



**CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES**  
**July 20, 2022**

Chairperson Snider called the July 20, 2022 Regular Meeting for the Downtown Development Authority of Clam Lake Township to order at 8:02 a.m. This meeting was held at Clam Lake Township Hall in Cadillac, MI. The following Board Members were in attendance: Pat Carroll, Secretary/Treasurer; Scott Kleinsorge, Vice-Chair; Steve Kitler, Township Supervisor; Julie Snider, Chairperson; Jennifer Davis, Member; Brian Potter, Member; Drew Rummel, Member; Jeremy Winkle, Member. Members Absent: Josh Trust, Member

Others Present: Mike McGuire

**PUBLIC COMMENT:** None

**APPROVAL OF THE AGENDA:** Motion by Member Carroll supported by Vice-Chair Kleinsorge to approve the agenda as presented. Motion carried.

**APPROVAL OF THE MINUTES:** Motion by Supervisor Kitler supported by Member Rummel to approve the June 15, 2022 meeting minutes as presented. Motion carried.

**REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES:**

**Treasurer's Report:**

Secretary/Treasurer Carroll reviewed the regular items included in the meeting packet such as copies of the: June Bank Statements, and April autopay statement invoice from Baird, Cotter & Bishop for \$150.00, and June Autopay statement invoice from Consumers for \$105.09.

Motion by Vice-chair Kleinsorge supported by Member Winkle to pay the McCurdy invoice of \$525.00 for legal services with regards to the Pioneer. Motion carried.

Motion by Vice-chair Kleinsorge supported by Member Winkle to pay the Ortwell Mawby invoice of \$5,700.00 for environmental services with regards to the Pioneer. Motion carried.

Motion by Vice-chair Kleinsorge supported by Member Winkle to reimburse the Township \$150.00 for lawn services for the Mitchell Street sidewalk and the Welcome Sign. Motion carried.

Motion by Vice-chair Kleinsorge supported by Member Winkle to reimburse the Director \$35.57 for Roundup for the light pole islands. Motion carried.

Motion by Member Winkle supported by Member Potter to approve the \$6,400 quote from Miller Concrete to clean, repair & seal the light pole islands. Motion carried.

**Executive Director's Report**

Director Warda stated that the copy of the Township Board's July 11, 2022 Meeting Agenda is included in the meeting packet.

Vice-chair Kleinsorge stated that Supervisor Kitler, Member Winkle, and he met as a sub-committee to discuss the Munger Development Agreement. He said there were two concept options – the \$440,000 option and the \$1.2 million option. He stated that Mr. Munger said he was going to spend \$300,000 on a lift station on his property. The sub-committee discussed having Mr. Munger put the \$300,000 he was going to spend on a lift station towards the \$1.2M option and the DDA use fund balance and a loan to fund the balance. The Attorney sent an agreement last Friday and the Supervisor sent it to Mr. McGuire and Mr. Munger. Vice-chair Kleinsorge stated that there was a new piece of the puzzle, that Mr. Munger wants water & gravity sewer extended 100' into his property and wants 350 units approved.

Vice-chair Kleinsorge stated that the sub-committee met a couple times. He said with the DDA's fund balance and selling the Pioneer, it sounds doable. He said the sub-committee pivoted with Mr. Munger's comment on spending \$300,000. He said that Mr. Munger could put the \$300,000 towards the \$1.2M project and thinks that is the best deal for the DDA and Mr. Munger.

Member Potter said he thought we were just going to do the \$440K option.

Member Winkle responded that the sub-committee thought better use of the DDA's money was to use some of Mr. Munger's money to better serve the DDA district area.

Supervisor Kitler stated that Mr. Munger would only put money in the lift station after the DDA/Township spent all the money to get the sewer installed.

Member Winkle stated that if Mr. Munger paid for a lift station, he owns it.

Supervisor Kitler responded that there would have to be a requirement that the lift station would be turned over with easements to the municipality that services it.

Vice-chair Kleinsorge stated that we wouldn't have to put in a lift station with the \$440K option, that gravity drain is by the Social Security Office.

Member Winkle said he thinks timing is an issue. He said the Attorney suggested a Letter of Understanding, which is common, and better than spending time and money on a formal agreement.

Mr. McGuire stated that he talked to both Members Winkle and Kleinsorge. He said that Mr. Munger felt good after the last DDA meeting. He said that both Mr. Munger and he wanted to be part of the sub-committee meeting with the Attorney but was told that was not appropriate. Mr. McGuire stated that after the sub-committee meeting with the Attorney, the option was completely opposite of the last DDA meeting. He said that after the Attorney/sub-committee meeting that they could not attend, that Mr. Munger said he was out.

Member Winkle asked Mr. McGuire if it was accurate that (your words) Mr. Munger was okay until he couldn't come to the Attorney/sub-committee meeting.

Mr. McGuire said he thinks that is what set Mr. Munger off.

Member Carroll stated that what ever happened, happened. That if we put in pipe, we have to have a development agreement.

Mr. McGuire said he doesn't think it would be a problem if the development agreement matched the last DDA meeting.

Member Winkle stated that in taking Mr. Munger's money, shifts it over to a larger pump station. He added that part of the reason is to make sure Mr. Munger is serious by adding a six (6) month clock.

Supervisor Kitler said it was a list of terms, that even if we paid for it all on our own, we still need a commitment.

Member Winkle stated that if we spend hundreds of thousands and it doesn't go anywhere, the Attorney said a lien on the property is not worth it.

Mr. McGuire said that Mr. Munger said he won't pay for any public improvements.

Supervisor Kitler responded that typically the developer pays for everything, that this is unusual.

Member Winkle stated that he is willing to do it as it builds about 30% for the DDA District.

Member Potter added that with the tax capture, we will get the investment back over time.

Member Winkle stated that Mr. Munger said he gets 5% on his money, we could pay him 5% on the \$300K held in escrow.

Vice-chair Kleinsorge stated that we are down \$300K with the Pioneer, that we get \$70K annually and with selling the Pioneer and with the tax capture; we are half-way there for the \$1.2M project.

Mr. McGuire stated that the property has been for sale for four (4) years and that any buyer that inquired wants water & sewer.

Chairperson Snider left at 8:55 a.m. and Vice-chair Kleinsorge took over the meeting.

Member Winkle stated that we need clarification, does Mr. Munger expect us to pay for private improvements?

Mr. McGuire thinks the sub-committee should sit down with Mr. Munger.

Vice-chair Kleinsorge said we set a manhole at the easement and stub water to the easement.

Member Winkle asked Mr. McGuire if we can get it to the property line, can we play ball?

Member Rummel left at 8:58 a.m.

Member Winkle stated that we really want the 300+ units for the betterment of the community that Human Resources say there are not enough units in the area for workers.

Member Potter left at 9:02 a.m.

Member Winkle said he is very hesitant with Mr. Munger, as Mr. Munger says he plans on doing the project but has said he has been approached by multiple people to flip the property.

Vice-chair Kleinsorge said assuming we are still on board with getting water & sewer to the property.

Mr. McGuire responded that there is uncertainty with things changing.

Supervisor Kitler stated that all the stuff in the agreement will be in the agreement except for the \$300K lift station. He added that there are performance standards to protect the Township's interests.

Member Winkle suggested having Mr. McGuire find out if Mr. Munger is done.

Vice-chair Kleinsorge stated that the sub-committee thought they were doing the right thing by looking at a bigger project for the district.

**Committee Reports** – put on next agenda since we had some members that had to leave.

**Committees:**

**Marketing** – Chairperson Snider; Members Winkle & Carroll, vacancy.

**Strategic Planning Committee** – Chair Vacant; Members Winkle, vacancy No report.

**Land Use** – Chairperson Winkle; Supervisor Kitler, Member Kleinsorge. No report.

**Beautification** - Chairperson Kitler; Members Kleinsorge, Snider; vacancy. No report.

**SPECIAL ORDERS:** None

**UNFINISHED BUSINESS AND GENERAL ORDERS:** None

**OLD BUSINESS:**

A. Land Purchase Update

Director Warda stated that the Environmental (Phase II) came back clean and that the title work is underway.

**NEW BUSINESS:**

A. Rezone Request – Evergreen Golf Course 41 acres for hotel & RV Park

Director Warda stated that there is a Public Hearing scheduled for Monday, July 25<sup>th</sup> on the rezone request. Discussion followed.

Motion by Member Winkle supported by Member Carroll to adjourn. Motion carried.  
Meeting adjourned 9:20 a.m.

**NEXT MEETING DATE AND TIME:** Wednesday, August 17, 2022 at 8:00 a.m.

Cindy Warda, Executive Director