



Charter Township of Oscoda
110 South State Street
Oscoda, Michigan 48750
Office of Supervisor: (989)739-3211
Office of Clerk: (989)739-4971
Office of Treasurer: (989)739-7471
Office of Superintendent: (989)739-8299
Fax: (989)739-3344

Joint Work Session Minutes TWP/EIC February 18, 2021

Call to Order – Ms. Richards called the meeting to order at 3:08 p.m. at Zoom Meeting <https://us02web.zoom.us/j/84358671453> Meeting ID: 843 5867 1453 Call In:(929) 205 6099

Roll Call – Board Members Present: Mr. Cummings, Ms. McGuire, Mr. Sutton, Mr. Palmer, Ms. Richards, Mr. Spencer, Mr. Wusterbarth
Board Members Absent: None
Others Present: Mr. Mitchell, Mr. Dickerson, Ms. Netwig, Mr. Iler, Ms. Ferrari, Mr. Wygant, Mr. Madis, Ms. Morgan

Agenda Additions – None

Developer Presentation – Housing – Ms. Ferrari and Ms. Morgan Recommendations for Oscoda Township: Develop a strong relationship with state agencies to understand their tools, Prioritize the Redevelopment Ready Communities Certification process, Educate Local Staff and administration on development tools for rural areas such as tax credit equality programs grants and loans, Build Internal capacity to utilize the tools you already have, Develop a written policy for disposition of public property and communicate it well to the residents, Identify an internal community liaison- and develop a township wide engagement plan to increase transparency and communication with residents and future plans for publicly owned property and other economic development initiatives, Increase general awareness of the potential economic impact of transformational developments, and Include private developers in the engagement process to determine the best use of publicly owned sites.

Discuss/Document the process for Township owned property disposition – Sales price, Method of payment- either a pre-approval from a lender or proof of funds, Proposed use of property- does it meet existing conditions or would a special permit need to be made or rezone, Experience- first time or experienced, Timeline for implementation, Financing for project itself, when there are competing offers- will we engage at highest and best price?, how does the proposed use meet Oscoda Townships needs or priorities?, what are the rates being proposed for rental or market rate?, is the proposed housing development strictly rentals or will there be sold units as well, should the township not sell the property until a percentage of the completion is done to prevent having speculation?, all properties should be sold as is where is, how shall we deal with offers on property that are not actively placed for sale?, when is a

property deemed signature property that the township wishes to sell will it be just placed for sale or shall we create a specific process of an RFP so as to solicit proposals worthy of selling the property for that purpose, who will the group pushing for development and sales of properties, the EIC or the Township Board? It appears that the EIC and the Economic Development Director should lead this process.

Discuss properties available for sale – Possible Future Board Approval –

Consensus is that we need to set prices and keep it simple with requirements for base needs with offer. The Economic Development Director and the EIC will create form for L.O.I. Create map with township owned properties.

Questions and answers – Information

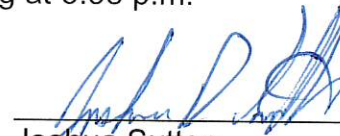
Consider Need for Follow Up/Additional Information – Information

Public Comment – Brian Haley – Commented of his finding of Furtaw Field listed for sale on the EIC website.

Adjourn – Ms. Richards adjourned the meeting at 5:58 p.m.



Ann Richards
Supervisor
Charter Township of Oscoda



Joshua Sutton
Clerk
Charter Township of Oscoda