

SPECIAL LITTLEFIELD TOWNSHIP MEETING

DATE: January 21, 2015

TIME: 4:30 PM

The meeting was started by Klause Heinert from Gosling Czubak at 4:40PM. Present from Littlefield Township Board: Damien Henning, Supervisor, Kim Shomin, Treasurer, and Sondra Festerling, Clerk. Present from Emmet County: Tammy Doernenberg. Present from Admirals Pointe Marina: Kurt & Patti Hoffman, Owners. Guests: Neil Marzella, Diane Noblett, John McGuire, Theresa McGuire, Matthew Dow, and Lisa Campbell.

The meeting started with an explanation of what has been accomplished so far and how the process works for an acquisition grant to help move this project forward. Klause also talked about his experiences and qualifications developing other waterfront projects. The renderings were shared and explained that a portion of the property will remain condo docks, marina with gas dock, and store, and the rest would be public access boat launch for not only speed boats but also canoes & kayaks, dock space with a park type feeling for the community, and a bath house. It was explained how the traffic will flow thru for people to launch their boats and a general layout of what the parking could look like. Klause showed the progression of his drawings from the first few meetings and then an updated drawing that incorporated the ideas that came out of our December 16th meeting. He explained to the guests that we would like to make this location a water trail head working within the Townships Recreation Plan and Emmet County Recreation Plan as well. We also want to make this a Boating Access Site that the State recognizes and will help to fund.

Klause explained how the last few meetings have played up to this point and that the Township will be having a Public Hearing to share this project with all interested within the community. The Public Hearing is one of the many items that is needed to happen to apply for the grant. The worksheets on how to prepare an MNRTF Grant Application was then talked about with the explanation of what has to happen next working towards the April 1st deadline. After the grant application has been turned in someone from the state will come up to the site to look it over this coming summer and by the fall we would get a pre-score which will also incorporate anything that they think we may need to add to our application to make it stronger. By December of 2015 a list of recommended projects will come out from the state. Our project is unique since we could make this a crossover trail head between bike/walking trail that is already in place to a water trailhead. In December if the application is approved the Township would then consider the award. After the land acquisition grant approval it would be spring of 2016 before we would receive any of the monies. Acquiring the land takes between 2-2 ½ years within the grant process. We would at that time start to apply for construction grants. Each grant process is assessed a point system and the more points you have the better chance you have in obtaining the grant. Some of the point areas hold a higher weight than others when being considered.

In making this property a water trail it will work well with our other trails that are already in place. We will want to look for a possible way to get the bike and walking traffic from our

existing trail to the Admirals Pointe/ Hay Lake water trail. It was talked about that Stafford's owns property on both sides of US 31 that we may be able to link with them which will also give them a location for boaters to tie up overnight while staying at the Crooked River Lodge. Tammy Doernenberg from the county will look into this possibility.

The next steps to our Grant check list is to hold the Public Hearing. Klause has already drafted the Public Notice and it has been ran in the Petoskey News Review and posted on the Townships bulletin board outside the building. Klause has also drafted a Resolution of Adoption that would show the Township's approval of the application to the MNRTF Acquisition Grant with a 25% local match for the purchase and future development of the former Admiral's Pointe Marina Property. This resolution will be considered by the Township after the Public Hearing is held on February 3, 2015 at 6:30PM before the Township's Regularly Scheduled Board Meeting.

The Township is currently looking into finding a commercial appraiser to do an appraisal of the property. Tammy Doernenberg said the she has received a list of the approved appraisers from the State, and she would be happy to forward it on in hopes that we wouldn't have to do a second appraisal down the road. Another item that was talked about was that the Township should receive letters of recommendation from the Village of Alanson, Emmet County, the Inland Waterway Historical Society, Stafford's, local businesses, and residents of Admirals Pointe to name a few.

The remainder of the meeting was spent discussing all of the possibilities that may want to be considered to make this the most appealing location for the community. It was discussed more about linking the trails, having a shuttle service available for those who will need longer term storage for their boat trailer or car on an offsite location, the bathhouse, the green-space locations and what may be provided in those spaces, the size of the docks and how many boat slips there might be, signage, and lighting to name just a few. It was also talked about how Kurt & Patty Hoffman's side of the property could be developed and works hand in hand with the Township portion. They will have a ship store with a gas dock and have the possibility of a canoe/kayak livery to name a few of the extras that can be offered. Attorney Neil Marzella did make a few comments with the perspective of the dock condo owners that may want to have input into the possible redesign of their area making the slips wider and having a walkway leading to their boat docks. Mr. Marzella said that he doesn't anticipate that there would be any opposition but wanted to play the devils' advocate and wanted to know how it would be approached if something like that was to come up. Klause stated that none of these drawings or ideas is set in stone and that they are merely a site plan being used to reach an end goal that everyone will be proud of. There are still plenty of changes that could & will be done to the current drawings. The guests/homeowners of Admiral's Pointe at this meeting were asked how they felt about the project as presented so far and everyone felt positive about the direction the development process is taking.

The meeting Adjourned at 6:20PM

Sondra Festerling, Clerk