



Manistee County Planning Building - 395 Third Street - Manistee, Michigan 49660

**DRAFT**

Thursday, October 28, 2021  
6:16 pm

Manistee County Board Room  
415 Third Street  
Manistee, Michigan

MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES

A. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order by Chair Sharon Goble at 6:18 p.m.

MEMBERS PRESENT: Phil Landis, Glenn Zaring, Mary Becker-Witt, and Eleanor DeYoung. Zoom: Sharon Goble Pleasanton Township, Ted Batzer Stronach Township, and Margaret Batzer City of Manistee

MEMBERS ABSENT: None

Ex-OFFICIO MEMBERS PRESENT: Mike Szokola Planning Director, Zach Sompels Planner 1/City Zoning Administer, Katie Mehl Planner 1, Nancy Baker Assistant to Planner/Planning Secretary and Jessica Sorensen Clerical Assistant

OTHERS PRESENT Zoom--Pat Bentley, County Surveyor Bear Lake Township

B. Housekeeping Business

a. Approval of the October 28, 2021 Agenda.

**Ms. Becker-Witt moved, seconded by Mr. Zaring to approve the October 28, 2021 Agenda as printed.**

**Roll Call Vote: Yes; Mr. Batzer, Ms. Batzer, Mr. Zaring, Mr. Landis, Ms. DeYoung, Ms. Goble, and Ms. Becker-Witt. No; none.**

b. Approve September 20, 2021 Special Meeting Minutes.

**Mr. Zaring moved, seconded by Mr. Landis to approve the September 20, 2021 Special Meeting minutes as printed.**

**Roll Call Vote: Yes; Mr. Batzer, Ms. Batzer, Mr. Zaring, Mr. Landis, Ms. DeYoung, Ms. Goble, and Ms. Becker-Witt. No; none.**

C. Conflict of Interest

There are no members with a conflict of interest regarding the agenda item.

D. Public Comment.  
None

E. Old Business

a) Joslin Cove—City Reimbursement

Mr. Szokola:

- 2019 City of Manistee applied for reimbursement
- All invoices were paid in full
- The city submitted verified paid in full invoices to the Planning Department
- Attorney's recommendation is to waive the 60-day reimbursement requirement before work is to begin and to issue the reimbursement

Recommendation:

Planning Department recommends the Manistee County Brownfield Redevelopment Authority waive the right to review the reimbursable activities submitted by the City of Manistee prior to the eligible activities taking place, on the Joslin Cove project, and only for the submitted invoices for the activity related to the Pump Storage area. The Planning Department also recommends reimbursing the City of Manistee for eligible reimbursable activities, as submitted, under the Joslin Cove agreement. This would be the first of \$50,000 payments due over the next three years if funds allow. The total payout would be \$150,000 if funds allow.

Discussion ensued: following future contracts, the reimbursement order of county first - city second - developer third.

**Mr. Zaring moved, seconded by Mr. Landis to waive the right to review the reimbursable activities submitted by the City of Manistee prior to the eligible activities taking place on the Joslin Cove project and only for the submitted invoices for the activity related to the Pump Storage area.**

**Roll Call Vote: Yes; Mr. Batzer, Ms. Batzer, Mr. Zaring, Mr. Landis, Ms. DeYoung, Ms. Goble, and Ms. Becker-Witt. No; none.**

**Ms. Becker-Witt moved, seconded by Mr. Zaring to reimburse the City of Manistee for eligible reimbursable activities, as submitted, under the Joslin Cove agreement with the first of \$50,000 payments due over the next three years - if funds allow, with a total payment of \$150,000 - if the funds allow.**

**Roll Call Vote: Yes; Mr. Batzer, Ms. Batzer, Mr. Zaring, Mr. Landis, Ms. DeYoung, Ms. Goble, and Ms. Becker-Witt. No; none.**


F. Old Business  
None

G. Other business from Brownfield Redevelopment Authority members or staff.  
By consensus, Brownfield Redevelopment Authority will hold a special meeting on Monday, November 29, 2021, 6 pm in the Board of Commissioners Room.

H. Adjournment.

By call of the Chair the meeting was adjourned at 6:43 p.m.

Respectfully submitted,



---

Nancy Baker, Planning Assistant  
Recording for Theodore Batzer  
Brownfield Authority Secretary  
Date: October 28, 2021