

ECONOMIC DEVELOPMENT ADHOC COMMITTEE
DRAFT - MEETING MINUTES
Wednesday, September 13, 2023 – 9:00 a.m.
Howard Male Conference Room

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

OTHERS PRESENT: Mary Catherine Hannah, County Administrator
Lynn Bunting, Board Assistant
Edward Higgins, Assistant Airport Manager

Chair Travis Konarzewski called the meeting to order at 8:55 a.m.

Pledge of Allegiance to the Flag of the United States of America

Roll Call – All committee members present except for Commissioner Lalonde, excused.

ADOPT AGENDA

A motion was made by Commissioner Francisco and supported by Commissioner Peterson to adopt the agenda with the following addition: 1) Commissioner Peterson – Funding Land Bank Authority. Motion carried.

INFORMATION ITEM: Discussion was made on a Fuel Supplier Contract for the Airport. The County will be taking over fueling at the airport and will need to choose a fuel supplier. Huron Aviation currently has a contract with Titan in which they buy bulk from the supplier and sell with a markup. County Administrator Mary Catherine Hannah presented the Committee with a proposal from AVFuel. Assistant Airport Manager Mick Higgins will contact other suppliers for pricing. Fueling is part of the Alpena Ground Services contract so there will not be any additional costs to fuel from AGS.

INFORMATION ITEM: Discussion on sale of M-32 frontage lots and review of the Property Sale Policy. The lot was split and there are now 5 lots along M-32 with 8 acres each. The question is how aggressive to sell them. Mike Mahler from Target Alpena is aware the splits have been done and the County is ready to sell. The next step is getting a broker involved.

Administrator Hannah presented a sale of real property policy for review and updates (attachment #1). If adopted, the County will have a process and then can decide if we want to hire someone or get an assessment. Administrator Hannah will get an estimate on the value and get back to the Committee. Commissioner Peterson recommended adopting the policy and getting an appraisal. The Board of Commissioners did set aside \$500,000 to put in infrastructure for the MRF and the lots, and to put an access road on the back of them with a utility sub; hope to happen when MRF goes in. It was reported that they did not get the EPA Grant for MRF and

are checking into another grant. Discussion on having an access road along the back of the lots and for safety measures.

Discussion was made to add a water tower in conjunction with the Township to help improve the ability to build. The water tower sits in Wilson Township but owned by Charter Township of Alpena. Moved by Commissioner Peterson and supported by Commissioner Francisco to recommend the below action item. Motion carried.

ACTION ITEM #1: The Committee recommends approval of the Property Policy with adjustments as presented.

INFORMATION ITEM: Discussion was made on the progress of the Land Bank Authority and next steps for Brownfield. Administrator Hannah reported the Land Bank Authority was approved, the board has been seated, and they have passed their bylaws and policies & procedures. They are working with Treasurer Kim Ludlow regarding properties that would go into the landbank. The Treasurer identified the properties foreclosed upon. They are looking into 2024 and identifying troubled properties and which one's better off to go into landbank and not up for auction. Commissioner Peterson recommends putting \$200,000 from the ARPA Funds into the landbank as funds will be needed to start the process. Recommendation to the city and township to find out if they want to contribute to the landbank as this affects them as well. Moved by Commissioner Peterson and supported by Commissioner Francisco to recommend the below action item. Roll call vote was taken. AYES: Commissioners Peterson, Francisco, and Konarzewski. NAYS: None. Motion carried.

ACTION ITEM #2: The Committee recommends budgeting an appropriation of \$200,000 in 2024 from the ARPA Fund and committing those funds to the Alpena Land Bank Authority as presented.

***Next Meeting Wednesday, October 4, 2023 at 9:00 a.m. in the Howard Male Conference Room**

ADJOURNMENT

Moved by Commissioner Francisco and supported by Commissioner Peterson to adjourn the meeting. The meeting adjourned at 9:53 a.m.

Travis Konarzewski, Chair

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