

A Special Session meeting of the Leelanau County Land Bank Authority (LCLBA) was held on Tuesday, May 7, 2024 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 9:00 am by Chair Gallagher who led the Pledge of Allegiance

ROLL CALL

Members Present: J. Gallagher, G. Myer, D. Heinz, R. Foster, G. Allgaier, R. Lewis

Members Absent: None

Public Present: T. Searles

Staff Present: J. Herman, Senior Planner

APPROVAL OF AGENDA

Motion by Heinz, seconded by Foster, to approve the agenda as presented. Motion carried 6-0.

PUBLIC COMMENT- None.

DISCUSSION/POTENTIAL ACTION:

High Street Demolition- Reviewal of Bids and Contractor Selection

Gallagher said the bid tabulation sheet was sent out to contractors last week and there was a total of nine bids ranging from \$279,700.00-\$953,964.00. Searles said they cast a wide net on the website, the bid was sent to 50 contractors and it was also advertised in the Record Eagle newspaper. There were 13 companies that came to the walk through and they received 9 bids. Since this is a grant funded project, the LBA needs to consider the amount of money they have allocated for the grant and the time period of the grant. She said experience is what sets them all apart. They all have provided references and she recommended they check into those references as well as asking for safety considerations. In her research she found some violations that were minor or resolved.

Gallagher suggested they disqualify Dore & Associates, Inc, because they would exceed the time frame from the grant period. He also suggested to disqualify Elmer's Crane & Dozer, Inc. because they exceed their allocated grant allowed. Searles said there is a possibility for a grant extension. Gallagher also questioned Dore & Associates, Inc. on the site restoration for \$29,400.00, saying that it does not give them a lot of a budget to put back into workable clean space. He was more comfortable with a budget around \$100,000.00.

Allgeier said that Bierlein Companies, Inc. did Frigid Foods which was a massive project. She also said that Adamo Demolition Co. has been around for decades and is well known down state.

Searles touched on site restoration and said that for the size of the building, location, and room

for redevelopment, the contractor will have to have an independent company come in to do compaction testing. None of the contractors listed that as one of their subs and there is a possibility that some contractors did not include that in their budget.

Searles said that Elmer's Crane & Dozer, Inc. was on the site the longest and while they were very thoughtful in their bid, their bid was significantly higher and over the budget. Heinz said Pitsch Companies has 66 years of experience and then asked if the contractors are required to post a performance bond, in case they are not financially capable or unwilling. Gallagher replied, yes. Gallagher also stated that Pitsch Companies shorted their bid on the asbestos abatement and universal waste removal for \$33,000.00. He was unsure that they would take care of all of the asbestos.

Searles said she's had direct experience with most of the companies and if the LBA has any concerns, she can do follow up interviews and check references.

Allgaier asked if they accept a bid that is lower than \$750,000.00 but find more costs, will they be able to add to the original bid or will they be reimbursed? Searles gave an example; if the LBA were to pick a bid at \$450,000.00 and the contractor comes across something that was not factored in that \$450,000.00 but included in the Request for Proposal (RFP), then they need to do it within the \$450,000.00. Now if they came across some underground storage tanks that they were not aware of, then that would be outside of the RFP and they could submit a change order for the LBA to consider and grant budget allowable. If the whole project can be done for \$450,000.00 then the rest of the grant money will be returned to the state. She concluded that every contractor on the list meets all of the qualifications.

Lewis said based on the bid tabulation sheet, Bay Area Demolition meets most of their needs. They would be subcontracting with an independent company to take care of the asbestos abatement and universal waste removal. They have listed site restoration at \$100,000.00 which is what Gallagher felt was appropriate and the bid price is in the average range.

Motion by Lewis, seconded by Allgaier, that Bay Area Demolition be awarded the Demolition Contract for former Leelanau Memorial Hospital, subject to final review by Fishbeck.

Heinz said that this complex is on top of a hill with the village below it and asked if there are special specs so there is no erosion during and after the demolition. Searles said the contractor will need to evaluate that and they will need to apply for a soil erosion permit. Gallagher said that Bay Are Demolition will be on site for 35 days.

Motion on the table carried 6-0.

Board Member Vacancy

Gallagher stated that Isphording is unwell and the LBA is looking to fill the vacancy. There are five applicants for review. Heinz said the jobs that the LBA and Brownfield Redevelopment Authority (LC-BRA) sometimes overlap and the expertise carries over and that some members are on both boards. He said having an attorney would come on handy and recommended David

King. Allgier said Barbara Conley is swamped right now and does not think she would be available. Foster agreed that she is busy and has her plate full. Heinz said Lois bahle is highly qualified but is already on many organizations.

Gallagher said something to consider would be what the LBA's agenda would be in the next 12-18 months. He said they will be out of inventory and that foreclosures are down. He suggested getting a realtor on board with consideration they can actively pursue acquisitions. Heinz expressed concern that there would be conflict of interest if a relator was on the LBA. Gallagher clarified only if they were listing the property but if they weren't then there would be no conflict. They also wouldn't be able to take commission, because the LBA would purchase as an organization.

Gallagher said they could suggest two candidates to the County Board of Commissioners. Allgaier said Lois Bahle would be qualified and would know of some properties and David King would also be good on both boards.

Motion by Heinz, seconded by Allgaier, to recommend to the County Board of Commissioners, to appoint David King to the Leelanau County Land Bank Authority. Motion carried 6-0.

PUBLIC COMMENT- None.

MEMBER COMMENTS- None.

CHAIRPERSON COMMENTS- None.

ADJOURNMENT

Meeting adjourned at 9:36 a.m.