



*Rachel Nelson, Chair
Gary Buren, Vice-Chair
Eric Gustad, Secretary/Treasurer
Mitch Deisch
Duane Jones*

415 3rd Street, Manistee, MI 49660
www.manisteecountymi.gov/421/Land-Bank-Authority

SPECIAL MEETING AGENDA

**February 2, 2026
1:00 P.M.**

**Manistee County Planning Department
Conference Room & Zoom
395 Third St, Manistee, MI 49660**

1. Call to Order
2. Roll Call
3. Public Comment
4. Review Information and Make a Decision Regarding the Path Forward for the BEP Grant for 7780 Lake Street, Bear Lake (APPENDIX A)
5. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/85839614605>

Meeting ID: 858 3961 4605

Passcode: 124964

Upcoming Meetings*:

Tuesday, February 17, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, March 16, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, April 20, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, May 18, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, June 15, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, July 20, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, August 17, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, September 21, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, October 19, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, November 16, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Monday, December 21, 2026, at 1:00 P.M. - regular meeting at Planning Dept
Tuesday, January 19, 2027, at 1:00 P.M. - regular/organizational meeting at Planning Dept

*meetings subject to change

7780 Lake Street, Bear Lake
BEP Round 3

Grant Budget:

• Original (as stabilization)	\$100,142
• Reallocation of funds	\$ 30,858
• Change to rehab – additional funds awarded	<u>\$100,000</u>
	\$231,000

Potential Village Contribution \$ 15,000

Engineer's Estimate for Construction Cost:

• Original	\$342,000
• Revised	\$306,600

Expenses to Date:

• Hazardous Materials Inspection (HMI)	\$ 1,550
• Lead Inspection	\$ 1,370
• Admin Cost (Estimate)	\$ 9,700
• Planning & engineering services	<u>\$ 19,000</u>
	\$ 31,620

Additional Expense Estimates if Proceed:

• Engineered Plans/RFP Creation (rehab)	\$ 55,000
• RFP Creation (demo)	\$ 1,000
• Phase I ESA & Potential Phase II ESA (demo)	\$ 10,000
• Demolition	\$ 70,000
• Admin	\$ 3,000

Notes:

- Project MUST be completed and all documents submitted for reimbursement by 9/1/26. For rehab, this would include a certificate of occupancy.
- Extensive efforts were put into making this project happen by the Manistee County Land Bank Authority, the State Land Bank Authority, and the Village of Bear Lake.
- The State Land Bank Authority agreed to reimburse costs incurred if the project is changed to demolition. The potential for demolition was only brought up due to the results of the engineering study and the estimated costs for construction.
- If rehabilitation proceeds, the bottom floor, including the bathrooms for the campground, is not included in the project.
- The Village of Bear Lake voted to proceed with rehabilitation or withdraw from the grant.
- If project is withdrawn or fails to be completed in time, the funds would come from the ARPA funds that the Land Bank received from the County to help create sustainability for the Land Bank. These funds also pay for non-BEP related contracts (Fishbeck and Manistee County).