



CITY COUNCIL

CITY OF LATHRUP VILLAGE
27400 Southfield Road, Lathrup Village, Michigan 48076

STUDY SESSION AGENDA

MONDAY, FEBRUARY 25, 2018

Conference Room – Second Floor
5:30 p.m. Council Dinner
6:00 p.m. Study Session

AGENDA ITEMS

A. **Call to Order** by Mayor Garrett

B. **Discussion Items**

- A. City Planning Commission Appointments
- B. Discussion - Marijuana
- C. Discussion – House in the Woods
- D. Discussion - ATT Tower License
- E. Discussion - Agenda Items

C. **Mayor and Council Comments**

D. **Public Comments**

E. **Adjourn**

Sheryl Mitchell

From: Dave Palet <dpalet@md7.com>
Sent: Tuesday, February 19, 2019 10:49 AM
To: Sheryl Mitchell
Subject: ATC - Site ID: 310966 - Sunnybrook/Lathrup Village Rebuild Mi

Sheryl,

I hope you had a nice weekend, I'm just checking in to see if you've had a chance to look over ATC's most recent offer?

ATC is offering one of three options:

1. ATC would like to purchase the tower for \$300,000.000
2. Agree to a 30-year extension with the current rent of \$1,723.69, 2% annual escalation and a \$5,000.00 signing bonus.
3. Reduce the rent to \$1,000.00 a month, 2% annual escalation, \$5,000.00 signing bonus and share 10% revenue share when Verizon is added.



Dave Palet

Lease Consultant

Authorized Agent for

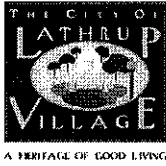
American Tower Corporation

d: 858.775.0967

a: 10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

e: dpalet@md7.com

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248-557-2600
www.lathrupvillage.org

RECEIVED
FEB 4 - 2019
CITY CLERKS OFFICE

APPLICATION FOR COMMITTEES, COMMISSIONS & BOARDS

Date of Application: February 4, 2019

Please check the committee for which you are applying:

- | | |
|---|---|
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Lathrup Village Foundation Board |
| <input type="checkbox"/> Building Authority | <input type="checkbox"/> Recreation Advisory Committee |
| <input type="checkbox"/> Downtown Development Authority | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Historic District Commission | <input type="checkbox"/> Other: _____ |

Name: Mark Piotrowski			Are you at least 18 years of age? (check one) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Street Address: 28020 Eldorado Place	City: Lathrup Village	State: Michigan	Zip: 48076
Home Phone: 248-557-1371		Alt. Phone: 248-996-3969	
Email: mlpiotrow@att.net			

Please list below any relevant information regarding your past or present employment experience, memberships, or personal experiences as they relate to your being qualified for the item(s) checked above.

- Resident of and homeowner in Lathrup Village since 1992
- Employed in the profession of architecture since 1986
- Licensed Architect (State of Michigan) since 1989
- Employed @ SmithGroup - 2013 - Present
- Employed at Albert Kahn Associates - 1992 - 2013
- Lathrup Village Planning Commission - 2013 - Present

Please list below any other relevant information that clearly states your qualifications for serving on the committees or boards checked above.

I have 5 years experience under the guidance of both former and present planning commissioners in Lathrup Village, and have served in the role of Chairman for the past 2 years

My training and experience as an Architect can provide a valuable design perspective to the City's planning efforts to help uphold and enhance the development goals and standards for this community.



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APPLICATION FOR COMMITTEES, COMMISSIONS & BOARDS

Date of Application: 2/11/19

Please check the committee for which you are applying:

- Board of Review
- Building Authority
- Downtown Development Authority
- Historic District Commission
- Lathrup Village Foundation Board
- Recreation Advisory Committee
- Planning Commission
- Other: _____

Name: <u>Maria Welborne</u>			Are you at least 18 years of age? (check one) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Street Address: <u>27424 Morningside Plaza</u>	City: <u>Lathrup Village</u>	State: <u>MI</u>	Zip: <u>48076</u>	
Home Phone: <u>248.687.4402</u>		Alt. Phone: <u>248.821.1016</u>		
Email: <u>maria.welborne.professional@gmail.com</u>				

Please list below any relevant information regarding your past or present employment experience, memberships, or personal experiences as they relate to your being qualified for the item(s) checked above.

— Please see attached resume' —


- Consulting, P&L, and business leadership experience @ Roland Berger, BASF, Eaton, Ford and the Sakti Group.

Please list below any other relevant information that clearly states your qualifications for serving on the committees or boards checked above.

— Please see attached resume' —

- A partial list of board service is included on page 3.
- Educational credentials are on page 1.
- Participant in Leadership Detroit, Class XV

Note: I close on my Lathrup Village home on Feb 19, 2019. I will be a new resident, but am excited to be a part of the community.



1 of 4

MARIA L. WELBORNE, MBA, MEM, BSE

Maria.Welborne.Professional@Gmail.com

248.687.9402

Lathrup Village, MI

EXECUTIVE SUMMARY

MULTI-SITE OPERATIONS LEADER SEEKING BUSINESS LEADERSHIP ROLE

Operations Strategy Consulting • Division Operations & Plant Leadership • Business Unit Management

Roland Berger, BASF, Eaton, Ford, McKinsey and India's Sakthi Group. Operational strategy consulting with industrial clients. Line roles in operations, business unit leadership, plant management, and product engineering. Staff and leadership roles in marketing, strategy, and operational excellence. Change agent with experiences in start-up, growth, contraction, closure and reorganization. Expatriate work in India and China. MBA (Kellogg), MEM (Northwestern Engineering), BSE (University of Michigan). Participant in Leadership Detroit.

SCALE & SCOPE OF LEADERSHIP EXPERIENCES

Scale of Business Management

- \$200 m production facility
- \$125 m product portfolio
- \$ 70 m business unit P&L
- \$ 46 m plant P&L
- \$ 1 m Indian training start-up
- Up to 1200 employees
- Up to 11 direct reports

Scope of Responsibilities

- Consulting Project Manager
- Business Unit Leader
- Division Operations Manager
- Plant & Production Manager
- Product Manager
- Start-Up Director
- Acting Div Engineering Manager

Aspects of Change Leadership

- Reactive to vision-driven
- Leader-centric to empowered
- Mfg chaos to calm execution
- Conflict to collaboration culture
- Undisciplined to disciplined
- Personality-driven to fact-driven
- Stagnant careers to development

FUNCTIONAL, SECTOR, PROCESS & PRODUCT EXPOSURE

Functional

- Consulting / Reengineering
- Plant & Production Management
- Product Marketing
- Program & Project Management
- Design Engineering Management
- Material Planning & Logistics
- Business Development, Strategy
- Warranty & Field Engineering

Sector

- Automotive OEM & Supply
- Electrical
- Aerospace
- Construction & Ag Equipment
- Industrial HVAC, Conveyors
- Chemicals, Plastics
- Semiconductor Equipment
- Electronics, Glass

Production Processes & Products

- Reaction chemistry / clearcoat
- Compounding extrusion / plastics
- Small batch assembly / electrical
- Automated assembly / electronics
- Blow mold & ass'y / fuel tanks
- Injection mold & ass'y / bumpers
- Float & fabrication / auto glass
- Assembly line / door panels

CHRONOLOGICAL EMPLOYMENT LIST

2018 - Pres.	Roland Berger Consulting	Project Manager	Bloomfield Hills, MI
2012 - 2018	BASF (Plastics, Coatings)	Product Mgr, Production Mgr	Southeastern MI
2011 - 2012	Sakthi Group	Director, SEA Academy	Coimbatore, TN, India
1999 - 2004	Eaton (Fluid Power, Electrical)	Div Ops Mgr, Bus Unit / Plant Mgr	OH, WI, NC
1998	McKinsey & Co	Summer Consultant, Operations	Cleveland OH
1990 - 1997	Ford (Plastics, Electrical, Glass)	Mfg / Industrial / Design Engineer	Shanghai / Southeast MI

EDUCATION

NORTHWESTERN UNIVERSITY

Evanston, IL

- Master of Business Administration, J.L. Kellogg School of Management
- Master of Engineering Management, McCormick School of Engineering
 - ✓ Ford Motor Employee Fellowship (Full-tuition+Stipend)
 - ✓ Semester Abroad, University of Navarre, Spain

UNIVERSITY OF MICHIGAN

Ann Arbor & Dearborn, MI

- Bachelor of Science in Engineering, Industrial & Systems Engineering
 - ✓ Distinguished African-American Alum; Funder for African-American Scholarship Endowments.
 - ✓ Outstanding Student Award; Distinguished Student Award; Commencement Student Speaker.

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DETAILED WORK EXPERIENCE

ROLAND BERGER CONSULTING

Project Manager, Industrial Products Sector, Operations Practice Bloomfield Hills, MI
Manage consulting projects as the coordination point between client, consultants and partner. Provide operational and leadership insight to project teams.

- ✓ SG&A and supply chain organizational realignment for specialty chemicals spin-off.
- ✓ Operational and commercial due diligence of a global automotive brakes supplier for a PE client.
- ✓ Engineering efficiency improvement project for a global automotive seating thermal systems supplier.

Product Manager, Automotive OEM Coatings, 2015 - Present Southfield, MI
Managed ~25% of the total North American paint portfolio serving 8 OEMS, tier suppliers, and export.

- ✓ Drove difficult North American launch of localized Germany technology at high-volume customer.
- ✓ Developed product costing and recommend pricing to account managers. Managed contribution margins.
- ✓ Developed strategy, profit plans, and business cases aligned with global, regional and account strategies.

Production Leader, Engineering Plastics Compounding Plant, 2012-2015 Wyandotte, MI
** Re-entry point after 8-year hiatus for child-rearing.*

Leadership team for BASF's largest plastics compounding plant, \$200m sales, 100 people, 24x7 operation.

- ✓ Awarded BASF Vision 2020 Cash Award after 6 months for improvements in safety, quality and volume.
- ✓ Produced record volume and record quality levels. Delivered >8% increase in productivity.
- ✓ 35% reduction in closure time for Safety Incidents; 75% increase in observations; 400% more submitters.
- ✓ 100% increase in Quality Incident Reporting; 400% increase in ratio of 'preventive' to 'downgrade'.
- ✓ Created positive culture of measurement, calibration, accountability, coaching and development.

EATON

Division Operations Manager, Industrial Control, 2002-2004 Milwaukee, WI
Leadership team for \$300M, 8-plant division; 10 direct reports; 1200 employees; direct responsibility for \$150m plant sales at 4 facilities. Managed component engineering and design-cost out for 3 product lines as well as pilot production, field engineering, quality & warranty. Drove operational excellence initiatives including Lean, Six Sigma, manufacturing cost-out, and low-cost country sourcing.

- ✓ Created and managed project management positions to ensure adherence to phase-gate process; significantly improved results for cost, features, launch timing, and first year sales.
- ✓ Served as catalyst for 360° discussions to address organizational issues including divergent goals and inadequate accountability resulting in reorganization, leadership changes, and process improvements.
- ✓ Actively influenced combination, downsizing and reorganization of two product design groups to reduce divisional R&D spend to below 5% while improving financial and project results.
- ✓ Used Eaton Business Excellence (Baldrige) framework to develop engineering department's vision, goals, and metrics and to deliver step-function improvement in performance.
- ✓ Managed plants in USA, Puerto Rico and the Dominican Republic with our major supplier in Brazil. Worked to develop engineering suppliers in India and tooling & component suppliers in China.

Plant Manager (Fayetteville II) & Business Unit Manager (Custom Control), 2001-2002 Fayetteville, NC
Managed newly-created, highly volatile, \$70m, 3-plant, 3-product-line business unit. Managed newly-independent \$46m, 260-employee plant through drastic shift from 30% growth to 40% contraction. Reporting depts. included accounting, engineering, HR, supply chain, quality, and customer service.

- ✓ Improved first time yield to 96%; on-time shipping to 90%; productivity by 20%; and level loading by 40%. Reduced headcount by 34% (90 heads); eliminated contract employees; implemented 4-day work weeks. Cross-trained 33% of employees on 4+ lines. Achieved 97% forecast accuracy.
- ✓ *Elected Employee of the Month after announcing plant closure.*
- ✓ Increased pricing for semiconductor rush orders, change orders, and cancellations. Realigned resources to support customization and next generation engineering.
- ✓ Supervised the Colorado plant manager, the Canadian production manager, and product line managers for Chiller, Custom Control, and Semiconductor equipment segments.

Business Development Manager, Hydraulics Group, 1999-2001 Cleveland, OH
Supported strategic planning for \$2B, 5-business diversified group. Acquisition, divestiture, competitive analysis.
✓ Created and managed \$10m e-business budget and chaired corporate council. Program managed creation of web-enabled balanced scorecard for 180 plants. Led multi-functional team in redesign of corporate website.

Business Excellence Projects Manager, Industrial Control Div, 2004 Part-Time Milwaukee, WI
Designed leadership initiative monitoring process & tools using strategic plan, profit plan, & business system.
✓ Developed dashboards, divisional charts and review processes for initiatives from corporate, Engineering, Manufacturing, Supply Chain, HR, Quality, R&D, Marketing, and EH&S. Created divisional operating plan to achieve EBE award status in 18-months through linking actions to targeted score improvement.
✓ Developed 5-year Strategic Manufacturing Plan outline including manufacturing footprint actions, captive versus outsourced manufacturing decisions, and 5-year scorecard goals.

THE SAKTHI GROUP

Director, Sakthi Excellence Academy (2011-2012) Coimbatore, TN (India)
Developed corporate strategy, growth plan, and business processes for training start-up funded by a South Indian conglomerate. Hired staff and contractors. Oversaw development and execution of programs.
✓ Developed 3-year plan to move from loss to profitability while growing revenues from zero to \$1m.
✓ Increased primary client's 3-year new-hire retention from 10% to 90%; 20% of graduates rated among top performers in first year of service among professional peers with 5-15 years' experience.
✓ Transformed hostile corporate customer to highly satisfied; awarded additional and follow-on programming.
✓ Developed and delivered new product lines and events for corporate, educational and industry clients.

FORD MOTOR COMPANY

Lean / Reengineering Specialist, Ford Production System, Mfg Staff, 1994-1995 Dearborn, MI
Designed the Ford Production System (lean manufacturing) as part of a 25-member team with a focus on direct material flow, indirect materials, and self-directed shop-floor work teams. Supported roll-out to plants.
✓ Modified indirect materials training documents; delivered 25% improvement.

Manufacturing Engineer, Glass Div, Ford Fu Hua JV, 1993 - 1994 Dearborn & Shanghai
Provided industrial engineering expertise during negotiation and launch of Ford's 2nd Chinese joint venture.
✓ Determined optimal headcount. Developed capacity models and product-costing tools.
✓ Provided technical/cultural training to two Chinese engineers. Both promoted within one year.
✓ Developed bi-lingual part-number, production control, and inventory management systems.

Materials Specialist, Material Planning & Logistics, Electronics, '96-97. Dearborn, MI
Production Supervisor, Utica Trim & Dearborn Glass Plants, '93 & '95. Dearborn/Utica, MI
Product Design Engineer, Vehicle Exterior Systems, Plastics, '92-93. Dearborn, MI
Industrial Engineer, Milan Plastics Plant, '90-91. Milan, MI

COMMUNITY, BOARD & DIVERSITY ACTIVITIES

- **Leadership Detroit** (Detroit Regional Chamber) – Member of 40th Class
- **University of Michigan Dearborn** – CECS Alumni Board; UMD Alumni Board; Alumni Speaker & Mentor
- **Detroit Area Pre-College Engineering Program (DAPCEP)** – Strategic Plans Committee; Regional Coordinating Committee; Co-founder of Teen Group; Course Director; Teacher Partner
- **BASF** – ERG's for African-Americans, Women, Parents, LGTBQ, Asians; Safety Champion; Life Remodeled
- **Roeper School** – VP Roeper Philosophy; Auction Planning Committee; Affinity Group Leadership for Parents of LGBTQ Students and for Parents of African-American Students
- **COA Youth & Family Center** – Board Member (Youth Development Committee)
- **Cleveland International Program** – Board Member (Finance Committee)
- **St Agnes Our Lady of Fatima** – Poverty Ministry, Marriage Ministry
- **Fr. William T Cunningham Community Choir** – Board of Directors
- **Ford Motor Co.** – Ford African-American Network (Executive and Communications Committees; Engineering Group Co-Leader); DAPCEP Volunteer Coordinator; Junior Achievement; Business Professionals of America; Focus Hope Mock Trial; SAE Design Competition; Habitat for Humanity; Paint the Town

4 of 4



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A HERITAGE OF GOOD LIVING

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Date of Application: 02/12/2019

Please check the committee for which you are applying:

- Board of Review
- Building Authority
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- Historic District Commission
- Lathrup Village Foundation Board
- Recreation Advisory Committee
- Planning Commission
- Other: _____

Name: Michael D. Keenan			Are you at least 18 years of age? (check one) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Street Address: 18841 Saratoga Blvd	City: Lathrup Village	State: MI	Zip: 48076
Home Phone: 586-634-8776		Alt. Phone: 586-634-8776	
Email: Mike@DrunkenOlives.com			

Please list below any relevant information regarding your past or present employment experience, memberships, or personal experiences as they relate to your being qualified for the item(s) checked above.

- Board of Directors, Health Information Systems Association (H.I.S.A.) 1993 to 1995

- Supervisory Committee, Christian Financial Credit Union 1995 to 1998

- Board of Directors Berkley Instrumental Band (BIB) Boosters Organization (2018 to Present)

- Sr. Technical Architect - Information Technology General Motors Corp. 2006 to Present

- Resident Lathrup Village 1999 to Present

- Lathrup Village Children's Garden Various Roles 2001 to 2016

Please list below any other relevant information that clearly states your qualifications for serving on the committees or boards checked above.



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Date of Application: 2-12-19

Please check the committee for which you are applying:

- | | |
|---|---|
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Lathrup Village Foundation Board |
| <input type="checkbox"/> Building Authority | <input type="checkbox"/> Recreation Advisory Committee |
| <input type="checkbox"/> Downtown Development Authority | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Historic District Commission | <input type="checkbox"/> Other: _____ |

Name: <u>Karen L. Miller</u>			Are you at least 18 years of age? (check one) <input checked="" type="checkbox"/> <input type="checkbox"/>
Street Address: <u>13755 Glenwood</u>	City: <u>Lathrup Village</u>	State: <u>MI</u>	Zip: <u>48076</u>
Home Phone: <u>Cell (248) 515-8653</u>		Alt. Phone: _____	
Email: <u>kare156@aol.com</u>			

Please list below any relevant information regarding your past or present employment experience, memberships, or personal experiences as they relate to your being qualified for the item(s) checked above.

I have served on the LV Planning Commission for 5 years, beginning my 3rd year as Vice Chair. I am a business owner; a Realtor and Mortgage Loan Officer; and a 29 year resident.

Please list below any other relevant information that clearly states your qualifications for serving on the committees or boards checked above.

I have a degree in Community Development and Public Administration.