

MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
APRIL 15, 2019

The meeting was called to order at 6:42 p.m.

Present: Commissioners: Prudhon, Ruzek, McCune; Assistant Treasurer: Christopherson;
Financial Advisor: Kelly; Attorney: Lemmons.

APPROVAL OF AGENDA (Additions/Deletions): Ruzek moved approval of the agenda as submitted. McCune seconded. Ayes all.

APPROVAL OF MINUTES OF FEBRUARY 20, 2019: Ruzek moved approval of the Minutes of March 15, 2019 with minor corrections. McCune seconded. Ayes all.

THE STABLE PROPERTY – APPROVAL OF ENGINEERING FIRM: It was noted in the Executive Meeting Minutes that Larry Alm, developer, sent an email to the Planner in response to a plat layout considered by the Town Board. The Board was interested in the value of the out lots in the southerly portion of the property in relation to the buildable portion of the abutting lots. Larry Alm stated that in his opinion the lots are large enough as they are drawn, increasing the size by adding in the wetland areas really will not add value, but most likely would be seen as a negative. The bike path is a good lot line (border) as shown and is totally acceptable. The out lot is wet and is not usable and so adding it into the lots themselves will result in higher property tax which is never received well.

The Planner stated that the neighbors have provided input into the trail proposed as part of this project. The trail would connect to the trail at Deer Meadow Park. The residents would like a paved trail. Due to the wetlands, a boardwalk has been proposed but the plan could be for a paved trail with a bridge over the wetland. This work could be done by the work crew provided by the Department of Corrections. It was noted that having a bridge versus a boardwalk over the wetland would allow public works to take their small park equipment over the bridge. An engineering proposal would be needed for the project. Engineering services is estimated to be under \$15,000.

The updated proposal was from 2017, so the Board had staff get another proposal. This one came in a little lower, from Larson Engineering. Larson's proposal came in at \$18,000, \$500 less than TKDA's proposal. This agenda item will be discussed at the Town Board Meeting on April 1, 2019. It was noted that in the following days and meetings the Board should take into consideration staff's comfort level of Larson's completion in satisfaction to the Township.

The Town Board discussed "reimbursable expenses" and that staff should add the language "not to exceed" near the dollar amount of \$18,000 in the contract proposal.

Ruzek moved to accept the Larson Engineering, Inc., Proposal to Provide Civil Engineering Services for The Stable Property with the caveat in the Amount not to exceed \$18,000.00 With Funding from the EDA Fund. McCune seconded. Ayes all.

ADDED AGENDA ITEMS: None.

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RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING: Ruzek made the motion to receive all agenda materials and supplements for today's meeting. McCune seconded. Ayes all.

McCune motioned to adjourn the meeting at 6:49 p.m. Ruzek seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary