WEST TRAVERSE TOWNSHIP

New Hall Committee Meeting minutes
February 25, 2025

Olson called February 25, 2025, New Township Hall mtg to order at 10:00 a.m.

Roll Call: Olson, Green, Baker

Absent: none

Visitors: Garon Gopigian, Lisa Morris

Pledge of Allegiance was recited by all.

Approval of February 17, 2025, Minutes: Olson made the motion to approve the February17, 2025 minutes as presented. All ayes.

Member Report on activities assigned at February 17-25 meeting: Olson noted that the committee is at the very beginning of this process, gaining resources and knowledge at this time.

Committee Member Baker update: Baker mentioned that she spoke with Morton Builders. The builders requested a sketch of the proposed new building and possible financing that Baker will send to them. They will reach out to local "outfits" to see if there are any people in this area that could work the project. Baker will have more to report next month.

Committee Member Green update: Green pointed out Public Comment needed to be added to the agenda. Green reported that he contacted MTA, spoke with them at length and noted that the Township isn't required to have voter approval to borrow funds. Green reached out to the Michigan Finance Authority which is part of the Michigan Treasury Department. They were unavailable so he will speak with them later this week. The MTA representative pointed out that the USDA does loans. Green also spoke with John Baker regarding the marketability of the current Township Hall beyond donation to non-profit organizations. It was noted that with its structural deficiencies that it most likely would not be able to be sold, giving it away would also be difficult, but possibly may be able to be moved. Green informed the committee that the next thing to be determined is what amount the Township can put down on a new building along with how much can be paid on the loan for either renovating the current building or the new one. Baker mentioned the possibility of grants. Bonds were discussed as a possibility. Green mentioned that we must have a reserve for the sewer system.

Committee Member Olson update: Olson informed the committee of his findings for developing resources and history for both buildings along with figuring out resources regarding; developing the costs and values, updating, upgrading and assisting the facility here. He spoke with Michelle Kruzel, obtained insights and explained what the goal was with the old and new Township Halls. Kruzel suggested Olson contact Elaine Kaiser as she works more with commercial spaces, and she may be able to supply contacts for construction engineers and

managers who can do an assessment of the current Township Hall. Olson met with Mary Cummings who was instrumental in setting up the Museum in downtown Harbor Springs. She suggested Olson speak with Garon Gopigian who Olson was able to meet with. Olson also contacted Fred Hackl and will speak with him next week. It was suggested, as well, that Olson contact Emmet County and possibly have new assessment of the current Township Hall. The last one was done in 2019. Olson discussed what is needed for a budget. Currently, $10,000.00 is allotted but since upped it to $25,000.00 for 2025. Green questioned whether utilities such as water, sewer, gas and electricity are available on the proposed new Township Hall site and suggested Olson contact the Board of Public Works. Olson suggested keeping the committee to Baker, Green and Olson, but have "work groups" within the three committee members. Green asked how to go about recruiting individuals.

Public Comment: Garon Gopigian stated that there are people interested in purchasing the current building, that there is value in the building and the Township residents would be unhappy if the Hall was torn down. Gopigian stressed the importance of community input. Green responded that community input and support is paramount. Green is pleased that there are potential buyers. Green touched on creating a database for communicating with the Township residents, Olson mentioned he is working on that project. Lisa Morris reiterated community involvement, suggested using social media to communicate meetings and looking into financing, etc. Baker is interested in being a part of Olson's working group. Baker questioned where the proposed new building would be located. Morris discussed the location of the sewer lines.

Develop working timeline: Olson discussed formal/informal meetings. Green's thoughts were that it is still too early to develop a timeline. Baker questioned if each committee member oversaw recruiting people and how to collect email addresses from interested people. Green mentioned sending out information with the bi-annual tax bills.

Schedule meetings for New Hall Committee: Currently meeting again on Thursday, March 20, 2025, and will set future meeting dates at that time.

Olson adjourned the meeting at 10:45 a.m.

Respectively submitted by: Jay Olson

Transcribed by:

Amy Peters

Proposed: February 25, 2025
Approved: March 20, 2025