

MUSKEGON COUNTY BOARD OF COMMISSIONERS
Community Development / Strategic Planning Committee

AGENDA

July 20, 2021 - 4:00 p.m.
Hall of Justice, 4th Floor
990 Terrace, Muskegon, MI

Doug Brown, Chairman
Susie Hughes, Vice-Chair

The Public may attend via Zoom - Connect to Zoom from your computer, tablet or smartphone at:

<https://zoom.us/j/93255842463?pwd=VmVQWmhWUCs3WEtVTzJEWk9iVGVjdz09>

Phone: (312) 626-6799

Meeting ID: 932 5584 2463

Passcode: 276385

Cell phones may mute & unmute by dialing *6
Raise and lower hand to speak by dialing *9

To raise your digital hand from your PC or
MAC, at the bottom of the window on the right
side of the screen, click the button labeled
"Raise Hand"

View the meeting on Facebook at:

<https://www.facebook.com/MuskegonCountyMI>

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes of June 17, 2021
- 4) Public Comment (on an agenda item)
- 5) Items for Consideration

CDSP21/07 – 17

(Public Works/Matt Farrar) To approve the sale of Lot 15 in the County's Business Park North for \$5,000 per acre to D & J Sewer Cleaning, and authorize the Chair to sign the purchase agreement contingent on Corporate Counsel approval, and further authorize the Public Works Director to sign the Notice of Probable Sale to EPA and EGLE and the closing documents.

CDSP21/07 – 18

(Public Works/Matt Farrar) To authorize staff to contract with Lisa Vela of Five Star Real Estate to sell proposed lots 25 and 26 of Business Park North contingent on corporate counsel's approval of the contract and further authorize the Chair to sign the agreement

- 6) Unfinished Business
- 7) New Business
- 8) Public Comment
- 9) Final Board Comment
- 10) Adjourn (call of the Chair)

Public Comment

Persons may address the Commission during the time set aside for Public Comment or at any time by suspension of the rules. All persons must address the Commission and state their name for the record. Comments shall be limited to **two (2) minutes** for each participant, unless time is extended prior to the public comment period by a vote of the majority of the Commission.

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE MUSKEGON COUNTY BOARD OF COMMISSIONERS AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The County of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting upon 24-hours' notice to the County of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the County of Muskegon by writing or calling: Administration, 990 Terrace Street, Muskegon, MI 49442 (231) 724-6520

MUSKEGON COUNTY BOARD OF COMMISSIONERS
Community Development & Strategic Planning Committee

June 17, 2021
4:00 p.m. via Zoom or Hall of Justice, 990 Terrace, Muskegon, MI

Doug Brown, Chair
Susie Hughes, Vice-Chair

MINUTES

CALL TO ORDER

The meeting was called to order by Commissioner Hughes at 4:04 p.m.

ROLL CALL

Present: Kim Cyr (Twin Lake), Marcia Hovey-Wright (Muskegon), Zach Lahring (Muskegon), Charles Nash (Muskegon), Bob Scolnik (Norton Shores), Rillastine Wilkins (Muskegon), Malinda Pego (Grand Haven), Susie Hughes (Muskegon Township)

Excused: Doug Brown

Also Present: Mark Eisenbarth, County Administrator; Kathy Tharp, Administrative Coordinator

APPROVAL OF MINUTES

It was moved by Commissioner Hovey-Wright, supported by Commissioner Wilkins, to approve the minutes of the May 13, 2021, meeting as written. Motion carried.

Roll Call:

Yes: Marcia Hovey-Wright, Zach Lahring, Charles Nash, Malinda Pego, Bob Scolnik, Rillastine Wilkins, Kim Cyr, Susie Hughes

No: None Motion carried.

PUBLIC COMMENT

None

ITEMS FOR CONSIDERATION

CDSP21/06 - 14 It was moved by Commissioner Nash, supported by Commissioner Wilkins, to approve the resolution and project agreement for grant #TF20-0124 authorizing the Muskegon County Parks Department to accept a grant from the Michigan Natural Resources Trust Fund for the Nugent Sands Property Acquisition South Project (Phase I) located in Norton Shores, Michigan, and to have the Chairman of the Board sign the grant agreement.

Roll Call:

Yes: Zach Lahring, Charles Nash, Bob Scolnik, Rillastine Wilkins, Kim Cyr, Marcia Hovey-Wright, Susie Hughes

No: Malinda Pego Motion carried.

CDSP21/06 - 15 It was moved by Commissioner Nash, supported by Chairman Scolnik, to authorize staff to issue a request for bids for the Dune Harbor Park parking lots on South Pond.

Roll Call:

Yes: Charles Nash, Bob Scolnik, Rillastine Wilkins, Kim Cyr, Marcia Hovey-Wright, Zach Lahring, Susie Hughes

No: Malinda Pego Motion carried.

UNFINISHED BUSINESS

None

NEW BUSINESS

CDSP21/06 – 16 It was moved by Commissioner Cyr, supported by Commissioner Pego, to remove the language on the agenda regarding capacity limits in the boardroom; remove the mask requirement previously approved by the board for committee and full board meetings; and follow the recommendations made by MDHHS beginning June 22, 2021.

Roll Call:

Yes: Charles Nash, Malinda Pego, Bob Scolnik, Rillastine Wilkins, Kim Cyr, Marcia Hovey-Wright, Zach Lahring, Susie Hughes

No: None Motion carried.

PUBLIC COMMENT

None

FINAL BOARD COMMENT

None

ADJOURNMENT

There being no further business to come before the Community Development & Strategic Planning Committee, the meeting adjourned at 4:44 p.m.

Muskegon County Community Development / Strategic Planning Committee

Request for Board Approval

Requestor: Matthew Farrar

Committee Date: 2021-07-20

Requesting Department: Public Works

Full Board Date: 2021-07-27

Budget:

Agenda Number: CDSP21/07 - 17



Suggested Motion: *(State the following exactly as it should appear in the minutes.)*

Move to approve the sale of Lot 15 in the County's Business Park North for \$5,000 per acre to D & J Sewer Cleaning, and authorize the Chair to sign the purchase agreement contingent on Corporate Counsel approval, and further authorize the Public Works Director to sign the Notice of Probable Sale to EPA and EGLE and the closing documents.

Summary of Request: *(General description of financing, other operational impact, possible alternatives.)*

D & J Sewer Cleaning has offered to purchase lots 15 in the County's Business Park North for \$5,000 per acre. This is the same price as the other lots abutting lot 15 were approved for.

Staff recommends acceptance of this offer and approval of a purchase agreement contingent on Corporate Counsel's approval.

<p>Kristen Wade, HR Director Analysis Required? No</p>	<p>Beth Dick, Finance Director/Management Analysis:</p> <p><input checked="" type="checkbox"/> </p>
<p>Michael Homier, Corporate Counsel Analysis Required? Yes</p> <p><i>Michael Homier</i></p>	<p>Mark Eisenbarth, County Administrator Recommendation:</p> <p><input checked="" type="checkbox"/> </p>

Muskegon County Community Development / Strategic Planning Committee

Request for Board Approval

Requestor: Matthew Farrar

Committee Date: 2021-07-20

Requesting Department: Public Works

Full Board Date: 2021-07-27

Budget:

Agenda Number: CDSP21/07 - 18

Suggested Motion: *(State the following exactly as it should appear in the minutes.)*

Move to authorize staff to contract with Lisa Vela of Five Star Real Estate to sell proposed lots 25 and 26 of Business Park North contingent on corporate counsel’s approval of the contract and further authorize the Chair to sign the agreement.



Summary of Request: *(General description of financing, other operational impact, possible alternatives.)*

Staff requests authorization to hire Lisa Vela of Five Star Real Estate to list and sell vacant property acquired by the County as part of the Business Park North.

The vacant property is located at Central and River Roads and consists of proposed lots 25 (20.7 acres) and 26 (15.8 acres) outlined on the attached preliminary survey. The area is residential. Working with Muskegon Area First, the County has been successful in selling lots located in the Industrial Park of Business Park North. However, we do not have the resources to market and move the vacant land in the residential areas.

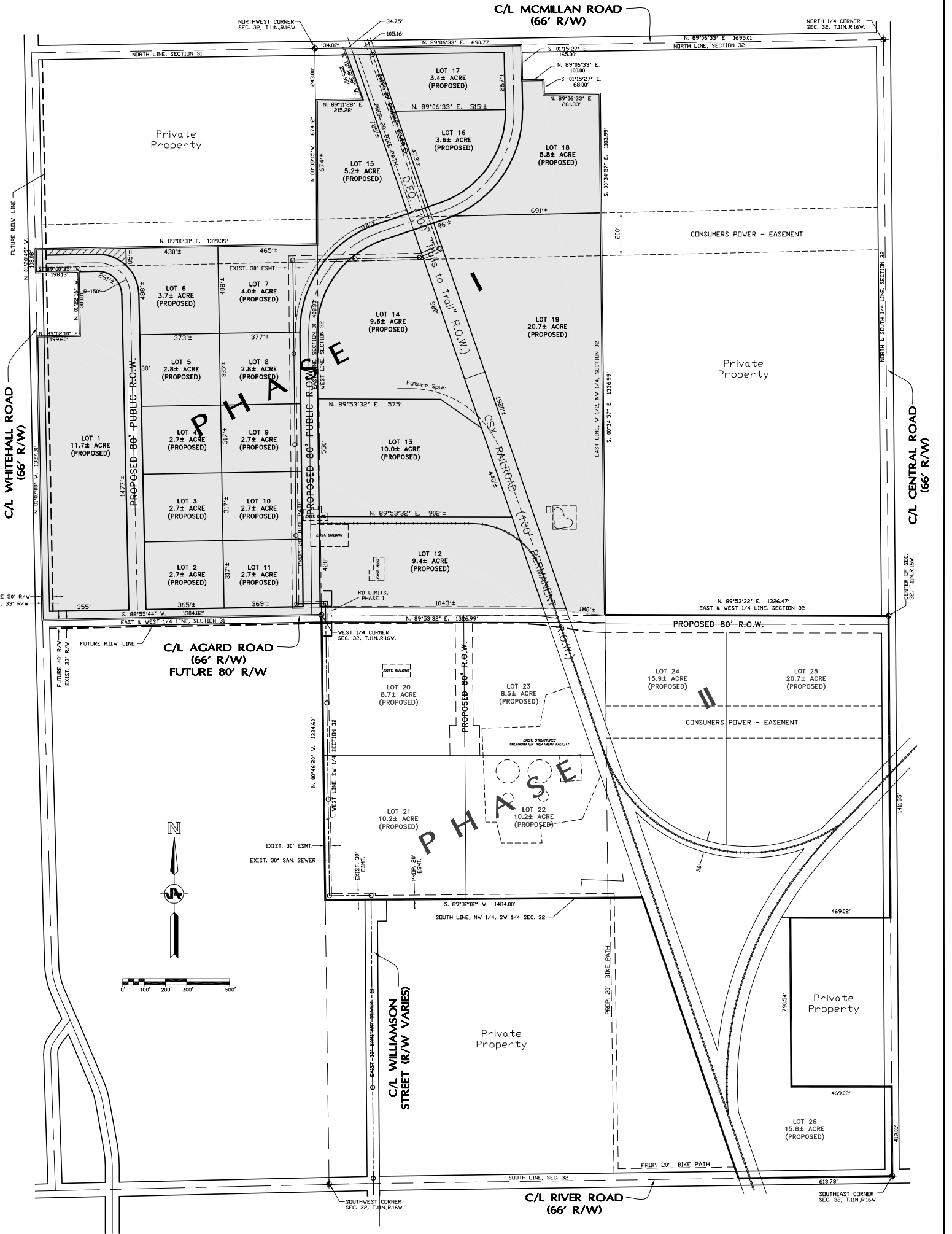
The Land Bank procured Lisa Vela of Five Star Real Estate through a competitive process. Rather than issuing an RFP and going through a lengthy selection process, staff requests authorization to use the current Land Bank realtor.

Staff does not know the value of this vacant land. Mrs. Vela is willing to do the market research if assured the sales listing. Therefore, if the Commission agrees to use the Land Bank Realtor, she will perform the research and due diligence and recommend a sale price that will go before the Commission at a later date.

<p>Kristen Wade, HR Director Analysis Required? No</p>	<p>Beth Dick, Finance Director/Management Analysis:</p> <p style="text-align: center;"><input checked="" type="checkbox"/> </p>
<p>Michael Homier, Corporate Counsel Analysis Required? Yes</p>	<p>Mark Eisenbarth, County Administrator Recommendation:</p> <p style="text-align: center;"><input checked="" type="checkbox"/> </p>

MUSKEGON COUNTY BUSINESS PARK – NORTH

C/L MCMILLAN ROAD
(66' R/W)



- General Common Area

PRELIMINARY

REVISION NO.	MARK	DESCRIPTION	DATE
R-1		REV LOT LAYOUT	11/27/08
R-2		REV ROAD LAYOUT	11/30/08

Johnson & Anderson, Inc.
CONSULTING ENGINEERS
2685 HOLTEN ROAD
MUSKEGON, MICHIGAN 49445
(231) 744-2487 (231) 744-8722 (FAX)

MUSKEGON COUNTY DPW
990 Terrace Street
Muskegon, Michigan 49442
(231) 724-6411

**MUSKEGON COUNTY
BUSINESS/INDUSTRIAL PARK – DALTON
CONCEPTUAL DESIGN**

JOB NO. 15941-00
DATE ISSUED 01/29/09
SHEET NO. 1

SCALE: VERT. HORZ.