



CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES
November 20, 2024

Chairperson Kleinsorge called the November 20, 2024 Regular Meeting for the Downtown Development Authority of Clam Lake Township to order at 7:30 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; Pat Carroll, Secretary/Treasurer; Brian Potter, Member; Pete Ludviksen, Member; Drew Rummel, Member; Bill Benson, Township Trustee. Members Absent: Steve Kitler, Township Supervisor.

Pete Ludviksen from 9 & 10 News was welcomed to the DDA Board, taking over for Jost Trust from 9 & 10 News.

PUBLIC COMMENT: None.

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

APPROVAL OF THE MINUTES: Motion by Member Carroll supported by Chair Kleinsorge to approve the October 16, 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: September Financials; October Bank Statements; October 28, 2024 bank deposit in amount of \$6,244.68 from the State for personal property tax recapture; September autopay statement invoice from UHY (formerly Baird, Cotter & Bishop) for \$160.00 and Consumers November invoice in amount of \$135.38. Also copy of September invoice to reimburse the Township for lawn mowing in the amount of \$950.00.

Director Warda requested authorization to pay the UHY invoice for the Audit work in the amount of \$1,200. Motion by Member Potter supported by Member Vigne to approve the request as presented. Motion carried.

Executive Director's Report

1. Director Warda stated that a copy of the Township Board's November 11, 2024 meeting agenda is included in the packet. She said the Board reappointed Members Kleinsorge, Rummel, Potter & Winkle to another 4-Year term.

Committee Reports:

Marketing – Chairperson Winkle, Carroll, and Ludviksen, Vigne. No Report.

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

Land Use – Chairperson Winkle; Members Kleinsorge and Rummel.

Member Winkle stated that Betten Baker has been working on a filtration system to address the PFAS issue, but working with EGLE has been difficult. EGLE wants a separate well with filter. Highpoint installed a new well 2-3 years ago, but EGLE keeps lowering the PFAS limits.

Chair Kleinsorge stated that the City was flushing hydrants in front of Riemers. Discussion followed on dead end and looping of water systems.

Beautification - Chairperson Kitler; Members Kleinsorge, _____ and Vigne. No report. Vacancy appointment tabled until next meeting.

SPECIAL ORDERS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

- A. DDA Term Expirations for December 31, 2024 – previously discussed in agenda. Director Warda stated that the DDA needs to appoint a Vice-Chair. Item tabled as the Board is still short a member.

- B. Clean Water Revolving Fund Opportunity – Director Warda stated that she has a virtual meeting Thursday with the State regarding the “Intent to Apply”.

Member Winkle suggested sending a letter to the DDA Members; since PFAS has been in the news and there have been rumors, suggesting sharing PFAS info on their property would be helpful. Member Winkle added that he thinks there will be a huge push by the State to hook up to municipal utilities.

Member Potter said he had a non-developer contact him that was talking a private system.

OLD BUSINESS:

- A. Pioneer Survey Encroachment Update – Director Warda stated that she had been in contact with Greg Bosscher, and he is working on the Buy/Sell with Travis Aten.
- 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. She said she will re-contact him.

NEW BUSINESS:

- A. Annual Audit 2023/24 FY - Director Warda referred to the Audit sheets in the meeting packet.

ANNOUNCEMENTS:

- A. Member Winkle stated that the hospital will own the Munson Surgical Center under construction and have private doctors, so the building will be taxable.

Member Winkle asked Member Ludviksen about the 9 & 10 News motel. Member Ludviksen responded that the motel is off the table as it was too expensive; for instance, running separate plumbing to each unit. They will make it a field office for 9 & 10 News as the main building is for sale. They will keep a crew here.

Director Warda asked if they were still planning on the community building. Member Ludviksen responded that yes, they were but were planning on a tent in the interim.

NEXT MEETING DATE AND TIME: Wednesday, December 18, 2024 at 7:30 a.m.

ADJOURNMENT: Motion by Member Potter supported by Member Rummel to adjourn.
Motion carried. Meeting adjourned at 8:04 a.m.

Cindy Warda, Executive Director