

September 29, 2015

Mayor Pfeifer called the twentieth meeting of the eighty-second Harbor Springs City Council to order at 8:30 a.m., in the City Council Chambers at 160 Zoll Street, Harbor Springs, Michigan. Mayor Pfeifer also stated that this meeting was a special meeting of the City Council to consider an extension of time for the construction to begin on the proposed Hotel Project.

1. Roll Call and Verification of Quorum

City Council:

Present: Pringle Pfeifer, Matt Bugera, John L. Cupps, Alan J. Dika and Jeffrey V. James

Absent: None

Also Present: City Manager Thomas C. Richards, City Attorney James T. Ramer and City Clerk Ronald B. McRae

City Clerk Ronald B. McRae acknowledged that a quorum was present.

2. Consideration of a Time Extension for the Hotel Project

City Attorney Ramer stated that he prepared a resolution for City Council's consideration after Gregory Renker, the owner of MRJ Harbor Springs, LLC, submitted a letter requesting an extension of time to begin construction of the Hotel Project. MRJ Harbor Springs, LLC, is the owner of 266 E. Main St. where the proposed Hotel Project is purposed to be constructed. City Attorney Ramer stated that the construction of the Hotel Project must begin on or before ~~September 16, 2016.~~

~~September 16, 2016.~~

October 12, 2015  
City Manager Richards stated that he received a telephone call from Rob Mossburg relative to this issue. Mr. Mossburg was unaware of the letter and request from the property owner.

Councilperson James stated that he discussed the time extension with Renker. Councilperson James believes that given the time extension, MRJ Harbor Springs, LLC, (owned by Renker) will attract new investors and the Hotel Project will go forward.

City Council discussed this issue briefly. After the discussion, the following motion was offered:

#8282 – Motion by James, second by Bugera, to approve the "Resolution to Authorize a Time Extension on the Hotel Project"; with the said time extension expiring September 16, 2016.

Ayes: Bugera, Cupps, Dika, James and Pfeifer

Nays: None

Motion carried.

3. Consideration to Cancel the October 5, 2015 City Council Meeting

City Manager Richards stated that he and the City Clerk will be out of town on Monday, October 5, 2015. City Council may want to cancel the October 5<sup>th</sup> Meeting.

City Council discussed the October 5, 2015 City Council Meeting. City Manager Richards stated that there were no agenda items needing attention. The special meeting this morning eliminated any need for addressing pressing issues.

City Council Members discussed this issue briefly. After the discussion, the following motion was offered:

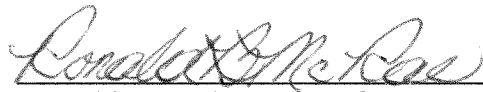
#8283 – Motion by Cupps, second by Dika, to cancel the October 5, 2015 City Council Meeting. The next City Council Meeting will be October 19, 2015.

Ayes – 5  
Nays – 0

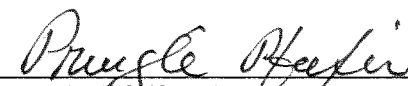
Motion carried.

4. Adjournment

With no further business, Mayor Pfeifer adjourned the meeting at 8:42 a.m.

  
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Ronald B. McRae, City Clerk

Approved: October 19, 2015

  
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Pringle Pfeifer, Mayor

**RESOLUTION  
OF  
THE CITY COUNCIL OF  
THE CITY OF HARBOR SPRINGS  
(a Michigan municipal corporation)**

September 29, 2015

At a special meeting of the City Council of the City of Harbor Springs, held at the Harbor Springs City Hall, 160 Zoll Street, Harbor Springs Michigan 49740, on the 29<sup>th</sup> day of September, at 8:30 AM.

The following Resolution was offered by Councilperson James  
and supported by Councilperson Bugera;

**WHEREAS**, the City Council has reviewed the request of Gregory Renker, on behalf of MRJ Harbor Springs, LLC, the current owner of the property commonly known as 266 E. Main Street, and consisting of Tax Parcel Nos. 24-51-15-13-187-001 to 24-51-15-13-187-119 (the "Subject Property"), for an extension of the deadline date (October 17, 2015) for satisfaction of the conditions imposed by the City Council upon its granting of Planned Development approval and conditional rezoning approval for a forty (40) room hotel and five (5) residential condominiums (the "Project") upon the Subject Property as defined and provided in the Resolutions of the City Council dated March 16, 2015, which conditions included, but were not limited to, commencing construction of the Project as defined in said Resolutions, on or prior to October 17, 2015; and,

**WHEREAS**, the said Resolutions of the City Council and Section 3 of Ordinance No. 393 that re-zoned a portion (the former parking lot of the Harbor Springs Hotel) of the Subject Property from TR to CBD stated that if construction of the Project had not commenced prior to October 17, 2015, Planned Development approval would terminate and the zoning of the Subject Property would be restored to TR, provided such deadline date could be extended, but only upon application of the owner of the Subject Property, and by resolution of the City Council; and,

**WHEREAS**, construction of the Project has not commenced as of the date of this Resolution; and,

**WHEREAS**, the City Council has studied the request of MRJ Harbor Springs, LLC, which the City acknowledges is the owner of the Subject Property, and has determined it appropriate to extend the deadline contained within Section 3 of Ordinance No. 393, and in the Resolutions of the City Council dated March 16, 2015 until September 16, 2016, subject to the certain conditions hereinafter set forth,

**NOW THEREFORE, IT IS RESOLVED**, by the City Council that the deadline contained within Section 3 of Ordinance No. 393 and in the Resolutions of the City Council dated March 16, 2015 that all conditions upon the granting of Planned