



Approved 11/18/21 *gt*

MEETING OF
September 1, 2020

MINUTES OF THE BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION
MEETING DULY CALLED AND HELD ON TUESDAY, September 1, 2020 virtually via Zoom.

CALL TO ORDER

Chair Gillett called the meeting to order at 12:02 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 Jane Halstead, Assistant Planner Patrick Kilkenny
Public: None

MINUTE APPROVAL
MOTION

Cain moved, Friedrich seconded, PASSED UNANIMOUSLY to approve the minutes of July 13, 2020.

HEARING CITIZENS
PRESENT

None.

CORRESPONDENCE

None.

UNFINISHED BUSINESS
PARK INQUIRES

City Manager Cain reported that there are three potential sales for sites in the Business Park. Brook Walsh of Northern Escapes is interested in lots 3 and 4 of the Park. He is currently owns lot 2 and is looking for space for future expansion. Walsh also inquired on the possibility of second story housing in the Park. The Board discussed potential second story housing for seasonal workers and were receptive to the idea. Storage units are not permitted in the Business Park and there are restrictions on outdoor storage. There is plenty of water and sewer capacity in the Business Park to accommodate new business. The City Attorney is working on the sales agreement.

Sale of lot 3 and 4 in
Business Park
MOTION

Cortright moved, Anzell seconded, PASSED UNANIMOUSLY to recommend to the City Commission the sale of lots 3 and 4 in the Business Park to Brook Walsh of Northern Escapes as outlined in the term sheet, incorporating comments made by the Economic Development Board regarding not allowing storage units and outdoor storage.

Sale of Newly Acquired Property in Business Park

There is strong interest in the property most recently acquired by the Business Park adjacent to Northern Logistics. An unnamed party wants to build a 210,000 square foot facility for a business that will employ approximately 150 to 200 people. They will provide the needed infrastructure at their expense and would like to start construction in the fall or spring. There are still MDOT and other issues that need to be addressed.

Friedrich moved, Cortright seconded, PASSED UNANIMOUSLY to recommend the sale of 22.002 acres located south of the pathway and a 4.5 acre triangle northeast of the pathway in the Business Park as outlined in the term sheet and encourage the use of the Phase 1 water removal system to reduce the use of retention ponds.

Purchase of Lot 5 Adjacent to IMI

Pete Friedrich and Josette Lory excused themselves from this portion of the meeting due to a conflict of interest – both are employees of IMI.

IMI is planning a major expansion and is interested in acquiring lot 5 which is adjacent to their current location. Lot 5 was given to the City by IMI (Bud Shear) years ago. The Board discussed and agreed the lot should be given back to IMI rather than sold to them. The Board also agreed that the City should be reimbursed for the lost tax revenue and fees incurred on when transferring the property.

Cortright moved, Anzell seconded, PASSED UNANIMOUSLY to return lot 5 of the Business Park which was donated to the City, back to IMI subject to reimbursement of tax losses and associated fees which were incurred when transferring the property.

Board Terms

There is one vacancy on the EDC Board due to Marilea Grom's resignation. It is unknown whether Drew May wishes to remain on the Board. Mike Cain will make contact with Drew to find out his intentions. This item will be tabled until the next meeting.

NEW BUSINESS

None.

GOOD OF THE ORDER

None.

ANNOUNCEMENTS

The next regular meeting of the EDC is scheduled for November 9, 2020.

ADJOURNMENT

The September 1, 2020 Economic Development Corporation meeting was adjourned at 1:04 p.m.


Jane Halstead, Recording Secretary