



Approved 7/12/21 JP

**MEETING OF
January, 18, 2021**

**MINUTES OF THE BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION
MEETING DULY CALLED AND HELD ON MONDAY, January 18, 2021 virtually via
Zoom.**

CALL TO ORDER

Chair Gillett called the meeting to order at 12:01 p.m.

ROLL CALL

Present: Pat Anzell, Kelly Bellant, Michael Cain, Michelle Cortright, Pete
Friedrich, Ralph Gillett and Josette Lory

Absent: Drew May

MEETING ATTENDANCE

Staff: Recording Secretary, Jessica Puroll

Public: Two

**MINUTE APPROVAL
MOTION**

Cain moved, Cortright seconded, PASSED UNANIMOUSLY to approve the
minutes of September 1, 2020.

**HEARING CITIZENS
PRESENT**

Steve Schnelle, Charlevoix County Housing Ready Program Director, works hard to create housing opportunities as housing is a consistent challenge. Our communities are continuing to grow, employment is up 6-7%, and our sale price of houses is up by 54%. Employee wages have not caught up to this rise. Steve's goal is to bring more housing into the area at all different levels of price point. 20% of houses sold are sold to people who live in the area, and 80% are sold to people who live outside the area. Restaurant and retail employees are finding it hard to find affordable housing. Steve is interested in feedback and receiving other ideas as this challenge continues to increase. Interested in looking into every housing opportunity. Due to high construction cost moving structures is also a possible solution. Steve will share his contact information with the board. Feel free to contact him anytime.

CORRESPONDENCE

None.

**UNFINISHED BUSINESS
PARK UPDATES**

Jervis Webb/425

City Manager Cain reported that on Thursday, January 14, 2021 all parties have decided to move forward with the Jervis Webb project. Next it will need to receive approval from Boyne Valley Township and The City of Boyne City. It will be presented at the January 26, 2021 City Commission meeting to receive approval.

City Manager Cain talked over a few topics within the 425 agreement with the board. Through 2052 the City will tax share with Boyne Valley Township. Per agreement only a specified portion of the property will become part of the City in the year of 2052. Some property will not be incorporated, and will remain as tax sharing property after year 2052. This agreement is a self-renewing agreement in 50 year increments unless either party decides not to continue. The City limits will not change, however, property will operate as City property.

MOTION

Cortright moved, Friedrich seconded, PASSED UNANIMOUSLY to approve the 425 agreement for conditional transfer of property from Boyne Valley Township to The City of Boyne City as presented.

Lot 5

Sale of lot 5 is finalized. IMI now owns lot 5. Using as an access drive for business, and storm water retention. May build a building there in the future.

Lot 3 and 4

Lots are located next to Northern Michigan Escapes. Brook Walsh of Northern Michigan Escapes may no longer be interested in property at this time. Both lots are still on the market. City Manager Cain will look into muddy driveway coming out of property.

Lot 12

Inquiry from Sim/Tech Filters Inc. expressing interest in property for storage use. City Manager Cain will encourage Sim/Tech Filters Inc. to expand building on current property lot 13. Board agrees unanimously that industrial park property should not be purchased for storage use.

Board Terms-
Michelle Cortright

Michelle Cortright appointed by county would like to continue her position on the board. She is willing to step aside if/when there is an interest from a new board applicant.

It is unknown if Drew May wishes to continue on board. City manager Cain has reached out via phone and email with no response from May. Cain will follow up with May by mail to find out his intentions. This is tabled until the next meeting of the EDC Board.

Friedrich now retired from IMI made the suggestion that he would vacate his board position for a new board applicant, Craig Scachitti, who has expressed interest and submitted a board member application.

All thanked Friedrich for his time on the board.

MOTION

Anzell moved, Lory seconded, PASSED UNANIMOUSLY to recommend to the City Commission the appointment of Craig Scachitti to fill the remainder of Peter Friedrich's term on the Economic Development Corporation (EDC) expiring March 11, 2022.

MOTION

Cain moved, Lory seconded, PASSED UNANIMOUSLY to recommend to the City Commission the re-appointment of Michelle Cortright to the Economic Development Corporation (EDC) for a 6 year term expiring March of 2027.

Josette Lory excused herself at 1:17pm from this portion of the meeting due to a conflict in time.

NEW BUSINESS

Consideration of 2021 meeting calendar

Discussion on proposed 2021 meeting calendar. All board members are in favor of proposed meeting dates.

MOTION

Anzell moved, Bellant seconded, PASSED UNANIMOUSLY to approve the 2021 meeting calendar.

GOOD OF THE ORDER

None.

ANNOUNCEMENTS

The next regular meeting of the EDC is scheduled for March 8, 2021.

ADJOURNMENT

The January 18, 2021 Economic Development Corporation meeting was adjourned at 1:18 p.m.



Jessica Puroll, Recording Secretary