



**CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES**  
**October 16, 2024**

Chairperson Kleinsorge called the October 16, 2024 Regular Meeting for the Downtown Development Authority of Clam Lake Township to order at 7:50 a.m. This meeting was held at Clam Lake Township Hall in Cadillac, MI. The following Board Members were in attendance: Scott Kleinsorge, Chair; Jeremy Winkle, Member; David Vigne, Member; Steve Kitler, Township Supervisor; Pat Carroll, Secretary/Treasurer; Drew Rummel, Member. Members Absent: Josh Trust, Member; Brian Potter, Member.

**PUBLIC COMMENT:** None.

**APPROVAL OF THE AGENDA:** Motion by Member Carroll supported by Member Winkle to approve the agenda as presented. Motion carried.

**APPROVAL OF THE MINUTES:** Motion by Member Winkle supported by Chair Kleinsorge to approve the August 21, 2024 meeting minutes as presented. Motion carried.

**REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES:**

**Treasurer's Report:**

Director Warda reviewed the regular items included in the meeting packet such as copies of the: July & August Financials; August & September Bank Statements; August 26 & September 9, 2024 bank deposits in amount of \$23,108.96 from tax recapture; July autopay statement invoice from UHY (formerly Baird, Cotter & Bishop) for \$160.00 and Consumers September invoice in amount of \$122.67 and October's \$118.12. Also copy of paid invoices and check stubs to the Township for reimbursement for lawn mowing in the amount of \$950.00 for July and \$1,425 for August as well as check to the Cadillac News for annual webhosting in the amount of \$480.

**Executive Director's Report**

1. Director Warda stated that a copy of the Township Board's October 14, 2024 meeting agenda is included in the packet. She said she informed the Board that there is a Clean Water Revolving Fund opportunity through EGLE that may assist with extending water & sewer into the township. She stated that the deadline for the Intent to Apply form is November 1, 2024. Director Warda was requesting support from the Board to submit the Intent to Apply form to get our foot in the door with no obligation. The Township Board was supportive of submitting the Intent to Apply form.

Discussion followed regarding meeting with Justin Trump, Mark Warner and Paul Gaffke of Kräm Construction and Design out of Reed City with the DDA Director, Member Winkle and Nicole Schultz from AES. Mr. Warner stated that they are looking to do a mixed housing development planned unit development (PUD) on Maguire's 70-acre parcel.

Chair Kleinsorge stated that Eric Seguin's estimate for water & sewer \$931,000 to the 70-acre parcel and \$2,046,000 to bottom of the hill. Chair Kleinsorge estimated another \$750,000 to Evergreen & approximately \$12M to Eldorado.

The DDA Board was on Board with filing the Intent to Apply form. Discussion followed on PFAS and the State/Feds possibly requiring connection to public water & sewer.

Supervisor Kitler stated that the Township Board supports a water/sewer agreement with a development contract.

**Committee Reports: Tabled until new Board Members are appointed.**

**Marketing** – Chairperson \_\_\_\_\_; Members Winkle, Carroll, and Trust. No Report.

**Strategic Planning Committee** – Chair Winkle; Members Potter and Rummel. No Report.

**Land Use** – Chairperson Winkle; Supervisor Kitler, Member Kleinsorge. No report.

**Beautification** - Chairperson Kitler; Members Kleinsorge, \_\_\_\_\_ and Vigne. No report.

**SPECIAL ORDERS:** None

**UNFINISHED BUSINESS AND GENERAL ORDERS:**

- A. DDA Term Expirations for December 31, 2024 – Drew, Brian, Jeremy would like to serve another four-year term. Scott reconsidered his decision to not accept another term. Motion by Member Winkle supported by Member Carroll to approve the Resolution to nominate Members Rummel, Potter, Winkle and Kleinsorge to another four-year term expiring December 21, 2028. Motion carried.
- B. Member Trust is requesting the replacement of himself on the DDA Board for his Director of Operations Pete Ludvikson. Director Warda added that the 9 & 10 building with 11 acres is currently listed for sale for \$3.9M. She said the news team will be out of TC. She said the farming operation to remain and the mini-storage conversion to a boutique motel is put on hold. Motion by Member Carroll supported by Member Rummel to approve appointing Mr. Ludvikson to the DDA Board upon Josh Trust's resignation letter or email. Motion carried.

**OLD BUSINESS:**

- A. Pioneer Survey Encroachment Update – Director Warda is seeking authorization for the Chair to sign the Buy/Sell agreement with \$3,500 for the land plus closing costs. Motion by Member Rummel supported by Member Winkle to approve moving forward with the Buy/Sell as discussed with the Chair to sign. Motion carried.
- B. Light Pole Update – Director Warda stated that she is still waiting for Atkins to inventory the parts to see if we have a full replacement.
- C. Concrete Island Replacement – Director Warda said she had not received the quote from Miller Concrete. She added that she will get a quote for removing the hardened

expansion material and replace with caulk to keep water from getting under the concrete. She stated that she will use the extended time weed killer on all areas vs spot use in the Spring.

**NEW BUSINESS:**

- A. Johnson Property Update – Director Warda stated that she heard from the gas station folks, and it looks like the project is back on.

**ANNOUNCEMENTS:**

- A. Member Winkle reviewed AES’s “Developer Day” that included 12-14 qualified developers with about 35 attendees (some staff).

**NEXT MEETING DATE AND TIME:** Wednesday, November 20, 2024 at 7:30 a.m.

**ADJOURNMENT:** Motion by Member Vigne supported by Member Carroll to adjourn. Motion carried. Meeting adjourned at 8:20 a.m.

Cindy Warda, Executive Director