

The Marquette County Board of Commissioners met in Regular Session on Tuesday, June 2, 2009, at 6:00 P.M., in Room 231 of the Henry A. Skewis Annex, 234 W. Baraga Avenue, Marquette, Michigan.

Chairperson Corkin called the meeting to order. Present: Comm. Arsenault, Comm. Bergdahl, Comm. Heikkila, Comm. Joseph, Comm. Pellow, Comm. Struck, Comm. Wallace, and Chairperson Corkin. Absent and Excused: Comm. Cihak.

A Salute to the Flag was given followed by the Pledge of Allegiance.

It was moved by Comm. Wallace, seconded by Comm. Pellow, and unanimously carried by voice vote that the minutes of the County Board of Commissioners Regular Meeting held on May 19, 2009 be approved.

PROCLAMATIONS, PRESENTATIONS AND AWARDS

3a) Chairperson Corkin read the following Resolution Honoring the Service of Larry D. Jordan on his Retirement:

*MARQUETTE COUNTY BOARD OF COMMISSIONERS
RESOLUTION
HONORING SERVICE OF LARRY D. JORDAN
ON HIS RETIREMENT*

*WHEREAS, Government has an obligation to provide its citizens with services of the highest quality; and
WHEREAS, quality services can only be provided by employees of the highest caliber; and
WHEREAS, Larry D. Jordan was hired as a Service Worker in the Facilities Division of the Resource Management Development Department for the County of Marquette on September 21, 1992; and
WHEREAS, Larry was promoted to Facilities Mechanic on November 6, 1997 and to Lead Facilities Mechanic on June 19, 2006; and
WHEREAS, as Lead Facilities Mechanic, Larry was a working leader performing and assigning a variety of mechanical repairs and maintenance of heating, air conditioning, electrical and plumbing systems. He performed and oversaw completion of carpentry tasks and served as a lead member of the construction/repair and ground crews; and
WHEREAS, Larry was instrumental in keeping the Marquette County Jail in full compliance with the Department of Correction standards; and
WHEREAS, Marquette County thanks Larry for his outstanding performance and the many favorable commendations received over the years on his excellent job. Larry is recognized for working hard to keep the Marquette County Courthouse and other County Buildings a source of pride for the people of Marquette County.
THEREFORE, BE IT RESOLVED, that the Marquette County Board of Commissioners gratefully expresses its appreciation to Larry D. Jordan for over 16 years of excellent service to Marquette County; and
BE IT FURTHER RESOLVED, on behalf of all County Citizens, the Marquette County Board wishes Larry and his wife Joann a long, healthy, and happy retirement.*

*Proclaimed this 2nd day of June, 2009
Gerald O. Corkin, Chairperson
Marquette County Board of Commissioners*

It was moved by Comm. Arsenault, seconded by Comm. Struck, and unanimously carried by voice vote that the Agenda be approved as presented.

Chairperson Corkin opened the meeting for public comment. Dan Amberg, President/CEO, Lake Superior Extrusion Inc., introduced himself to the Board. There being no further public comment, Chairperson Corkin closed this portion of the meeting.

It was moved by Comm. Wallace, seconded by Comm. Arsenault, and unanimously carried by voice vote that Claims and Accounts for the period May 16, 2009 through May 28, 2009 in the amount of \$118,144.26 be approved.

INFORMATIONAL ITEMS

It was moved by Comm. Wallace, seconded by Comm. Struck, and unanimously carried by voice vote that the following Informational Items be accepted and placed on file:

- 9b) Communication from the Department of Treasury regarding Liquor and Cigarette Tax.
- 9c) Thank you from Senator Prusi regarding the Iron Industry Museum.
- 9d) Communication from the EDC to Acting Assistant Attorney General, Office of Justice Programs, regarding their Support of the Michigan State Police's Grant Request to Construct a Forensic Lab in the Upper Peninsula.

Comm. Pellow opposes the construction of a Forensic Lab, she explained the better choice would have been the former ELF Site located in Humboldt Township.

- 9e) DEQ Public Notice.

INFORMATIONAL ITEMS CON'T

The County Board discussed Informational Item 9a) Communication from Greater Ishpeming Commission on Aging regarding funding to Champion Township Chore Services.

It was moved by Comm. Pellow, seconded by Comm. Heikkila, and unanimously carried by voice vote that the 2009 millage allocation to the Ishpeming Senior Center be reduced by \$600 and those funds allocated directly to Champion Township.

ACTION ITEMS

It was moved by Comm. Arsenault, seconded by Comm. Bergdahl, and unanimously carried by voice vote that Action Items 10a), 10b), 10c), 10d), 10e), and 10f) be approved as follows:

10a) Committee of the Whole Recommendation to Adopt the Comprehensive Plan Chapter Updates: 1) Goals and Policies; 2) Land Use, Value, and Ownership; and 3) Government Services and Coordination.

10b) Committee of the Whole Recommendation to authorize and award the bid for the Jail Laundry Machine to Herb Fitzgerald Company in the amount of \$11,500.00.

10c) Committee of the Whole Recommendation to submit a letter of support to Schoolcraft County in support of their pursuit to revitalize the former Camp Manistique Prison Facility.

10d) Committee of the Whole Recommendation to support the CDBG Grant Request for Frontier Medical Machinery and Equipment in the amount of \$390,000.00, and authorize staff to submit the Notice of Intent.

10e) Committee of the Whole Recommendation to approve the Frontier Medical Renaissance Zone Extension Request and adopt the following resolution:

State of Michigan
County of Marquette Resolution

Whereas, the Sawyer Renaissance Zone is currently designated as a Renaissance Zone pursuant to Public Act 376 of 1996 and;

Whereas, this Renaissance Zone subzone is slated to expire in 2012, and;

Whereas, the Michigan Renaissance Zone Act, 1996 PA 376, has been amended by 2006 PA 440 to permit extending the duration of time for one or more portions of a Renaissance Zone;

Whereas, Frontier Medical, a Michigan based company, intends to purchase/lease Building 725 located on property in the Sawyer Renaissance Zone, and;

Whereas, Frontier Medical has requested that the Renaissance Zone on its proposed property/location be extended in duration by an additional twelve years, so that the new expiration date would be January 1, 2024, and;

Whereas, the extension of the Renaissance Zone duration on Frontier Medicals property is necessary to increase economic development, and expand business and employment opportunities in the Township of Forsyth and the surrounding communities for years to come, and;

Whereas, the County of Marquette, is the “qualified local governmental unit” that originally applied for the Sawyer Renaissance Zone designation, and;

Whereas, the County of Marquette, apply for a twelve (12) year time extension for Building 725 located on a piece of property that Frontier Medical intends to purchase/lease in the Sawyer Renaissance Zone.

NOW, THEREFORE, BE IT RESOLVED:

That the land described by the legal description shall be granted a Renaissance Zone time extension with various state, local and county taxes being waived on the property for a period of fourteen (14) years beginning January 1, 2010 through December 31, 2024.

This resolution was thereupon declared adopted.

10f) Committee of the Whole Recommendation to enter into a Lease Agreement with Frontier Medical for 20,000 psf in Building 725, and authorize the Board Chair to execute the lease pending approval of various incentives currently under review by the Michigan Economic Development Corporation and other granting/funding services.

ACTION ITEMS CON'T

10g) The County Board considered a Land Purchase Request from Superior Extrusion Incorporated. Scott Erbisch, Sawyer Operations Manager, was present and explained that Superior Extrusion, Incorporated, (SEI) has submitted a formal request to purchase Parcels #1 and #4. Parcel #1 is currently being leased by SEI. Parcel #4 is not leased, but SEI would like to begin leasing the property while the consideration to purchase request is being reviewed.

As per the County's Land Conveyance Policy, staff has requested comments from the County Planning Department. Appraisals were also secured for Parcels #1 and #4.

SEI is currently leasing three parcels of land from Marquette County. As part of the agreement to lease these parcels to SEI, it was agreed that actual payments would be waived until such time as the total of the waived payments equaled, but not exceeded, \$148,281 (revised per final construction costs). This agreement was made because SEI, as part of its expansion, relocated the County water and sanitary sewer mains at a total cost of \$148,281.

If the County Board approves the request to purchase Parcels #1 and #4, SEI is seeking consideration to have the actual payments for the parcels waived, and that the agreed-upon purchase price will be taken from the remaining balance of \$148,281. SEI also understands that should the County Board agree to sell Parcels #1 and #4, the final approval will be made by the FAA as these parcels are within the Airport Layout Plan (ALP) and require FAA authorization to remove them from the ALP and sell them.

Sawyer Airport staff has also reviewed the request and concluded that it supports the sale of the land to SEI. Airport staff does not see any conflict with SEI's current airport operations. Additionally, there has been little financial benefit to the Airport in attempting to lease the buildings on Parcel #4.

Swanson, Mercier & Associates, Inc. was hired to perform the appraisals. Parcel #1, was appraised based on its condition prior to the improvements made by SEI. The parcel contains 2.33 acres and has an appraised value of \$32,500. Parcel #4, which, prior to the new road construction was 2.30 acres, including Building 735 (2,290 sf) and Building 736 (1,944 sf), has an appraised value of \$68,000.

Superior Extrusion, Inc., has offered to purchase the parcels for the following amounts:

- Parcel #1 - \$32,000. This is below the appraised value by \$500.00.
- Parcel #4 - \$61,500. SEI is seeking a reduction in the purchase price because the appraisal was completed prior to the new road being constructed. The new road did remove approximately 0.47 acres from the parcel. SEI's basis for the reduction is sound and staff feels that a \$6,528 reduction is appropriate.

When reviewing Land Conveyance requests, the Board will consider the following:

- Consistency with the provisions of the County Comprehensive Plan.
- Consistency with established economic development goals to promote growth in Marquette County.
- Consistency with the provisions of any adopted management plan, which applies to the property in question.

If the County Board has determined there is finding of Public Purpose, then staff proposes the following recommendation:

Agree to sell, contingent on FAA approval, Parcel #1 for \$32,500 (staff does not feel there is a need for a reduction), and Parcel #4 for \$61,500 for a total sale of \$94,000. Starting July 1, 2009, prepare a five-year lease for Parcel #4 to SEI for \$1.00 per square foot for a monthly total of \$339.16, or \$4,070 annually,. SEI will be responsible for utilities, snow removal, mowing, and other general maintenance. Although a five-year lease may not be necessary to get a response from the FAA, it is anticipated that once the appropriate paperwork is submitted to the FAA, its review process will take at least 18-24 months. Therefore, the five-year lease provides ample time to work through the process.

It is further recommended that the annual payment of \$4,070 for Parcel #4 be waived and applied to the principal balance of the assessed (agreed) value of Parcel #4. The remaining balance for Parcel #4, assuming the sale is approved, will also be deducted from the remaining funds from the original \$142,281. If the balance remaining is less than the available funds, then SEI would be required to pay that difference.

Parcel #1, #2, and #3 are already covered under an agreement, and the annual payment(s) of \$3,960 is currently being waived and deducted from the \$148,281.

Assuming a three-year process for FAA approval and finalization of paperwork for this transaction, of the \$148,281, \$50,651 will remain. The \$1,152 annual cost for SEI to continue to lease Parcels #2 and #3 will be taken from this balance until it is depleted.

Discussion followed.

It was moved by Comm. Struck, seconded by Comm. Arsenault, and unanimously carried by voice vote that the County Board approve the lease with Superior Extrusion, Inc., contingent on FAA approval, Parcel #1 for \$32,500 and Parcel #4 for \$61,500 for a total sale of \$94,000. Starting July 1, 2009, prepare a five-year lease for Parcel #4 to SEI for \$1.00 per square foot for a monthly total of \$339.16, or \$4,070 annually. (SEI will be responsible for utilities, snow removal, mowing, and other general maintenance).

The County Board thanked Dan Amberg, President, CEO, Superior Extrusion, Inc. for his commitment to Marquette County.

10h) The County Board considered an Employment Agreement with Dwight Sunday, Equalization Director. John Greenberg, Human Resources Manager, explained that after entering into a new Employment Agreement with Dwight Sunday this past November, the County's insurance agency informed us that we are unable to provide group life and disability benefits to Mr. Sunday due to a combination of his age and the limited hours he will be working. After discussing this problem with Mr. Sunday and the Administrator, a revised Employment Agreement was developed.

In addition to a new effective date of June 1, 2009, the revised employment agreement with Mr. Sunday has been extended for an additional year to December 31, 2011. The total estimated hours of work in Section 4 has been revised to 1,886, and Section 7 has been revised to eliminate the life and disability insurance benefits.

The Equalization Director position is filled through appointment by the County Board. Mr. Greenberg recommended approval.

It was moved by Comm. Joseph, seconded by Comm. Pellow, and unanimously carried by voice vote that the County Board authorize the Revised Employment Agreement with Dwight Sunday, Equalization Director, effective June 1, 2009 to December 31, 2011.

Chairperson Corkin opened the meeting for public comment, none was forthcoming.

COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS

Comm. Pellow thanked Steve Powers, County Administrator, for the information regarding the Building Fee Waiver Request.

Comm. Struck updated the Board regarding the monthly meeting at Sawyer. 35 people were in attendance. Comm. Struck especially thanked Scott Erbsch, Eric Anderson, Jim Kippola, and Vikki Kulju for attending.

Comm. Struck distributed a publication from the Marquette and Alger County 2008 Youth Asset Report, which was prepared by Great Lakes Center for Youth Development. This organization works to help children through these hard economic times.

Comm. Struck announced that Michigan State Waterways Commission will be holding their next meeting June 12, 2009 in Marquette.

Chairperson Corkin stated the Ramp in Big Bay is working, although some of the larger boats are still having difficulty. Mr. Corkin assured the public that the problem is being addressed.

Steve Powers, County Administrator, stated the Community Correction Detention Facility (Mangum Farm) is 50% complete and on budget. A June 30, 2009 completion is expected.

Mr. Powers announced that Monday, June 8, 2009 is the annual Sawyer/Airport Business after Hours, which will be held at Up Front in Marquette. The event begins at 5:00 p.m. It is their 10 year anniversary of the event.

Scott Erbsch, Sawyer Operations Manager, announced receipt of \$1.4 million dollars in funding for hangar improvements.

Comm. Wallace questioned Mr. Erbsch concerning rental of T-Hangar space at Sawyer. Mr. Erbsch explained that approximately 50% is being rented.

Chairperson Corkin commented Frontier Medical, Argonics and Superior Extrusion Inc. They are all a good fit for the long term progress at Sawyer. It is nice to see new jobs being introduced to our area in these difficult times.

There being no further business to come before the County Board, the meeting adjourned at approximately 6:45 P.M.

Respectfully Submitted,

Linda K. Talsma
Deputy County Clerk