

## Leland Township Board Special Meeting

### Open Session

May 12, 2023, 10:00 a.m.

Leland Township Office, 224 W. Main St., Lake Leelanau

**PRESENT:** Supervisor Susan Och, Clerk Lisa Brookfield, Treasurer Shirley Garthe, Trustee Clint Mitchell, Trustee Mariann Kirch

**GUESTS:** Cal Little, Keith Ashley, Bill Blaida, Gary Coyle

#### CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Ms. Och called the meeting to order at 10:00 a.m. with the Pledge of Allegiance.

**A portion of this meeting may be held in closed session if an open meeting would have a detrimental financial effect on the Township's litigating or settlement position.**

#### APPROVAL OF AGENDA

Because the agenda item of the purchase offer may require a closed session it should be first on the agenda.

**ACTION:** Ms. Brookfield moved to approve the agenda as presented; supported by Ms. Garthe. Motion carried.

**DECLARATION OF CONFLICT OF INTERESTS** - none

**PUBLIC COMMENT** – none

#### ACTION ITEMS

1. Discuss purchase offer for 489 W. Main Street, Lake Leelanau, MI 49653

Ms. Och distributed information from the USDA about loans for government entities in rural areas. They will loan an amount for up to 40 years with an interest rate of 3 ¾%. The interest rate can be locked in for the life of loan. An application contribution is not required. The disadvantage is that it could take 6-8 months to get the loan. The advantage is that the Township could finance the loan without going to the voters. Ms. Kirch asked if this loan could cover a refinance. For instance, we could buy on a land contract and later apply the USDA loan to it. 40 years at 3 ¾% is about 500,000 in interest. There is not a penalty to pay it off sooner. Cal Little suggested that we could proceed on the land contract and the USDA loan at the same time.

**ACTION:** Mr. Mitchell moved to go to closed session; supported by Ms. Kirch. Motion carried.

The meeting went into closed session for real estate discussion of price, negotiations, financing and calendar.

The meeting returned to open session at 11:10 a.m.

1. **ACTION:** Mr. Mitchell moved to authorize Ms. Brookfield to discuss terms as determined in the closed session with the Township attorney, Robert Parker; supported by Ms. Garthe.
2. Approval of audit services through Tobin & Co. for fiscal year ending March 31, 2023 not to exceed \$8900 including expenses.  
**ACTION:** Ms. Garthe moved to approve audit services through Tobin & Co. for fiscal year ending March 31, 2023 not to exceed \$8900 including expenses; supported by Mr. Mitchell. Motion carried.
3. Approval of Maintenance and Grounds Supervisor job description.  
The Board discussed the previous job description that was reviewed and updated by Lisa Brookfield. Some changes were made and approved by all  
**ACTION:** It was moved to approve the job description of the Maintenance and Grounds Supervisor as discussed and amended and was unanimously approved. Motion carried.

#### **OTHER/OLD BUSINESS**

**ACTION:** Ms. Garthe moved to approve the MDARD Readiness grant letter of intent to apply; supported by Ms. Kirch. Motion carried.

A workshop was scheduled for May 17, 2023 at 10:00 a.m. to develop a road repair plan for Leland Township.

#### **ADJOURNMENT**

**ACTION:** Ms. Garthe moved to adjourn the meeting at 12:00 noon; supported by Mr. Mitchell. Motion carried.

Respectfully Submitted,

Cindy Kacin, Recording Secretary

Date Approved: \_\_\_\_\_

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Susan Och, Leland Township Supervisor

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Lisa Brookfield, Township Clerk