

Negaunee Township

Brownfield Redevelopment Authority

42 State Highway M 35, Negaunee, MI 49866

T 906-475-7869; F 906-475-5071

Meeting -- April 30, 2015

Meeting called to order at five O' clock PM

Roll Call: James Thames, Greg Johnson, Eugene Maki, Mike Lempinen, Kevin Jokinen, Lauren Luce, Nick Leach

Approval of previous meeting minutes from the meeting of March 12, 2015

Motion made by Greg Johnson – support by James Thames

Agenda:

Introduction of Nick Leach as the replacement of Lauren Luce as the Township Zoning Administrator, Brownfield Administrator, and involved with the Water Department.

Lauren Luce will be leaving the Township for a position with the County – she will be able to assist the Township as required.

New Business:

A. Update of the Stanaway project.

Four (4) units have been constructed as the first phase of the project.

The four units have been rented out for most of the time since the completion of that portion of the project.

The completed portion of the project used Dickinson Homes as the major supplier of the dwellings

There have been some financial issues on the project along with tax issues.

There have been cost overruns on some portions of the project.

The owners have not had any problems keeping the units rented.

Clientele have been good and the owners feel fortunate for the people that have been renting the units.

Some of the renters do not use the crawl space and have not gone down there.

They have used www.craigslist.com for advertising of the units for rent when required.

They are trying to plan for the next phase –
The owners – Stanaway and Mark Mattson did most of the construction on site – this took up a lot of time and if they are to do the same for the next phase they will; have to plan for it with limiting other activities and employment.
Layoffs at their employment may affect the project.

The second phase will be a go
The first phase was constructed on sand and the area where the second phase is to be constructed is more of a gravel type material.

They plan to construct the basement, foundations this summer, before winter – will be of the crawl type, similar to the first phase units. They plan to have the remainder of the construction completed during the warmer portion of 2016.

They are investigating financial support for the project; some institutions have good rates at this time.

They are investigating several suppliers for the construction of the units.

They are in discussions with the Township regarding the tap into the water main for supplying potable water to the units, 1 large tap vs 4 smaller taps and to cost of each.

SAWMILL ROAD PROJECT – Russ Williams

A purchase order from the township was sent to GEI to do the environmental assessment work as bid and proposed.

GEI was low bid for the project.

A representative of/from GEI will be on site on Monday May 4, 2015.

GEI is to do the baseline survey of the property.

Some information must be filled out by the owner of the property – may require the assistance of personnel that have lived in the area and have knowledge of the property from a historical view.

The board may assist in the filling out of the forms.

All phases of the project are to bid out and may require the sign off by Township officials.

The Township and the Brownfield committee will receive a copy of the report from the engineering firm – GEI.

On previous projects the owner went out for bids on each phase of the project, the owner paid for the work done and was then reimbursed by the Township.

Motion by Kevin Jokinen to adjourn – support by Mike Lempinen