



CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES
April 19, 2023

Vice-Chairperson Kleinsorge called the April 19, 2023 Regular Meeting for the Downtown Development Authority of Clam Lake Township to order at 7:30 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; Jeremy Winkle, Member; Brian Potter, Member; Scott Kleinsorge, Vice-Chair; Drew Rummel, Member; Jennifer Davis, Member. Members Absent: Julie Snider, Chairperson; Josh Trust, Member; Pat Carroll, Secretary/Treasurer.

PUBLIC COMMENT: Mike McGuire said he attended an interesting housing meeting about finding gaps in housing, adding that the housing group thinks we are short about 3,000 doors. He said with the Old Federal building, there will be about 75-100 new jobs; that housing in the area should be a #1 priority, fill in the gaps and make it affordable.

Vice-Chair Kleinsorge responded that you can't do it inexpensively until labor, building materials and percentage rates come down. He added that he talked to someone that wanted \$180-\$200,000 for a 700-sf home, which no one is going to do that. He stated that some of the MEDC/MSHDA funds have dried up.

Member Potter said that we have been talking about housing for six (6) years, but it has only been talk.

Mr. McGuire said he thought funding was available to team up with a non-profit, but there is no interest.

Member Winkle stated that AES was meeting with the City next week.

Discussion followed on Community Foundations.

Mr. McGuire stated that the primary needs of housing need to be met, or attracting other businesses would be for not.

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

APPROVAL OF THE MINUTES: Motion by Member Winkle supported by Member Potter to approve the March 15, 2023 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: February Financials; March Bank Statements; March 27, 2023 bank deposit from tax recapture in the amount of \$5,349.88; February autopay statement invoice from Baird, Cotter & Bishop for \$160.00; March Autopay statement invoice from Consumers for \$133.24.

Director Warda requested authorization to reimburse the Township \$630.60 for DDA legal and publication fees for the New DDA Development/Financing Plan. Motion by Member Potter supported by Member Kleinsorge to reimburse the Township \$630.60. Motion carried.

Director Warda requested reimbursement for postage related to the DDA Development/Financing Plan district mailing requirements for the Public Hearing in the amount of \$59.60. Motion by Member Potter supported by Supervisor Kitler to reimburse the Director \$59.10. Motion carried.

Executive Director's Report

Director Warda stated that the copy of the Township Board's April 10, 2023 meeting agenda is included in the packet. She said that the Township Board held the Public Hearing on the new DDA Development/Financing Plan and adopted Ordinance 63 approving the Plan for another 30 years.

Director Warda stated that she has requested the accident report from the downing of one of the island light poles. She said that Supervisor Kitler told her that we have some spare light pole parts in the cemetery garage. She said she will contact Shawn from Atkins to inspect the pole as to what is damaged and needs replacing. The DDA Board felt that we should have a spare light pole in reserve.

Committee Reports:

Marketing – Chairperson Snider; Members Winkle, Carroll, and Trust. No Report.

Strategic Planning Committee – Chair Winkle; Members Potter and Rummel. No Report.

Land Use – Chairperson Winkle; Supervisor Kitler, Member Kleinsorge. Member Winkle asked if the Board had seen the new Park-N-Ride the State was installing by the US 131 off-ramp.

Beautification - Chairperson Kitler; Members Kleinsorge, Snider and Davis. No report.

SPECIAL ORDERS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

OLD BUSINESS:

- A. Blight Elimination Grant Update – Director Warda stated that the demo is tentatively scheduled for mid-May.

NEW BUSINESS:

- A. Pioneer Market Info – Discussion followed on possible market value and if the Board should consider the use of potential buyers. Question posed as to if a buyer just wants it to remain vacant as a buffer to an existing business or should the DDA look for a buyer that will build something for economic redevelopment.

Motion by Member Winkle supported by Vice-Chair Kleinsorge to list the property at \$399,000 with 6% commission rate and authorize the Vice-Chair to sign the listing agreement. Motion carried with the Supervisor opposing suggesting that the Board needs flexibility on potential buyers, not being obliged to accept an offer, perhaps a development plan, and how to best control the listing. The Supervisor suggested checking with legal counsel.

Director Warda felt that the property should not be listed until after demo & lot cleared. Some Board Members did not agree but asked the Director to check with the Realtor.

ANNOUNCEMENTS: None

NEXT MEETING DATE AND TIME: Wednesday, May 17, 2023 at 7:30 a.m.

ADJOURNMENT: Motion by Member Winkle supported by Member Rummel to adjourn. Motion carried. Meeting adjourned at 8:21 a.m.

Cindy Warda, Executive Director