



CLAM LAKE TOWNSHIP DDA – REGULAR MEETING MINUTES
May 20, 2026

Chairperson Kleinsorge called the May 20, 2026 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; Pat Carroll, Secretary/Treasurer; Brian Potter, Member; Pete Ludviksen; Member; Drew Rummel, Member; Eli Hoffert, Member; Bill Benson, Township Supervisor. Absent: None

PUBLIC COMMENT: None.

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

APPROVAL OF THE MINUTES: Motion by Member Potter supported by Chair Kleinsorge to approve the April 15, 2025 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: April Bank Statements; March autopay statement invoice from UHY for \$170.00; and Consumers April invoice in amount of \$108.58 and May \$93.08.

Director Warda stated that Member Carroll had the two checking accounts at Huntington combined and had \$100,000 put into a CD and \$100,000 put into a Money Market.

Motion by Chair Kleinsorge supported by Member Winkle to pay the UHY 1099 Prep invoice in the amount of \$150 and annual audit in the amount of \$1,350.00. Motion carried.

Executive Director's Report

1. Director Warda stated that copies of the Township Board's May 11, 2026 meeting agenda are included in the packet. She said that the Township Board discussed:
 - a. Munson rooftop mechanicals screening issue. Variance scheduled for June 8, 2026. Discussion followed. Chair Kleinsorge stated he is opposed to the variance. Member Winkle said if the fix is simple and not hundreds of thousands of dollars. Member Carroll felt that Munson should do something, such as paint it to match the building and added that he doesn't want to set a precedent.

- Member Carroll asked if the surgical center was going to be owned by doctors. Member Winkle responded that the Gaylord doctors bought in to the Gaylord facility; but the Cadillac doctors don't want to be partners at this point.
- b. Water Ordinance Scheduled for June 8, 2026 Township Board Meeting

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. Director Warda stated that Maple Ridge Assisted Living facility is going for a Site Plan for a 20-bed addition to the existing 20-bed facility.

Member Winkle said that there is a PUD on the TeriDee Property and that Edward Allen Homes was planning 50-60 homes. He added that originally they were looking at Cherry Grove but changed to the City for the BRA Credits (Brownfield).

Beautification – No report.

SPECIAL ORDERS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

OLD BUSINESS:

- A. Light Pole Update – Director Warda stated that Adkins is working with a supplier on MDOT approved bollards for the end spots & reinstalled the pole in the third spot.
- B. Large Pine Down at Pioneer – Director Warda said she has prior bid of \$800 and that B & B took care of the tree for \$600. She requested approval to pay the invoice upon receipt. Motion by Member Carroll supported by Member Potter to pay the B & B tree invoice. Motion carried.

NEW BUSINESS:

- A. Pioneer Listing Extension – Currently listed for \$399,000 for 6 acres. Discussion followed. Waiting on Realtor's recommendation.
- B. FY 2026/27 Annual Budget – Discussion followed. Director Warda stated that there is money budgeted for power washing and sealing the islands as well as the two bollards. She stated that the Township Board must also approve the budget. Motion by Member Potter supported by Member Hoffert to approve the FY 2026/27 DDA Budget and recommend approval to the Township Board.

ROLL CALL:

Kleinsorge: Yes

Winkle: Yes

Carroll: Yes

Potter: Yes

Hoffert: Yes

Rummel: Yes

Ludviksen: Yes

Benson: Yes

Motion carried.

C. DDA Board Vacancy – Director Warda said she will check on new Evergreen Manager

ANNOUNCEMENTS: None

NEXT MEETING DATE AND TIME: Director Warda stated that she will be out of town for the June 17, 2026 DDA meeting. She will email to reschedule if anything comes up for the next agenda.

ADJOURNMENT: Motion by Member Potter supported by Chair Kleinsorge to adjourn. Motion carried. Meeting adjourned at 8:03 a.m.

Cindy Warda, Executive Director