

ECONOMIC DEVELOPMENT ADHOC COMMITTEE

DRAFT - MEETING MINUTES

Wednesday, November 1, 2023 – 9:00 a.m.

Howard Male Conference Room

COMMISSIONERS PRESENT: Travis Konarzewski, Chair
 Bill Peterson
 Burt Francisco
 Robin Lalonde

OTHERS PRESENT: Mary Catherine Hannah, County Administrator
 Kim MacArthur, Board Assistant
 Steve Schulwitz, The Alpena News

CALL TO ORDER

Chair Travis Konarzewski called the meeting to order at 9:01 a.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

All committee members present.

ADOPT AGENDA

Motion was made by Commissioner Francisco and supported by Commissioner Peterson to adopt the agenda with the additions of 1) Land Bank Update and 2) Letter from Boys & Girls Club Director Brad Somers as presented. Motion carried.

INFORMATION ITEM: County Administrator Mary Catherine Hannah gave the Committee an update on the Alpena County Land Bank Authority. The Land Bank is applying for a CHILL Grant through MHSDA in the amount of \$500,000. This will be a good start for the Land Bank Authority as this is not reimbursed money and there is no match. These funds can only be used for rehab and new construction. Lenny Avery with Target Alpena is writing the grant on behalf of the Land Bank Authority and of the 18% in the administrative fee balance Target Alpena will receive 12% and the Landbank Authority will receive the other 6%. Lenny is working closely with the City to find blighted properties that could be used for the grant funding.

Administrator Hannah reported the Land Bank members discussed potentially using the \$500,000 Round 3 money set aside for Land Banks in the Thunder Bay Village on Lake Winyah Road.

Currently, the Land Bank has no funds. Discussion was made about the County Board of Commissioners or the City providing a small amount of money to the Land Bank to help them with start-up costs such as registering for accounts to get set up and ready to receive grants. Administrator Hannah will speak with Treasurer Ludlow on the best way to handle. Chair Konarzewski requested the discussion be moved to the November's Finance Ways & Means Committee.

INFORMATION ITEM: Discussion was made on a Brownfield Authority. Administrator Hannah reported a Brownfield and Land Bank are similar, but they have a slightly different purpose and origin. Brownfield Authorities deal with contaminated industrial properties. Some of the tools available to each are similar. Brownfields automatically qualify for the same kinds of funding as Land Bank properties. Brownfields have special tax incentives and special financing mechanisms because there are huge costs to clean up.

Both the City and the Township have a Brownfield Authority. We can create a county wide Brownfield that the rest of the townships could function under.

Administrator Hannah reported the first step is to create a Brownfield Redevelopment Plan in which the County would have to take on the cost. The Committee would like Administrator Hannah to find out the cost of doing the Brownfield Redevelopment Plan and bring back for further discussion.

INFORMATION ITEM: Administrator Hannah received a letter from the Executive Director of the Boys and Girls Club Brad Somers proposing to omit the reversion clause on the deed for the property on River Street. The reversion clause states the property is to be used only for the purpose of serving the youth of this county. The Boys & Girls Club would like to omit the clause and sell the location to any reasonable and responsible party that might be interested in purchasing and would like to obtain all earnings to provide future youth programming opportunities. Commissioner Peterson requested a copy of the current contract be sent to the Committee members. Discussion was made on the value of the building and property. Motion was made by Commissioner Francisco and supported by Commissioner Peterson to support the Executive Director of the Boys and Girls Club's request to omit the reversion clause and allow them to retain the property and that the County will not be accountable for any cost incurred and will be assumed by the Boys and Girls Club of Alpena. Roll call vote was taken: AYES: Commissioners Peterson, Francisco, and Konarzewski. NAYS: None. Commissioner Lalonde, abstained. Motion carried. Item will be carried forward to the November Finance Ways & Means Committee Meeting for further discussion.

INFORMATION ITEM: Discussion was made on the M-32 frontage lots at the airport. Administrator Hannah spoke with Mike Mahler from Target Alpena about the value of the lots and presented two options. They can go with a broker or establish a price and request bids for those properties. A complicating factor with the bid process is that there are no utilities as of yet, which will increase the value of the lots. Huron Engineering gave a price of \$2 million to do utilities for all the lots in the area. For just the MRF and front lots the cost would be approximately \$350,000 to \$450,000. The Committee agreed that further discussion should be had at the November Finance Ways & Means Committee meeting before making any recommendations.

INFORMATION ITEM: Discussion was made on what level to build out the utilities. Administrator Hannah reported there are some water issues out in that area, which is at the end of the of the line for the city main. The base was having water quality issues with not enough water circulating in the main. They were having to open the main and dump a bunch of water so they could pull enough water through the system to circulate it. At the jail this caused a water hammer which closed all their valves. The solution would be to either put up a water tower or another station. The project could potentially be put up for DCIP funds which are specifically

aimed at assisting communities that support military installations. If a 2025 application is done that would give enough time to put everything together as the DCIP projects have to be ready before the end of the fiscal year. Engineers would need to determine what would be more effective between a tower and another station. All the infrastructure assets are the Townships and Administrator Hannah will find out more about costs and will contact Supervisor Skibbe for more discussion.

INFORMATION ITEM: Chair Konarzewski inquired about fueling at the airport. The two fueling companies that were reached out to declined to give a bid, so we have chosen AVFuel to become our fuel supplier. Administrator Hannah has a draft contract sent out for attorney review and will bring back for approval. Their payment system does keep track of fuel tax so we can generate the reporting that is required by the State with any fuel tax payments that would need to be made. We will take over the fuel farm as of December 11th. Commissioner Peterson and Administrator Hannah will be meeting Dr. Currier on November 13, in regard to the transfer of the fuel farm.

INFORMATION ITEM: Chair Konarzewski reported he had a constituent contact him regarding a piece of property that was purchased through the tax sale. When he had it surveyed the lines were very different from the paperwork from the County.

***Next Meeting Wednesday, December 6, 2023, at 9:00 a.m. in the Howard Male Conference Room**

ADJOURNMENT

Moved by Commissioner Lalonde and supported by Commissioner Peterson to adjourn the meeting. The meeting adjourned at 10:02 a.m.

Travis Konarzewski, Chair

kvm