

GRAND TRAVERSE COUNTY
LAND BANK AUTHORITY (GTCLBA)

Minutes of September 28, 2018

Chair Scheppe called the meeting to order at 8:04 a.m. in Conference Room 300 located on the third floor of the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Members Present: Heidi Scheppe (Chair), Addison "Sonny" Wheelock, Dean Bott
Excused: Richard Lewis
Staff Present: Nate Alger, Chris Forsyth, Chris Cramer
Others Present: Scott Howard, Mac McClelland, Beth Friend

MOVED by Wheelock, seconded by Bott to approve the minutes of July 27, 2018.
APPROVED unanimously.

Gray Road Tower Hearing Update:

Attorney Scott Howard explained why we went back to court in answer to Sonny's question.

Sheryl Coyne discussed her proposal and their broadcasting plan/model. It is a community based program with their new morning show starting October 1, 2018. The Authority members agreed that they would consider working something out but no longer wish to deal with Mr. Henderson.

Various lease and/or purchase options were discussed and questions answered regarding who owned the property, tower and equipment. The land value only is estimated at approximately \$125,000.

MOVED by Wheelock, seconded by Bott to approve a lease agreement in the amount of \$2,500 per month beginning October 1, 2018, and moving forward with a purchase agreement.
APPROVED unanimously.

A check was received by the County Treasurer for the lease in the amount of \$7,500.00.

Sheryl encouraged Grand Traverse County to consider the station as a partner. Scott Howard will prepare the paperwork for the lease and purchase agreement.

Blair Township Traffic Signal/Road Improvements Development Agreement:

Scott Howard explained the Development and Reimbursement Agreement for Brownfield Plan.

MOVED by Wheelock, seconded by Bott to approve the Blair Township Traffic Signal/Road Improvements Development Agreement as presented. **APPROVED** unanimously.

The Brownfield Plan should include the additional work being required by the Road Comm..

Blair Township Rennie School Road Brownfield Amendment:

MOVED by Wheelock, seconded by Bott to amend the Brownfield Plan to increase Eligible Activity costs as identified and consider an extended capture timeframe. **APPROVED** unanimously.

Michigan Land Bank Camp Pubsley Development Agreement:

Item #5, Development Agreement, was removed from the agenda.

There was discussion regarding doing a Baseline Environmental Assessment of the Gun Range.

Disposal of Cass Road Property:

Discussion. The intent of the original agreement was to make the land bank whole if the property was purchased. The easement being requested should not affect the sale price. Assess what would be needed to cover investment, investigate options regarding sale or listing and bring back next month.

MOVED by Wheelock, seconded by Bott to allow Consumer's Power the utility easement being requested. **APPROVED** unanimously.

By-Laws Vacant Planner Position:

The Land Bank has a vacancy which is identified as being held by the County Planner. With that position no longer being in existence, the authority needs to identify a proposed replacement and amend the by-laws.

MOVED by Wheelock, seconded by Dean to replace the County Planner position with the County Equalization Director, or their representative, and to amend the interlocal agreement, and by-laws, accordingly. **APPROVED** unanimously.

Heidi will speak with the state (who must approve first) regarding this change and also the option for the Treasurer to make an appointment in case of a future vacancy.

Public Comment:

McClelland expects to meet with all parties included in the Brownfield Plan early in October, present to Blair Township on October 9th and bring to the Board of Commissioners in November.

He also suggested it would be useful to have a baseline assessment for the gun range and that if there are costs to gun range it may qualify as public infrastructure to be included in the Brownfield Plan.

Other Business:

For full disclosure, Wheelock indicated that Healy Construction asked him to do work that they can find no others to do. He did not anticipate that when signing documents for Land Bank.

Notices:

A Land Bank training is being held in Marquette on October 4th.

Adjournment:

Meeting was adjourned @ 9:50 a.m..

DRAFT