

# City of Mt. Pleasant, Michigan

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## **Brownfield Redevelopment Authority (BRA) Economic Development Corporation (EDC)**

### **MINUTES OF THE REGULAR MEETING January 8, 2021—11:30 A. M. ELECTRONICALLY CONDUCTED**

#### **I. Call to Order**

The meeting was conducted electronically and was called to order by Vice-Chair Jeff Smith at 11:32 a.m.

Present: Joshua Agardy, Will Joseph, Mary Ann Kornexl, Tom Krapohl, Margaret McAvoy, Nancy Ridley, Jeff Smith (Vice Chair), Jennifer Verleger

Absent: Bradley Wahr (Chair)

Also attending: (Staff): William Mrdeza, Michelle Sponseller (meeting host), Stacie Tewari  
(Guests): Mitchell Wagoner

With the exception of McAvoy, all Board members identified Isabella County, Mt. Pleasant, Michigan as their place of participation for the meeting. McAvoy indicated she was participating from Shiawassee County, Owosso, Michigan.

#### **II. Approval of Agenda**

It was moved by McAvoy, seconded by Verleger, to approve the agenda as presented. **The motion passed unanimously.**

#### **III. Approval of the July 16, 2020 Meeting Minutes**

It was moved by Ridley, seconded by Krapohl, to approve the July 16, 2020 meeting minutes as presented. **The motion passed unanimously.**

#### **IV. Old and New Business:**

##### **A. BRA**

1. There was no business to be considered by the Brownfield Redevelopment Authority.

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## **B. EDC**

### **1. Consider an Offer to Purchase Up to Three Acres Owned by the EDC in Industrial Park North**

Mrdeza presented an offer that was received to purchase up to three acres of property owned by the EDC in Industrial Park North. The property in question is a portion of a larger parcel which includes a detention pond that, in addition to the industrial park, serves as storm water overflow for a portion of the City west of the pond. Mitchell Wagoner initiated an offer to purchase between 2 and 3 acres for the purposes of constructing an adult use marijuana Microbusiness in that location. This would be the last developable property owned by the EDC in the City. The offer considered by the Board was \$14,500 per acre, up to three acres.

Mrdeza indicated that the offer by Mr. Wagoner was consistent with the general market value of the property of \$13,000-15,000 per acre as determined by City Assessor Chris Coucke. A map depicting the proposed property to be sold (amounting to approximately 2.76 acres) was provided in the packet. The property has been on the market for a number of years and has been included in the list of available properties on the City's web site as well as on the MMDC's site. Mrdeza discussed the need to include a maintenance easement for the storm water line connecting the pond in any agreement to sell the property, as well as a recommendation to adjust the current easement boundary surrounding the detention pond so that it wouldn't encroach upon the sale property. The final total purchase price would be calculated based on the actual acreage to be sold after the survey has been completed.

It was moved by Krapohl, seconded by Ridley, to accept the purchase price of \$14,500 per acre, to include a 90-day due diligence period in the purchase agreement, to document and adjust easement boundaries as discussed and recommended, and to authorize the Board Chair and Secretary to sign any applications or other documents associated with the purchase on behalf of the Economic Development Corporation Board. **The motion passed unanimously.**

Mrdeza reminded the Board that the property sale will need to be confirmed by the City Commission prior to executing the purchase agreement. He indicated that he would work with the City Attorney to address issues such as responsibility for surveying the property and initiating the land division process, earnest money deposits, etc. in the Purchase Agreement. Assuming there are no provisions in the Purchase Agreement that significantly deviate from standard practices, the Chair and Secretary will execute the agreement when it is finalized. In the event the agreement contains significant non-

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standard provisions, the Purchase Agreement will be brought back to the Board for consideration prior to execution of the agreement.

## V. Other Business

There was no other business to discuss.

## VI. Public Comment

There were no public comments received or offered.

## VII. Adjourn

There being no other comments or business, **the meeting adjourned at 12:15 p.m.**