

NEGAUNEE TOWNSHIP

Brownfield Redevelopment Authority

August 18, 2016 Minutes

Meeting called to order at 5:30 PM

Roll Call: Members Present: Mike Lempinen, Kevin Jokinen, Jim Thams, Eugene Maki

Members Absent: Greg Johnson

Others Present: Nick Leach -- Russ Williams left to take care of duties at the water tank.

Approval of the minutes from the June 6, 2016 meeting—motion to approve the minutes by Mike Lempinen, support by Kevin Jokinen all in favor.

Approval of the agenda, motion by Kevin – support by Mike, all in favor.

Sawmill Road Project

An invoice received from TriMedia for preparation of the Brownfield Plan for that property – The invoice must be revised to include payment of the retainer, the invoice should not exceed \$3,100. Move to pay the revised invoice not to exceed \$3,100 by Mike, support by Kevin.

Review of the Brownfield Plan for the Sawmill Road Property:

Since Russ Williams' plans have changed and he now has the property for sale, do we want to continue with the project without a commitment to build a home – structure on the property? Option – to suspend any further activity on the project until we are assured that a structure will be built on the property to provide a tax base as in the plan for the property. We can leave the plan as it is and have it changed when a new owner would want to continue with the plan.

We can suspend any further activity on the project until we can be assured by the new owner what their intention is. The major activity to be completed is the demolition of the present structure – disposal of the material and general cleanup

of the property to make it ready for construction of a new structure of value as proposed in the plan.

The present structure can be demolished when we are assured that a new structure will be built on the site as in the Brownfield Plan for the property. Preferably a signed offer to purchase and a proposed structure to be built along with a time line commitment as to when a new structure will be constructed so we can plan for recouping taxes from the property.

To date there has been approximately \$15,000 expended on the project.

If the structure was to be demolished could have an estimated amount of \$46,000 plus expended on the project.

Could have done things differently on Sawmill Road project. Could have called the property blighted and not do the testing and demolition for/of asbestos removal and of contaminants from the basement area.

Propose that we put a hold on the Sawmill Road project, pay invoices up to date.

If the purchaser does not plan to build a structure - then what do we do?

Moved by Kevin with support by Mike that we wait to approve the Brownfield Plan until we gather more information.

Nick to look into the agreement that was used for the Midway trailer park, to see how we can use that information for the Sawmill Road project and others in the future. Plan to meet again Tuesday August 23, 2016 to review the information and how it relates to the Sawmill Road project.

Should get an updated plan for the 165 Midway Project since they are not planning to build the second 4 units. Nick to check with TriMedia for costs.

Move to adjourn at 6:32 PM

Respectfully submitted – Eugene Maki

