

# **DRAFT**

## **Vergennes Township- 10381 Bailey Dr. – Lowell, MI 49331**

### **Special Board Meeting**

**February 11, 2019**

A Special Meeting of the Vergennes Township Board was held on Monday, February 11, 2019 at 9:45 a.m.. Present were Wittenbach, Hoffman, Mork, and Gillett. Rash was absent. The purpose of the meeting was to adopt the updated Kent County Hazard Mitigation Plan-Resolution 2019-02 and to discuss the potential to purchase the vacant building located at 69 Lincoln Lake Ave.

The Building Permit records were available and reviewed for discussion. There are 3.02 acres with a permanent driveway easement to Lincoln Lake. The parking lot is paved for 56 spaces. The building was constructed in 2003, with a total of 3120 square feet. The 16 year old mechanicals would likely need replacing, but the building has been well maintained and shows very little wear. The main meeting room is 1300 square feet, and seats 120. There is an additional 186 square foot conference room that contains a large table, built in cabinets, and has a 15 person capacity. Other features are: a covered entrance with an airlock vestibule, separate Men's and Women's 2 stall ADA compliant bathrooms, a small kitchenette, large coat closet, reception counter, storage closets and various mechanical rooms. The only negative appears to be the entrance on Lincoln Lake –site-lines, lack of turn lanes, and elevation to the road.

The cost of the currently planned new township hall building was discussed. The cost of the site work at the 1100 Lincoln Lake property was estimated at over \$250,000.

The 69 Lincoln Lake building/property is being offered at \$220,000. It was noted that this is less than the cost of just the site work at the 1100 Lincoln Lake property.

There was discussion that the purchase of this building along with renovations and an addition to allow for a community room or office space, would provide the township and its residents with a building that would suit the needs for far less money than the cost of the new township hall building project. Purchasing this building and adding on for community room or office space, would likely total half of the estimated cost for the new building that was being planned at the 1120 Lincoln Lake site.

The Board discussed the possible sale of the 21 acres at 1120 Lincoln Lake property – the sale amount would be used to help cover the cost of the renovations and building addition. There was discussion about selling part of the property and retaining several acres for future needs.

Hoffman noted that it would be possible to begin renovations immediately and the building could be ready for the 2020 election cycle.

There was discussion to have Mark Fleet inspect for structure issues, and have a termite/pest inspection.

Gillett motioned to offer \$200,000 to purchase the 69 Lincoln Lake Ave. building, property and contents, as is, contingent on passage of inspections. Wittenbach seconded, and the motion carried. The offer would be a cash offer. Wittenbach will contact Jim Doezema to draft the official offer and begin the process.

Updated Kent County Hazard Mitigation Plan discussion, Gillett motioned and Hoffman seconded to adopt Resolution 2019-2, and approve the updated Kent County Hazard Mitigation Plan. A roll call vote was taken. Yes – 4 No – 0 Absent – 1 **Motion Carried.**

Wittenbach set February 18, 2019 at 9 a.m. for a special meeting workshop to continue to work on the 2019/20 Township Budget.

**Meeting was adjourned 12:45 pm**