



OAKLAND COMMUNITY COLLEGE®

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**BOARD OF TRUSTEES
SPECIAL MEETING NOTICE
Oakland Community College
Auburn Hills Campus, Room G-240
2900 Featherstone Road
Auburn Hills, Michigan
Tuesday, August 19, 2025**

A Special Meeting of the Board of Trustees of Oakland Community College will be held on Tuesday, August 19, 2025 at 6:00 p.m. at the Auburn Hills Campus G240, 2900 Featherstone Road, Auburn Hills, Michigan. This meeting will include a request for a closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(1)(d), to discuss consideration of lease of real estate.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting or hearing, please contact the Chancellor's Office at (248) 341-2000 or at kekelly@oaklandcc.edu, at least one week prior to the meeting or as soon as possible.

Board-approved meeting minutes are available for review on the College website at [Board of Trustee Minutes](#), as well as videos of the regular meetings are posted approximately seven days after the meeting date. Meeting minutes are also available for inspection at the Chancellor's Office (address noted below).

**Oakland Community College
Board of Trustees
Auburn Hills Campus
2900 Featherstone Road
Auburn Hills, MI 48326
(248) 341-2000**

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



OAKLAND COMMUNITY COLLEGE®

A Special Meeting of the Board of Trustees of Oakland Community College will take place on Tuesday, August 19, 2025, 6:00 pm at 2900 Featherstone Road, G240, Auburn Hills, MI.

Agenda

The purpose of this meeting is for the Board to receive additional information regarding the Public-Private Partnership at the Orchard Ridge Campus.

This meeting will include a request for a closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(1)(d), to discuss consideration of lease of real estate.

1. Call to Order

2. Attendance

3. Approval of Agenda

4. Approval of Minutes

4.1. July 15, 2025 Special Board Meeting Minutes

5. Communications

5.1. Community Comments

6. Information Items

6.1. OCC Orchard Ridge Campus Public-Private Partnership Presentation

7. Consider moving into closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(1)(d), to discuss consideration of lease of real estate.

8. Action Items

8.1. Approval of Predevelopment Agreement and Resolution between OCC and LCAAA

9. Board Comments

10. Adjournment

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



July 15, 2025 Special Board of Trustees Meeting

Minutes

Oakland Community College

7/15/2025 6:00 PM EDT

@ A Special Meeting of the Board of Trustees of Oakland Community College will take place on Tuesday, July 15, 2025, 6:00 pm at 2900 Featherstone Road, G240, Auburn Hills, MI.

The purpose of this meeting is to receive postponed Winter 2025 Monitoring Report agenda item, other routine business, and for the Board to receive more information regarding the Public-Private Partnership at the Orchard Ridge Campus.

This meeting will include a request for a closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(h), to discuss consideration of OCC property lease.

1. Call to Order

Chair Bertolini called the meeting to order at 6:02 p.m.

2. Attendance

Present: K. Bertolini, M. Burrus, P. Jackson, P. Davis, M. Lambert, Remote Participation from ADA
Accommodation: S. Bryant **Absent:** E. Callaghan

3. Approval of Agenda

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

Motion:

Move to approve the agenda.

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

4. Approval of Minutes

4.1. June 17, 2025 Regular Board Meeting Minutes

Motion:

Move to approve the June 17, 2025 Regular Board Meeting minutes.

Motion moved by Pamela Jackson and motion seconded by Meg Lambert.

Motion passed unanimously.

5. Communications

5.1. Community Comments

Robert Ginther, OCC grad, and lifelong resident of Oakland County, retired OCC employee, and current OCC Foundation Board of Director addressed the Board and offered his opinion and support of the Orchard Ridge Campus Athletics Project. He noted various reasons of why this is a good opportunity.

Bob Belf, women's basketball coach at OCC spoke to the Board about the Athletics Project and how great a need there is for this project to upgrade our athletics, which essentially is the front door to the College.

6. Monitoring Report

6.1. Winter 2025 Monitoring Report

 [6.1 Winter 2025 Monitoring Report.pdf](#)

 [6.1 Winter 2025 Monitoring Report Presentation.pdf](#)

S. Simpson and Kristin Carey Li presented the Monitoring Report, elaborating on the slideshow content and answering questions.

Motion:

Move to file and receive the 2025 Winter Monitoring Report.

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

Motion passed unanimously.

7. Information Items

7.1. Orchard Ridge Campus Public-Private Partnership

Anthony Sikora from RJA presented to the group on the college and community engagement plan for the Orchard Ridge Athletics Project.

8. Consider moving into closed session under Michigan's Open Meetings Act, pursuant to MCL 15.268(h), to discuss consideration of OCC property lease.

Motion:

Move to enter into closed session.

Motion moved by Pamela Jackson and motion seconded by MiVida Burrus. Motion Passed - Roll Call Vote: AYES - K. Bertolini, S. Bryant, M. Burrus, P. Davis, P. Jackson J. Lambert NAYES: None

Entered into closed session at 7:16 pm.

9. Action Items

Motion:

Move to return to open session.

Motion moved by Pamela Jackson and motion seconded by Meg Lambert.

Motion passed unanimously.

Returned to open session at 8:50 pm.

9.1. Appointment of SEMCOG Delegate

 [7.1 SEMCOG Delegate.pdf](#)

Trustee Davis and Trustee Jackson volunteered to be the delegate.

Motion:

Move the Board of Trustees to appoint Trustee Davis as OCC's elected delegate to serve a two-year term beginning July 1, 2025 through June 30, 2027.

Motion moved by Meg Lambert and motion seconded by MiVida Burrus. Motion failed. Roll call vote - AYES: P. Davis, M. Burrus, M. Lambert NAYES: K. Bertolini, S. Bryant, P. Jackson

Motion:

Move the Board of Trustees to appoint Trustee Jackson as OCC's elected delegate to serve a two-year term beginning July 1, 2025 through June 30, 2027.

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

Motion passed. Roll call vote - AYES: K. Bertolini, M. Burrus, S. Bryant, P. Jackson NAYES: P. Davis, M. Lambert

9.2. IUOE Bargaining Unit Labor Agreement

Motion:

Move that the Board of Trustees approve the collective bargaining agreement with the International Union of Operating Engineers, Local 324 covering the period of July 1, 2025 through June 30, 2028.

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

9.3. POLC Bargaining Unit Arbitration Settlement and Collective Bargaining Agreement

As an outcome of findings from the closed session, this item was brought forward with the following motion.

Motion:

Move that the Board of Trustees file and receive the July 11, 2025 Arbitration Panel's Opinion and Award, and approve the collective bargaining agreement with the Police Officers Labor Council, covering the period of July 1, 2024 through June 30, 2027.

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

10. Board Comments

Trustee Davis expressed her view of the Board.

Trustee Jackson wished a Happy Birthday to Eunice Jeffries; stated she appreciates the work put into the monitoring report, and thanked everyone for the update on the Orchard Ridge Campus Athletics Project.

Trustee Davis left the meeting after her comments, prior to adjournment.

11. Adjournment

Motion:

Move to adjourn the meeting.

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

Meeting adjourned at 8:59 p.m.



OAKLAND COMMUNITY COLLEGE ORCHARD RIDGE ATHLETIC DEVELOPMENT

Board of Trustees Meeting

August 2025



01 | HOW WE GOT HERE

02 | COLLEGE & COMMUNITY ENGAGEMENT OUTCOMES

03 | LCAAA PARTNERSHIP

04 | FUTURE TIMELINE

HOW WE GOT HERE

PROJECT IDEA INITIATION

ONGOING BOARD CORRESPONDENCE, FEEDBACK, & REFINEMENTS

JAN-DEC 2024

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

JAN/FEB 2025

- Concept for Mixed-Use Sports Campus Created
- Start Discussions on Process & Governance to Advance Concept

MARCH 2025

- RJA joins OCC Team
- Masterplan Vision Created – OCC/LCAAA Athletics Campus

APRIL 2025

- Twice Weekly OCC/LCAAA Meetings Start
- Term Sheet Created – Negotiations Start
- Continued Masterplan Development

ONGOING BOARD & COMMUNITY FEEDBACK, & REFINEMENTS

MAY 2025

- 2 - Board of Trustee Small Group Meetings
- Continued Term Sheet Negotiation based on BoT Feedback
- Benchmarking other P3 Athletics
- Board of Trustees Meeting Presentation and Key Term Feedback
- Cont. Twice Weekly OCC/LCAAA Meetings

JUNE 2025

- Board of Trustees Meeting
 - Project Presentation and Feedback on Term Sheet
 - Board Vote to Proceed in Negotiations based on Key Terms
 - PDA Negotiations Cont.
- Initiated College & Community Forums based on BoT Request
- Cont. Twice Weekly OCC/LCAAA Meetings

JULY 2025

- Board of Trustees Meeting
 - Presentation planned College & Community Engagement Forum
 - Closed Session Feedback
- 1st College & Community Engagement Forum
- PDA Negotiations Cont. based on BoT Feedback
- Cont. Twice Weekly OCC/LCAAA Meetings

AUGUST 2025

- 2nd College & Community Engagement Forum
- Board of Trustees Small Group Meeting
- Board of Trustees Meeting (TODAY)
 - Presentation of Final PDA
 - Closed Session Review
 - Vote on PDA

PHASE 1 ENGAGEMENT – COLLEGE & COMMUNITY



JULY 22ND @ 2PM
AUGUST 5TH @ 6PM

Format:

Presentation followed by group feedback activity.

Attendance:

About 100 participants across both sessions.

Attendee Representation:

OCC Faculty & Staff
OCC Students
LCAAA Families & Players
OCC Athletes & Coaches
Farmington Hills Gov Reps
Farmington & FH Neighbors
Waterford Residents
OCC Foundation Members

“The project will create and **strengthen community and regional participation** and will build excitement leading to **broader reach for the OCC brand** and future opportunities for enrollment and retention.”

“LCAAA assets could provide **community use opportunities that wouldn’t otherwise exist** (community skate, workout facilities, Special Olympic events, etc.).”

“The partnership would make **OCC more competitive** amongst its peers due to **elevated facilities and athletics expansion.**”

“Future potential of **medical services and health sciences** being on campus presents **opportunities for future academic growth and programming.**”

“The project would offer younger students the opportunity to be **exposed to OCC, our campus, and the higher education experience.**”

“This project will succeed by **putting students and community first.**”

“This is exactly the type of projects that **Farmington Hills Government and Economic Development Corporation supports** and is looking for!”

“The shared development plan will create a level of **vibrancy and activation on campus that doesn’t exist now and will not exist with a single development such as a fieldhouse and associated parking.**”

“The Partnership enhances **OCC’s brand awareness** and creates a destination campus.”

Who Is Little Caesars AAA Hockey?

The Little Caesars AAA Hockey Club, a non-profit founded in 1968 by Mike and Marian Ilitch, is one of North America's most successful youth hockey organizations.

“Empower student-athletes with the essential tools and opportunities to thrive both on and off the ice. Deliver exceptional coaching, training, and facilities. Cultivate a competitive environment that prioritizes education, leadership, and the core values of Little Caesars' AAA program.”

123

State Championships

24

National Championships

883

Alumni in College Hockey

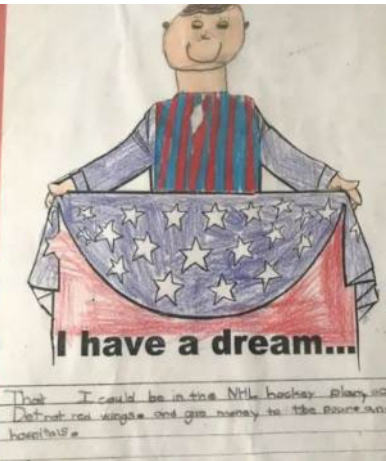


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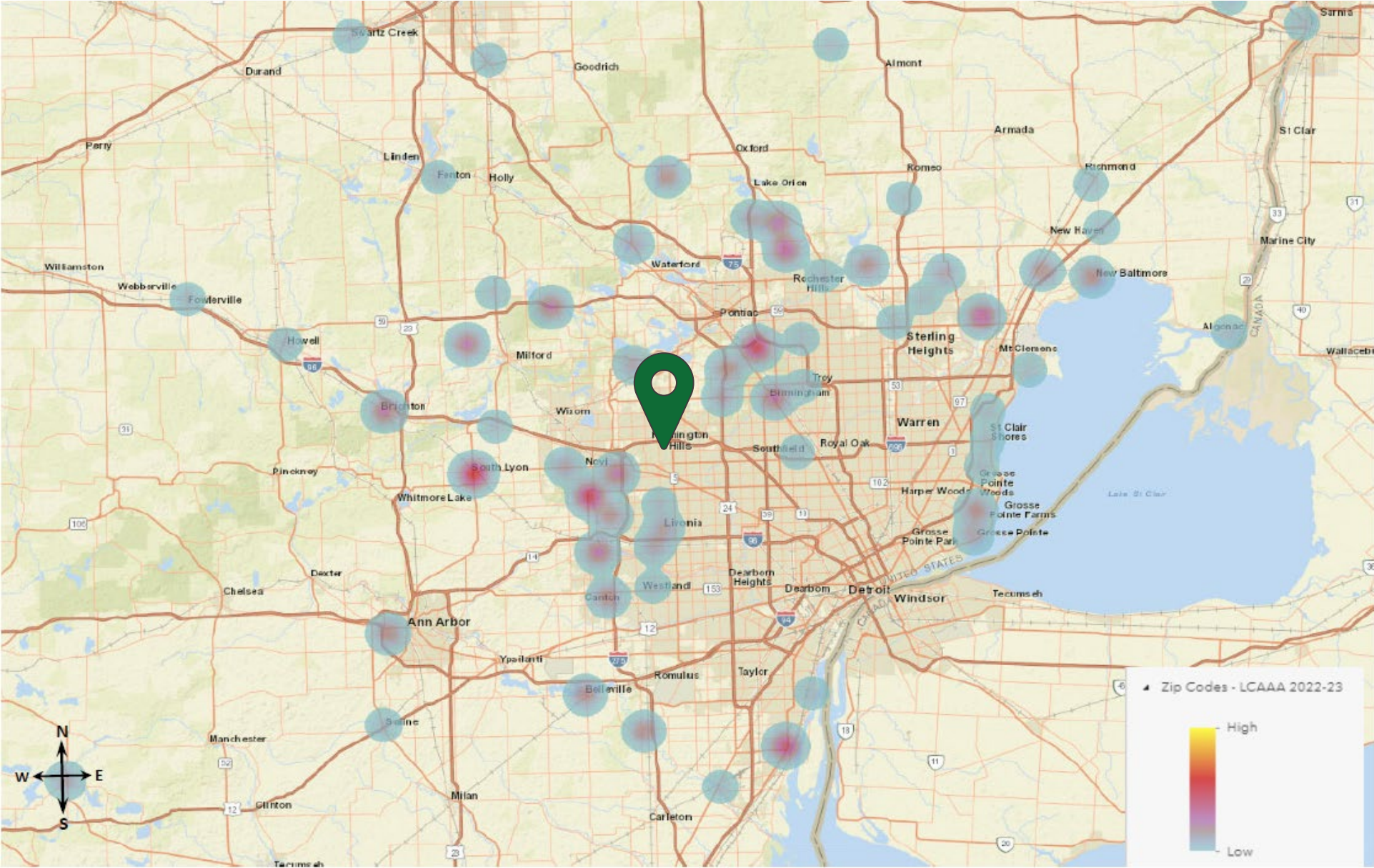
Boys Team Alumni
in the NHL

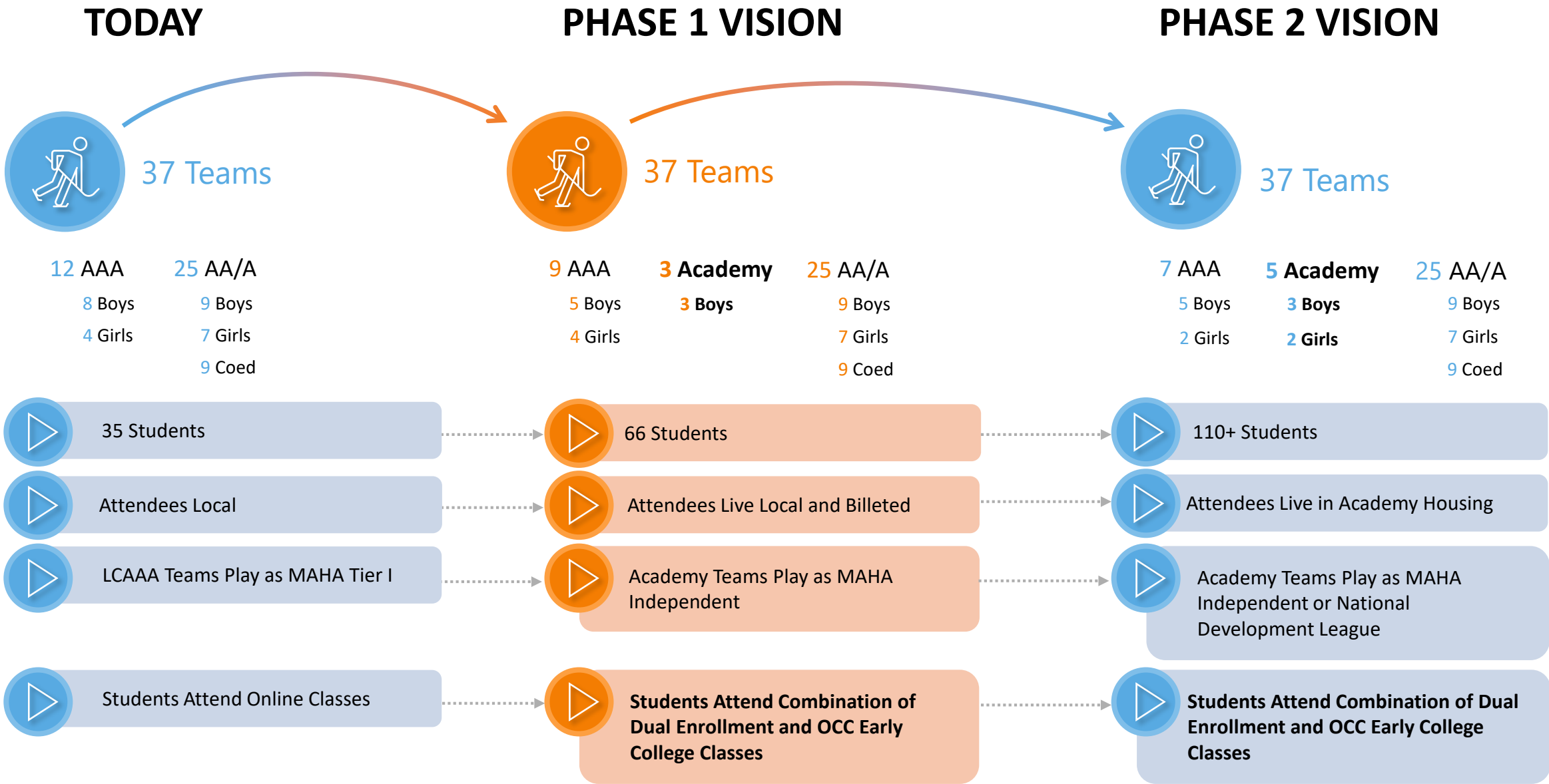
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Girls Team Alumni Playing
Professional Hockey



WHERE ARE THE
PLAYERS
COMING FROM?





LCAAA ACADEMY – STUDENT DAY IN THE LIFE (WEEKDAY)

Over the course of the week, academy students follow a rigorous schedule similar to that of college athletes with little room for free time.

TIME	ATHLETE ACTIVITY	ATHLETE SUPERVISION
6:30am	Rise and Shine	Academy Housing Advisors who Double as Academic Staff and Coaches
7:00am – 8:30am	Breakfast	Academy Housing Advisors, and LCAH Academic Advisor
8:30am - 9:00am	Prepare for and Walk to Class	LCAH Academic Advisor
9:00am - 11:00am	Classroom Academics	Teacher (OCC or LCAH) & LCAH Academic Advisor
11:00am - 11:30am	Prepare for and Walk to Off Ice Training	LCAH Academic Advisor
11:30am - 12:30pm	Off Ice Training	Training Staff
12:30pm - 1:30pm	Walk to and Eat Lunch at Rink	Lunchroom Staff and Academic Advisor
1:30pm - 2:30pm	On-Ice Skills Training	LCAH Coaches
2:30pm - 3:00pm	Prepare for and Walk Back to Class	LCAH Academic Advisor
4:00pm - 5:00pm	Classroom Academics	Teacher (OCC or LCAH) & LCAH Academic Advisor
5:00pm - 5:30pm	Walk Back to Rink for Pre-Practice Snack	(Supervised by LCAH Academic Advisor)
5:30pm - 7:30pm	On-Ice Practice with Respective Team (schematic/team systems separate from skills training)	LCAH Coaches
7:30pm - 8:30pm	Dinner	LCAH Coaches, Academic Staff, and LCAH Academic Advisor
8:30pm - 10:00pm	Study Hall / Extracurriculars	LCAH Academic Staff
10:30pm	Lights Out	Academy Housing Advisors who Double as Academic Staff and Coaches

LCAAA ACADEMY – STUDENT DAY IN THE LIFE (WEEKEND)

Academy students and AAA hockey players attend tournaments/showcases 2-3 weekends each month. On off weekends, they spend time visiting family at home or further honing their skills through skill training and film review.

Tournament/Showcase Weekend (On- or Off-Campus)			Non-Tournament/Showcase Weekend (On-Campus)		
TIME	ATHLETE ACTIVITY	ATHLETE SUPERVISION	TIME	ATHLETE ACTIVITY	ATHLETE SUPERVISION
6:30am - 8:00am	Rise and Shine Depending on Tournament Location & Breakfast	LCAH Coaches & Academy Housing Advisors	7:30am - 8:00am	Rise and Shine	LCAH Coaches & Academy Housing Advisors
8:00am - 9:00am	Prepare for Travel To Tournament	LCAH Coaches & Academy Housing Advisors	8:00am - 9:00am	Breakfast	LCAH Coaches & Academy Housing Advisors
9:00am - 11:00am	Travel to Tournament	LCAH Coaches	9:00am - 11:30am	Off Ice Training & Recovery/Physical Therapy	Training Staff
11:00am – 8:00pm	Tournament Programming (Games, Team Lunches, Film Sessions, Team Dinners)	LCAH Coaches and Parents	11:30am – 2:30pm	Lunch & Study Hall	Academy Housing Advisors & LCAH Academic Advisor
8:00pm - 10:00pm	Return Travel From Tournament & Study Hall/Extracurriculars	LCAH Coaches & LCAH Academic Advisor	2:30pm- 4:30pm	On-Ice Skills Training/Team Practice	LCAH Coaches
10:00pm - 10:30pm	Prepare for Bedtime	Academy Housing Advisors	4:30pm - 6:00pm	Film Review	LCAH Coaches
10:30pm	Lights Out	LCAH Coaches & Academy Housing Advisors	6:00pm – 9:00pm	Dinner, Study Hall, & Extracurriculars	Academy Housing Advisors & LCAH Academic Advisor
			9:00pm – 10:00pm	Prepare for Bedtime	Academy Housing Advisors
			10:00pm	Lights Out	Academy Housing Advisors



CENTENE COMMUNITY ICE CENTER

Centene is a 4-sheet community ice center that is home to the St. Louis Blues affiliate team. The facility opened in 2019 through a public-private partnership and includes a main arena with 2,500 seats, as well an outdoor rink that can be converted for use for events/concerts.

UPMC LEMIEUX SPORTS COMPLEX

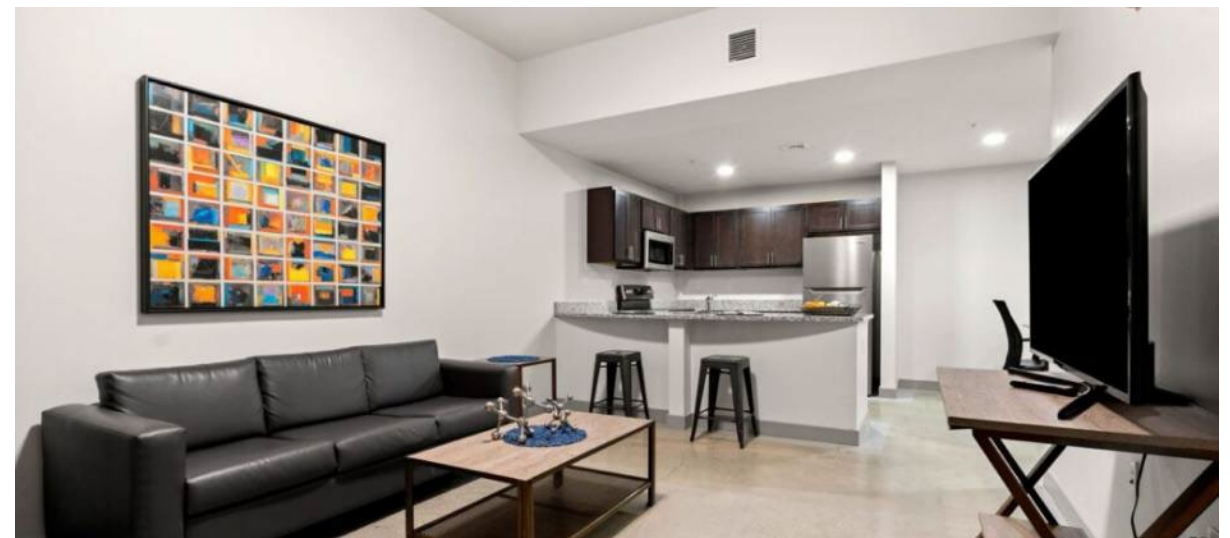
This 185,000 sf sports performance center serves Western PA athletes as well as a Pittsburgh professional hockey team, providing hockey-related training and practice, injury treatment and prevention, and sports medicine. Other features of the facility include two full-size hockey rinks (1,500 seats), on-site café and retail store, physical therapy gym, hockey skills training area, and private event spaces.



Lovell Hockey Academy – Plymouth County, MA



Boston Hockey Academy – Tewksbury, MA



Athletics

1. Holistic development of 750+ student athletes with elite training and academics combined
2. Student athletes are proven to have higher academic performance and lower dropout rates than non-athletes
3. Structured youth sport has a positive impact on mental health and provides important lessons for future success

Academics / Education

1. Attract top athletes to program with unique elite academic model
2. 110+ LCAAA full-time Academy students to utilize OCC:
 - Oakland Early College
 - Dual Enrollment
 - Tutoring
3. Partnership with OCC allows LCAAA to raise the bar compared to other Michigan academies that rely on lower-quality online education

Community Health / Medicine

1. Partner with healthcare providers to deliver therapy, rehab, performance training, and research
2. Integration with OCC's Health Sciences programs
3. Use local partnerships to build a nationally recognized sports medicine and support center
4. Provide the OCC Culinary Program with an opportunity to study athletic nutrition

Community Engagement

1. Vibrancy of campus with 24/7 users
2. Supports many Oakland County families and taxpayers
3. Brings more people to Farmington Hills and supports economic impact of nearby businesses
4. Potential to partner with other High Schools, Clubs, etc. with similar age group

PROJECTED TIMELINE

2025

AUGUST

- **Board of Trustees**
 - **Predevelopment Agreement Approval**
 - Negotiations begin on Future Governing Agreements

Q4

- Pre-Development Starts
 - Entitlement Kickoff
 - Site Due Diligence
 - Programming Kickoff
 - Site Planning Kickoff
 - Benchmark Facility Visits
 - Steering Committees Formed
- Phase 2 Engagement Plan Kickoff
- Continued Negotiations on Future Governing Agreements
- Reviews w/AHJ (FH) Start

2026

Q1 & Q2

- Continued Pre-Development Tasks
 - Entitlements
 - Site Due Diligence
 - Programming
 - Site Planning
- Continued Negotiations on Future Governing Agreements
- Continued Reviews w/AHJ (FH)
- Steering Committee Reviews
- Regular BoT Updates

Q3

- Anticipated Finalization of Predevelopment Activities
- Steering Committee Reviews
- Regular BoT Updates

- **Board of Trustees**
 - **Ground Lease Approval**

Q4

- Design Development Starts
- AHJ (FH) Approval Process Starts
- Steering Committee Reviews
- Regular BoT Updates

2027

Q1

- Design Development Finalization
- Construction Documents Start
- Continued AHJ (FH) Approval Reviews
- Steering Committee Reviews
- Regular BoT Updates

Q2

- Construction Documents Cont.
- AHJ (FH) Reviews Wrap
- Steering Committee Reviews
- Regular BoT Updates

Q3

- Construction Document Complete
- Documents Submit for Permit
- Steering Committee Reviews
- Regular BoT Updates

Q4

- Construction Begins
- Steering Committee Reviews
- Regular BoT Updates

2028

Q1

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q2

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q3

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q4

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

2029

Q1

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q2

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q3

- Construction Cont.
- Steering Committee Reviews
- Regular BoT Updates

Q4

- Phase 1 Construction Complete

COLLEGE & COMMUNITY ENGAGEMENT

DESIGN (18-24 Months)

CONSTRUCTION (18-24 Months)



OAKLAND COMMUNITY COLLEGE ORCHARD RIDGE ATHLETIC DEVELOPMENT

Board of Trustees Meeting

August 2025





OAKLAND COMMUNITY COLLEGE®
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ACTION

**Board Agenda Item 8.1
August 19, 2025**

Approval of Predevelopment Agreement and Resolution between OCC and LCAAA

PROBLEM/NEEDS STATEMENT

To begin predevelopment work on the Orchard Ridge Athletics Complex project, which will be between OCC and LCAAA.

MOTION

Move that the Board of Trustees to authorize the Chancellor to enter into a pre-development agreement with Little Caesars AAA Hockey Club and Olympia Development of Michigan LLC with respect to the proposed lease and development of certain property at the Orchard Ridge campus and providing for other matters related thereto.



OAKLAND COMMUNITY COLLEGE®

RESOLUTION OF THE BOARD OF TRUSTEES OF OAKLAND COMMUNITY COLLEGE AUTHORIZING ENTERING INTO A PRE-DEVELOPMENT AGREEMENT WITH LITTLE CAESARS AAA HOCKEY CLUB AND OLYMPIA DEVELOPMENT OF MICHIGAN, L.L.C WITH RESPECT TO THE PROPOSED LEASE AND DEVELOPMENT OF CERTAIN PROPERTY AT THE ORCHARD RIDGE CAMPUS AND PROVIDING FOR OTHER MATTERS RELATING THERETO

WHEREAS, Oakland Community College, a Michigan community college ("OCC" or the "College"), Little Caesars AAA Hockey Club, a Michigan nonprofit corporation ("LCAAA") and Olympia Development of Michigan, L.L.C., a Michigan limited liability company ("ODM") desire to work together to develop approximately 42 acres of property located at the northeast corner of OCC's Orchard Ridge Campus (the "Project Site") to achieve the following objectives:

(i) the construction and furnishing of an ice hockey arena which generally includes: (a) three or four sheets of ice and seating for approximately 500 on each sheet; (b) locker rooms, including a dedicated locker room for OCC use; (c) physical training facilities for athletic trainers; weight and training facilities; (d) approximately 5,000 sq. ft. of lab/classroom space and offices to support athletic adjacent programming in Occupational Therapy Assistant and Physical Therapy Assistant programs offered by OCC; (e) coaching staff offices; and (f) related improvements (collectively, the "Ice Hockey Arena");

(ii) construction and furnishing of a multipurpose fieldhouse to support OCC athletic programming (the "Fieldhouse"), incorporating design elements that are complementary to the Ice Hockey Arena; and construction of an outdoor softball field with the potential for other future athletic facilities for a centralized athletics campus (collectively with the Fieldhouse, the "OCC Sports Complex");

(iii) construction of greenspace, roads, parking facilities, utilities and site landscaping supporting the Ice Hockey Arena and the OCC Sports Complex (the "Shared Assets"); and

(iv) potential additional development on adjacent land for LCAAA student academy housing, sports-supported athlete and family lodging, medical, food and beverage anchored retail, or other mutually agreeable purposes that advance public-private partnership objectives ("P3 Objectives") that will be set forth in a shared development plan to be agreed up by the parties (the "Shared Development Plan"); and

WHEREAS, OCC and LCAAA desire to enter into a ground lease agreement (the "Ground Lease"), whereby OCC, as ground lessor, will initially lease the underlying land commensurate with the building footprint for the Ice Hockey Arena to LCAAA, as ground lessee, together with parking and access easements, allowing LCAAA to construct, own, operate and maintain the Ice Hockey Arena, and providing rights to LCAAA to pursue additional development of the Project

Site that advances the P3 Objectives, subject to certain use and operational covenants to be set forth in the Ground Lease; and

WHEREAS, upon completion and approval of the Shared Development Plan and concurrently with entering into the Ground Lease, LCAAA and OCC will enter into a mutually acceptable shared use agreement (the “Shared Use Agreement”) setting forth the terms and conditions that will govern use, maintenance and operation of the Shared Assets and any other assets as LCAAA and OCC may determine is necessary and appropriate to support the development; and

WHEREAS, OCC, LCAAA and ODM desire to enter into a Pre-Development Agreement (the “Pre-Development Agreement”) pursuant to which ODM will coordinate due diligence investigations, and engage consultants to undertake the design work and other predevelopment activities required to prepare the Shared Development Plan, and develop conceptual plans for the Ice Hockey Arena and the Shared Assets; and

WHEREAS, the Pre-Development Agreement will memorialize certain terms and conditions regarding the development of the Shared Development Plan, the Ice Hockey Arena, the Shared Assets, the OCC Sports Complex, and the schedule for execution of the Ground Lease, the Shared Use Agreement and any related agreements between LCAAA and OCC relating to the development and operation of the Ice Hockey Arena, the P3 Objectives, the OCC Sports Complex and the Shared Assets (collectively, the “Project Agreements”); and

WHEREAS, the College has determined that the development of the Ice Hockey Arena, the OCC Sports Complex, the Shared Assets and the other P3 Objectives as contemplated by the Pre-Development Agreement will benefit both OCC and its students and will serve proper and appropriate public purposes; and

NOW THEREFORE BE IT RESOLVED, by the Board of Trustees of Oakland Community College (the “Board”), that it is in the best interests of the College to enter into the Pre-Development Agreement, to perform the obligations arising under, or in connection with, the Pre-Development Agreement, and to otherwise consummate the transactions contemplated thereby;

BE IT FURTHER RESOLVED, that the form of the Pre-Development Agreement on file with the General Counsel of the College and on which has been endorsed the date of adoption of this Resolution, is approved;

BE IT FURTHER RESOLVED, that the President of the College (the “Authorized Officer”) is hereby authorized to execute and deliver the Pre-Development Agreement in substantially the form approved, with such changes as may be necessary or desirable, permitted by law, and as such Authorized Officer deems are not materially adverse to the College, with such Authorized Officer's execution thereof to be conclusive evidence of the College's approval and determination of the necessity;

BE IT FURTHER RESOLVED, that the Authorized Officer is hereby authorized to execute and deliver such other Project Agreements and to take such other actions as may be

required by the Pre-Development Agreement or as may be necessary or convenient to effectuate the transactions contemplated by the Pre-Development Agreement; provided, however, that prior to the execution and delivery of the Ground Lease and the Shared Use Agreement, the College is directed to present the Ground Lease and the Shared Use Agreement to this Board for its final approval of the terms of such agreements;

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions or other proceedings of the Board in conflict herewith be and the same are hereby repealed insofar as such conflict exists; and

BE IT FURTHER RESOLVED, that this resolution shall take effect and be in force immediately upon its adoption.

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of Trustees of Oakland Community College at a special meeting held on August 19, 2025.

I further certify as follows:

1. Present at the meeting were the following Board members: _____

Absent from the meeting were the following Board members: _____

2. The following members of the Board voted for adoption of the Resolution: _____

The following members of the Board voted against adoption of the Resolution: _____

RESOLUTION DECLARED ADOPTED:

Board Chair, Board of Trustees of
Oakland Community College