building Authority approves
9 it, it should be in the Building Authority's name. If
10 the County's going to approve it, obviously then it's
11 in the County's name. That was really it.

12 MR. HUSSEIN: If I may, through the Chair,
13 we're not here to make any decisions on that right now,
14 are we?

15 MR. AHMAD: No.

16 MR. HUSSEIN: So I guess we'll look at it --

17 CHAIRPERSON DeHART: Bottom line, I think we
18 need something from Corp Counsel in writing saying that
19 this should go to the County Commission, not the
20 Building Authority.

21 MR. AHMAD: And, absolutely, when we have
22 adequate time, I think, as Felicia will attest, this
23 just came up, and so that's why I think it was
24 appropriate to move it to the Informational section.
25 We will look at it more carefully. But on the

1 information that we have at this time, the explanation
2 I gave seems to apply, but we'll confirm, and this is
3 after consulting --

4 CHAIRPERSON DeHART: Any other questions?

5 MR. HUSSEIN: For the sake of clarity, even
6 if it went to the County, it would still have to go to
7 the County Commission for approval, correct?

8 MR. AHMAD: Correct, because it's an
9 agreement, yeah, but just again to clarify, the current
10 Property Management Agreement that has been approved by
11 the Commission actually as part of the whole entire
12 transaction is in place, and, again, it's still
13 applicable, and upon its termination -- or upon
14 termination of the initial term, it will renew
15 automatically unless the County -- and that's
16 specifically what's noted -- chooses to terminate, for
17 that whole period of the 30 years.

18 MR. SAROS: Doesn't it -- on the renewal, I'm
19 doing this totally from memory, doesn't it renew like
20 one year at a time after the first 15?

21 MR. AHMAD: Yes, 30 days and only terminable
22 by the County, not by the Boji.

23 CHAIRPERSON DeHART: And it extends that 15-
24 year contract one more year, so it's still 15 years,
25 only it moves the threshold every year.

1 MR. SAROS: It moves it to 16, it moves it to
2 17.

3 CHAIRPERSON DeHART: Well, no, it's still 15,
4 but it's in groups of 15.

5 MR. AHMAD: Not unless you do what you guys
6 were proposing is to keep on starting the term, you
7 know, so otherwise it would just go for one year as
8 you're saying renewing until the 30 years is up for
9 one-year terms.

10 MR. SAROS: I remember this, what was it,
11 about five years ago, six, I was kind of wondering why
12 at that point in time the County was bringing it to us
13 in the first place unless they wanted us to monitor it,
14 and now I mean it seems unusual to me that they would
15 want to -- not that I care, but that they would want to
16 take back over control of any renewals that I think
17 that's got to almost be the only -- you know, you're
18 looking at what they've done, you're reporting what
19 they've done, and then it's just a matter of renewal.
20 Is there a reason why if we were asked to vote by the
21 County, if we were asked to enter into that original
22 contract, why now they would want it to be different?
23 I mean what's changed?

24 MR. AHMAD: So, again, the only thing that's
25 changed is now that taking a look at the -- and, of

1 course, certain things carry on out of practice and all
2 parties may have been aware, and as I had stated up
3 front, it is typical obviously in this, obviously been
4 the practice of the Building Authority that when the
5 Building Authority is involved, you know, with a
6 building, again, by statute is the Contract of Lease
7 which does provide for the Building Authority to enter
8 into these agreements, right. But because of the
9 unique nature of this transportation where it was sub-
10 assigned to the County, you know, like the Building
11 Authority is the owner, then it leases to the County,
12 which you're aware of, I know you're aware of all this,
13 and then the State lease was assigned over to the
14 County. And the original agreement is actually with
15 the County, not with the Building Authority.

16 Now, if they had asked -- if I find a
17 resolution to that effect, and that's something that we
18 can work under may be some -- and that's what I was
19 looking for, but in the short period of time I was not
20 able to find it, there may be some overarching
21 resolution. It was not in the original resolution for
22 this transaction, but there may be some along the way
23 that said, you know what, the Building Authority is
24 going to handle this, right, and if that's there, if
25 that's an authorizing resolution, then we're fine with

1 it.

2 So nothing's changed from the Executive's
3 perspective, it's not a change in terms of policy, it's
4 just a change -- not change but an interpretation now
5 or looking at what the applicable legal standard is.

6 CHAIRPERSON DeHART: Yeah, I'd feel
7 comfortable getting something from Corp Counsel in
8 writing so that we're covered, the Commission's
9 covered, and the County's covered.

10 MR. SAROS: And just, again, this is all from
11 memory, but I think at the time there was some kind of
12 a conflict between the administration of the County,
13 which, of course, was a past administration, and the
14 Boji Group, and it was kind of handed off to us.

15 MR. VASLO. To avoid the conflict?

16 MR. SAROS: Uh-huh. I mean I think when you
17 do your research here, you might look for that.

18 MR. AHMAD: Sure, and I can discuss with
19 whoever has background, you know, to perhaps provide
20 that to help us with our research.

21 MR. SAROS: And I don't know what that was.
22 I just remember that it was more comfortable. I mean I
23 think it was a good deal for everybody, so it was a
24 matter of, you know, just like appearance that it might
25 be best going through us, so look for that, you might

1 find your answer.

2 MR. AHMAD: Sure, and I think the feedback
3 has been that this is beneficial for the County over --
4 that we would desire to continue having this --

5 MS. JOHNSON: And just for clarification
6 purposes, I'm not suggesting on behalf of the
7 Commission that we want this, that was not how this
8 started. I actually thought there was an error in the
9 document and the document should have said between the
10 Building Authority and Boji, so I actually just posed a
11 question. This has not had any discussion on a
12 Commission level with Commissioners. We literally
13 noticed something and posed a question, and we'll work
14 with Corp Counsel to make sure it's properly resolved.

15 CHAIRPERSON DeHART: Sounds like a plan. Any
16 other questions?

17 (No response.)

18 CHAIRPERSON DeHART: Hearing none, Public
19 Comment? Any Public Comment?

20 (No response.)

21 CHAIRPERSON DeHART: No Public Comment.

22 A motion to adjourn is in order.

23 MR. VASLO: Can I ask a question before we
24 go. There was an interesting article in the Free Press
25 concerning the jail and the City of Detroit. As a

1 member of Corporation Counsel, was the City of Detroit
2 notified of the IRS issues that the County's having
3 transferring money to the proposed Gilbert site, I-75
4 site? Is Detroit aware of that?

5 MR. AHMAD: I was not given any information
6 on that.

7 MR. VASLO: You don't have any information on
8 that?

9 MS. HENDERSON: I'm not aware, either.

10 MR. VASLO: Zenna was also quoted saying
11 trying to hurry the City Council along here saying that
12 a lot of the price quotes were based on a construction
13 schedule, we're talking about millions that would
14 increase the budget on the jail. What's the
15 construction schedule? Who did the building? And what
16 does it look like?

17 MR. AHMAD: And just so I'm clear, when you
18 say the construction schedule, like I mean we're
19 talking about brand-new building.

20 MR. VASLO: Yeah.

21 MR. AHMAD: I don't know.

22 MS. HENDERSON: So the construction schedule
23 is what has been proposed by Barton Malow and HLK,
24 Bedrock has hired Barton Mallow as the construction
25 company that would actually do the build for the new --

1 I think we're calling it the criminal complex, the
2 justice complex, and so the schedule has been set
3 tentatively with the understanding that all these other
4 items like the land swap deal would happen at this
5 time. So the pricing has come from Barton Mallow in
6 terms of, you know, what the square footage would cost
7 for those facilities, and so I think what I've read
8 that to mean was what Zenna was saying was that we have
9 a schedule that, you know, they've gone out to bid to
10 price, you know, steel and concrete and all that, and
11 that if that schedule gets delayed, that could
12 implicate cost.

13 MR. VASLO: And who approved the overall
14 plan?

15 MS. HENDERSON: None of this has been
16 approved through any of the formal channels, but we
17 have been meeting --

18 MR. AHMAD: It will be presented.

19 MS. HENDERSON: Yes.

20 MR. VASLO: So you want the City of Detroit
21 to hurry up and move because millions of dollars are at
22 stake over a process that nobody's approved for plans
23 that nobody saw on a project that may or may not
24 happen.

25 MS. HENDERSON: So I will tell you that there

1 have been a lot of meetings with the stakeholders to
2 get to the point where we could get to some design
3 documents so that a pricing could take place, but that
4 took meeting with all of the stakeholders from the
5 Sheriff, the Clerk, the Prosecutor, the Court
6 Administrators, and the Chief Judges. And so those
7 meetings, Zenna and I sat in on just about all of them,
8 and so that we could get in terms of building a
9 state-of-the-art facility that could take us into the
10 next 50 years.

11 Before we could have that, the design
12 documents developed, we needed to have those
13 conversations, and if you may recall, the CEO did
14 direct staff to go down this path to see if this was a
15 viable option, and that's what we did.

16 MR. VASLO: So where are we on the IRS issue?

17 MS. HENDERSON: I can't speak to that.

18 MR. VASLO: Nobody knows?

19 MR. AHMAD: I don't have an update on that,
20 but I can speak to another item, and, again, I'm here
21 as counsel, I'm not the policy maker when it comes to
22 this, but I can speak to the agreement itself, and the
23 agreement is contingent upon there actually being a
24 development agreement with Rock Ventures and whatnot
25 like meaning if there is an actual project that's going

1 to move forward. Otherwise, this is all putting the
2 pieces in place obviously which we'd have to do coming
3 for approval, so just putting the pieces in place, not
4 committing to us anything actually if there is no
5 project, and that's specifically in the agreement.

6 MR. VASLO: Part of that agreement have
7 anything to do with retiring the existing debt, the 150
8 million that we have on Gratiot or how is that working
9 out? What are you doing about that?

10 MR. AHMAD: I mean that's not in the swap
11 agreement.

12 MS. HENDERSON: No, it's not.

13 MR. AHMAD: But that would be part of, you
14 know, whatever, a whole comprehensive plan, whatever
15 we're going to be doing.

16 MR. SAROS: It was always strange to me that
17 this body should get their information by reading the
18 newspaper, you know, instead of being kept apprised.
19 And the newspaper continually says that those plans are
20 to be approved by the Detroit City, County, and the
21 Wayne County Commission. Are we going to have, this
22 body going to have a say or a vote in that matter as
23 well or no?

24 MS. HENDERSON: That's a good question. I
25 don't have the answer to that. I think we would have

1 to ask Zenna.

2 CHAIRPERSON DeHART: Well, if we're not, I'm
3 ready to tender my resignation right now.

4 MR. SAROS: I mean we sold the bonds --

5 MR. AHMAD: I don't think we're saying you're
6 not.

7 MS. HENDERSON: I just, I don't know the
8 answer to that.

9 MR. SAROS: What I'm saying is I'm not going
10 to waste my time down here if we're just coming here to
11 listen to something three parties down and don't, you
12 know, have a voice.

13 CHAIRPERSON DeHART: This entity meets, we
14 don't get reimbursed for gas, we don't get reimbursed
15 for parking, we don't get reimbursed for our time, and
16 for years we've been dealing with this, and, Jim,
17 you're right, we hear it secondhand through the
18 newspaper or on TV, and if that's the case, I'll resign
19 right now.

20 MR. VASLO: Don't be rash, don't be rash. We
21 have time, we have time. This is a good team, don't
22 shake it up.

23 I have one more question if you don't mind.
24 You know, it's been several months, I mean several
25 months since we've seen any finances from the Building

1 Authority specifically on the Gratiot jail site. I
2 would very much like to see how we're spending our
3 money, I mean down to like a check registry, you know,
4 who are we cutting checks to and how are we spending
5 that money, because we're not seeing anything, and I
6 think that's wrong.

7 MR. SAROS: Well, the paper says 1.2 million
8 a month.

9 MS. HENDERSON: How about this, if I can make
10 a recommendation, what I will do is make sure that that
11 gets added as an agenda item for next month's meeting.
12 We'll have Yogesh come, because he is from M & B, I
13 mean he's the one that's been managing those bonds.

14 MR. VASLO: Tell him not to come empty
15 handed. I don't want him coming here to talk about
16 stuff. I want to see it.

17 MS. GRANDISON: Can I just say one thing
18 about the financial statements. Last year I did see
19 the end-of-the-year statement.

20 MR. VASLO: I don't want an end-of-the-year,
21 I want to see a month-by-month. I want to know where
22 that money's going. Those end-of-the-years don't tell
23 us anything on detail.

24 MS. GRANDISON: Okay.

25 CHAIRPERSON DeHART: And with that, Karla, I

1 believe you had an announcement to make.

2 MS. HENDERSON: Yes. So with very mixed
3 feelings, this is my last Building Authority meeting as
4 the Chief Administrative Officer. I have tendered my
5 resignation, and next week will be my last week. I
6 have developed a several-page memo to Judge Kaufman,
7 talking about that this position needs to be
8 reappointed so that -- because he asked me to put down
9 what are the things that need to be addressed, and that
10 was one of the top, Number 2 on the list. So hopefully
11 he will -- he's got it and he's taking it under
12 advisement. I made recommendations as to how I thought
13 the department I oversee should be staffed and made
14 some recommendations of some internal folks, and so
15 it's really up to the Administration to decide.

16 MR. SAROS: Karla, to be clear on that, your
17 resignation is from the County or from this --

18 MS. HENDERSON: Yes, I'm leaving.

19 MR. SAROS: Oh, that's so wrong, you're
20 leaving us like this.

21 MS. HENDERSON: The timing, I mean I was just
22 telling Madam Chair that an opportunity came my way,
23 and it was one of those things that I'm just very
24 passionate about and could not decline so.

25 MR. SAROS: Congratulations. Thanks for all

1 your help.

2 MS. HENDERSON: Thank you. I wasn't looking,
3 that's for sure. I've been very happy here.

4 MR. VASLO: It's nice to be wanted.

5 MS. HENDERSON: Yes, it is, it's a blessing.
6 I feel very humbled and blessed by it for sure.

7 CHAIRPERSON DeHART: Any other questions?
8 Sam?

9 MR. HUSSEIN: This is for Haaris. Haaris, so
10 I understand that a few of my colleagues on the Board
11 have some questions, so maybe you could send a message
12 to Zenna, she'll be at the next board meeting, and
13 maybe we could address those concerns at the next board
14 meeting.

15 MR. AHMAD: Sure. I planned to obviously
16 pass on the feedback, I understand what it's for.

17 CHAIRPERSON DeHART: And a motion to adjourn
18 is in order.

19 MR. VASLO: So move.

20 MR. HUSSEIN: Support.

21 CHAIRPERSON DeHART: All those in favor?

22 (In unison): Aye.

23 CHAIRPERSON DeHART: Opposed?

24 (No response.)

25 CHAIRPERSON DeHART: Motion carries.

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1 (The meeting was concluded at 10:30 a.m.)
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CERTIFICATE OF NOTARY

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, Laurel A. Frogner, Certified Shorthand
Reporter, a Notary Public in and for the above county
and state, do hereby certify that the above meeting was
taken before me at the time and place hereinbefore set
forth; that the foregoing was duly recorded by me
stenographically and reduced to computer transcription;
that this is a true, full and correct transcript of my
stenographic notes so taken; and that I am not related
to, nor of counsel to any party, nor interested in the
event of this cause.

Laurel Frogner



Laurel A. Frogner, CSR-2495, RMR, CRR
Notary Public,
Oakland County, Michigan
My Commission expires: 4-22-2022

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