

SPECIAL MEETING
May 31, 2022

PERE MARQUETTE CHARTER TOWNSHIP BOARD
held at 1699 S. Pere Marquette Highway, Ludington MI 49431

Board members present: Supervisor Gerald Bleau; Clerk Rachelle Enbody; Treasurer Karie Bleau;
Trustees: Andrew Kmetz, James Nordlund Sr., Henry Rasmussen, and Ronald Soberalski.

Also present: Township Attorney Ron Bultje of Dickinson Wright, PLLC.

Pledge of Allegiance was recited by all.

City of Ludington Mayor Steve Miller explained that this was a special meeting conducted jointly with the City of Ludington City Council, City of Scottville City Commission and Pere Marquette Charter Township Board of Trustees. Miller further explained that each municipality will call each of their respective meetings to order, conduct their own meeting(s) by municipality, and record their own meeting minutes. Miller stated the order of opening the respective meetings would begin with the City of Ludington followed by the City of Scottville and Pere Marquette Charter Township. The respective meetings will adjourn in the opposite order.

The City of Ludington called the meeting of the Ludington City Council to order.

The City of Scottville called the meeting of the Scottville City Commission to order.

The Pere Marquette Charter Township meeting was called to order at 6:05 p.m. by the Supervisor.

APPROVAL OF AGENDA: **Moved** by Soberalski, seconded by Nordlund to approve the agenda as presented.

Motion carried.

Presentation by Susan Wenzlick – Susan Wenzlick, Senior Brownfield Consultant at Fishbeck, Inc., gave a presentation explaining Brownfield Redevelopment Authorities. The presentation defined brownfield property and the purpose of a brownfield authority, detailed the incentives of TIF, EGLE grants and loans, MEDC grants and local brownfield revolving fund. Wenzlick demonstrated tax increment financing (TIF) emphasizing that no taxing jurisdiction will receive less tax monies under a brownfield plan and will see a tax increase later after all eligible expenses are repaid. The presentation defined eligible costs, clarifying that the City of Ludington is the only municipality that is considered a core community and therefore qualifies for additional eligible costs for infrastructure and site preparation. The City of Scottville and Pere Marquette Charter Township would be required to go through the state land bank authority which would have a “cost and hassle factor” in order to be eligible for infrastructure and site preparation in either of their communities. Wenzlick explained that a local brownfield revolving fund (LBRD) could be created with local tax increment revenues and would be administered by the Brownfield Redevelopment Authority made up of the members from the three municipalities. Each of the three governing bodies has adopted their own local brownfield authority and now must appoint members and adopt bylaws. Developing a guidance document, fee schedule and development agreement for each project is recommended. Future projects, if approved by the BRA must also be approved by the local governing body.

PUBLIC COMMENT: Public comment was held.

Discussion – Brownfield Authorities Board – Discussion among the three governing bodies was facilitated by City of Ludington Mayor Miller. Pere Marquette Charter Township members asked for information on advantages and disadvantages of having a joint or combined Brownfield Redevelopment Authority, if the township could return to the County Brownfield Redevelopment Authority, and the appointment of authority members with respect to possible incompatibility of office.

ADJOURNMENT: **Moved** by Kmetz, seconded by Rasmussen to adjourn the meeting at 7:25 p.m.

Motion carried.