

**BIG RAPIDS CHARTER TOWNSHIP BOARD
SPECIAL MEETING TUESDAY, JANUARY 24, 2023
BIG RAPIDS TOWNSHIP OFFICES, 14212 NORTHLAND DR.
BIG RAPIDS, MI 49307
1:00 PM
APPROVED**

PLEDGE OF ALLEGIANCE.

CALL TO ORDER: 1:00 p.m. ROLL CALL: Stanek, Saez, Currie, Everett, Geib, Routley present. Bean, absent.

PUBLIC COMMENT:

ADDITIONS TO AGENDA:

Mark Nettleton (Township Attorney- Mika Meyers) - Previously provided draft of term sheet early dec - draft was provided to green as well. Mark shared with Randy Thelen at the right place - received comments back from Jim Chapman and Randy. Nothing has been updated on the term sheet since then.

Saez - Can you share their comments - summarize as best can recall?

Nettleton - Intent would be that we would have a term sheet to come to an agreement with the parties. Comments about adding in clawback provisions if Gotion failed to meet some job requirements/investment requirements. Concept on tax appeals on evaluation of the property - want to consider that. Randy - whether or not the right place would be separate from the term sheet/directly to Gotion/the right place.

Discussion regarding EDA requirements? Convey industrial park property - grant for infrastructure. In order to sell we must have appraisal done - purpose of conveyance.

At the last meeting BRT board was made aware of a backup resolution. Confirmation from Paul Bullock let us know that there was a back up resolution at Renaissance zone Meeting - Additional question of going into Green Twp if BR voted no; Nettleton aware of them having that option. Has an understanding that the state incentive funds are going to flow through the right place although hasn't seen documents yet.

Routley - Intending to use money from the state to purchase land - must use the right place to purchase the land?

Geib - Pros/cons to the right place in that situation - expanding on Nick's question going through the right place to them- pro or con?

Nettleton - Contractual obligation with the developer that it's developed with what the township wants/needs. It seems to me that it's easier and a more linear way of thinking if it's one document with all the necessary parties.

Everett - concerned that the right place does something that the township doesn't agree with. I hope you don't mind the reference here - wouldn't this be like hiring an attorney and not having a say in what they finally choose - appears as though the right place is more of an agent for Gotion.

Mark - They (The Right Place) view themselves as an economic agent for the township, county and state.

Mark to get information from everyone regarding questions asked and a bullet point list formulated.

Geib - Get engineer involved - See if the city has capacity or doesn't.

Routley - Them stating EPA will handle that "doesn't mean anything" process about how they go about it - sewer feasibility study?

Currie -NMP- oxidizer will catch some of the waste of the chemical and the rest will be oxidized into the air with a high level of ability to catch it around 98% and remainder will have to be contained in barrels and trucked to a recycling center.

Stanek - Entertain motion to move forward with term sheet modifications

Nettleton - clarity - comments from today's meetings and incorporate input from Randy/Jim in addition to minutes from closed session / regenerate revised draft within a week.

Currie - Motion to incorporate what we've already discussed in a printable form with updates per our closed session and noting differences. Saez supports. Motion passed unanimously.

One thing noted was that if we can formulate development agreement in some likeness with Green, it would be easier for all to have consistency - if you could note likeness between and see what we are in line with.

Mark - My concept is one agreement - Green doesn't have EDA grant on their property

Saez - In purpose of transparency - would you tell us if there is a plan to go into Green entirely?

Nettleton - Depends how I come about the information

Routley - Determine lists and get questions to correct places

Geib - Motion to get progressive involved in Gotion project and provide them with a list of questions/concerns for them to start working on and to provide answers/direction. Saez supports. Motion passed unanimously.

Routley - Motion to ask all of the appraisers for a rough quote/timeline on appraisal. Currie supports. Motion passed unanimously.

Routley - New draft - clean /red lined version my question is do we set a meeting -
Thursday February 2nd 1pm follow up meeting

Public comment - Patti Downey - brief thing - attorney talking about 1 or 2 agreements questioning what he could share as a comparison and I know that this project is way different than a divorce but you don't hear husbands and wives say we use the same attorney.

Currie - Motion to go into closed session Everett supports, Motion passed 6-1. Stanek no.

Saez - Motion to exit closed session, Currie supports. Motion passed unanimously.

ADJOURNMENT: 2:49pm.

Big Rapids Charter Township will provide necessary and reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed material, if individuals with disabilities, upon five business days notice to the township. Individuals requiring auxiliary aids or services should contact Hannah Saez, Big Rapids Charter Township Clerk, 14212 Northland Drive, Big Rapids, MI 49307- call 231 796 3603 or fax request to 231 796 2533.