



CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES
October 19, 2022

Chairperson Snider called the October 19, 2022 Regular Meeting for the Downtown Development Authority of Clam Lake Township to order at 8:04 a.m. This meeting was held at Clam Lake Township Hall in Cadillac, MI. The following Board Members were in attendance: Steve Kitler, Township Supervisor; Julie Snider, Chairperson; Jeremy Winkle, Member; Drew Rummel, Member; Brian Potter, Member; Josh Trust, Member; Scott Kleinsorge, Vice-Chair. Members Absent: Pat Carroll, Secretary/Treasurer; Jennifer Davis, Member

PUBLIC COMMENT: None

APPROVAL OF THE AGENDA: Motion by Member Kleinsorge supported by Member Winkle to approve the agenda as presented. Motion carried.

APPROVAL OF THE MINUTES: Motion by Member Winkle supported by Supervisor Kitler to approve the September 21, 2022 meeting minutes as presented. Motion carried.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES:

Treasurer's Report:

Director Warda reviewed the regular items included in the meeting packet such as copies of the: August Financials; September Bank Statements; September 21, 2022 bank deposit in the amount of \$34,371.38 from tax capture; September 21, 2022 Bank Deposit in the amount of \$115,896.80 from matured CD not renewed; August autopay statement invoice from Baird, Cotter & Bishop for \$150.00, October Autopay statement invoice from Consumers for \$164.64.

Motion by Supervisor Kitler supported by Member Potter to reimburse the Director for Pioneer supplies (Caution – Do Not Enter Tape, No Trespassing signs, Bungee cords to hold four doors closed) and a new mouse for laptop in amount of \$50.55. Motion carried.

Executive Director's Report

Director Warda stated that the copy of the Township Board's October 10, 2022 Meeting Agenda is included in the meeting packet. Discussion followed on McGuire/Munger Property and Munger's Development Agreement Draft and Mr. Munger's inclusion of a Brownfield TIF.

Discussion followed on the ramifications of a Brownfield TIF, that the DDA would not receive its tax capture. That tax capture for a Brownfield would go to environmental concerns. Director Warda provided the Neighborhood Enterprise and Missing Middle Handouts that were emailed from Mr. Munger. Discussion followed.

Vice-Chair Kleinsorge said he thinks the DDA should just put in the sewer, that it is the DDA's job to promote growth, and there are some folks that want water & sewer. He said the DDA has been working on this for 30 years. He said we need to work with McGuire on pump station location.

Supervisor Kitler stated that we will have to borrow money to put in a pump station.

Chair Snider asked about the Sewer Ordinance.

Supervisor Kitler responded that he had a meeting with Attorney Mark Nettleton on Monday and Mr. Nettleton provided a Draft Sewer Ordinance. He said it needs some clarification such as to mandatory hook-ups. He added that we won't require mandatory hook-ups, but it would be required for a big expansion or if well/septic fails. He added that we should be able to share with the City next week. He said that there is Township Board support for the Sewer Ordinance, but not ready to pull the trigger until ready to roll.

Member Winkle asked about funding.

Vice-Chair Kleinsorge responded that Eric Seguin from Prein & Newhoff said they would help look for grants and funding such as if EGLE has extra funds for grant/loan program.

Supervisor Kitler added that some of the forgiveness is income based same as the Feds.

Discussion followed on setting precedents. Vice-Chair Kleinsorge stated that each case would be a case by case as to extending into private property.

Member Potter questioned if the pipe could be run to the pump station, but not actually put in the pump station until needed.

Vice-Chair Kleinsorge responded yes, adding that it could run \$100,000 for the pipe. He said we would have to talk to Prein & Newhoff but would probably need a schematic scenario.

Supervisor Kitler suggested looking at Doug Coate's report.

Supervisor Kitler asked the DDA if they would like him to check with Attorney Nettleton and also with the Township Board on the Brownfield request and give feedback.

Vice-Chair Kleinsorge asked Supervisor Kitler to send a "Reply All" email to Mr. Munger, that will discuss the Sewer Agreement and Brownfields with the Attorney and the Township Board. Supervisor Kitler agreed to send the emails.

Member Winkle said that if there is a Brownfield, the DDA loses new growth for a period of years but have to look at the greater good.

Supervisor Kitler stated that he had been contacted by Alan Devereaux regarding the property that Bob Meyer bought across from the Eldorado. He said the City is open to serving the property which would take several pump stations and cost about \$10M. Discussion followed on ways to get sewer to the parcel. Supervisor Kitler said there is also a provision to 'cut out' properties from the district for private systems.

Committee Reports – Motion by Member Trust supported by Member Winkle to fill the vacancies as follows:

Committees:

Marketing – Chairperson Snider; Members Winkle & Carroll, vacancy filled by Member Trust.

Strategic Planning Committee – Chair Winkle; two vacancies filled by Member Potter and Member Rummel.

Land Use – Chairperson Winkle; Supervisor Kitler, Member Kleinsorge

Beautification - Chairperson Kitler; Members Kleinsorge, Snider; vacancy filled by Member Davis. Motion carried.

SPECIAL ORDERS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

OLD BUSINESS:

- A. Otwell Mawby Invitation to Bid Package for the Pioneer
 - 1. Pre-bid meeting at the Pioneer Monday, November 7, 2022 at 10:00 a.m.
 - 2. Bids due by Monday December 5, 2022 at 2:00 p.m.
 - 3. Demo work to be completed by March 24, 2023 unless adjusted by modification
- B. Pioneer Marketing for Resale – Discussion followed.

NEW BUSINESS:

- A. Blight Grant Opportunity – Discussion followed on the Blight Grant and timing with the Demo Bid Packages.
 - Chair Snider asked Jeremy to check with Lisa from AES as to the timing for bid packages and for Vice-Chair Kleinsorge to check with James from Otwell Mawby as to same.
 - Member Winkle stated that there is a Child Care Provider looking to expand in the area and the Pioneer site may be of interest.
 - Vice-Chair Kleinsorge stated that he is in favor of looking at a program to help our costs. Motion by Vice-Chair Kleinsorge supported by Member Winkle to have Member Winkle pursue the Blight Grant Funding opportunity with AES, Motion carried.

Motion by Member Winkle supported by Supervisor Kitler to adjourn. Motion carried.
Meeting adjourned 9:12 a.m.

NEXT MEETING DATE AND TIME: Tentatively Wednesday, November 9, 2022 at 8:00 a.m.

Cindy Warda, Executive Director