

**BREITUNG TOWNSHIP BOARD - SPECIAL BOARD MEETING
INDUSTRIAL PARK LAND - PURCHASE PROPOSAL
JULY 13, 2021**

The meeting was called to order by Supervisor Olson at 6:00 p.m.

Roll Call: Present: Trustees Wales, Rochon, Supervisor Olson, Clerk Neuens, Treasurer Taylor, Trustees Peterson and Taff.

Also present: Superintendent Mulka and Dennis Olson of QLTY Corporation.

Pledge was recited by all.

Public Comment: No comments.

Due to the fact Dennis Olson of QLTY is Supervisor Olson's son, Supervisor Olson requested permission to abstain from discussion and voting.

Motion by Supervisor Olson, **second** by Clerk Neuens to allow Supervisor Olson to abstain from discussion and voting on the Industrial Park proposal being presented by his son Dennis Olson, owner of QLTY Corporation.

Vote: Ayes: Trustees Rochon, Peterson, Clerk Neuens, and Treasurer Taylor. **Nays:** Trustees Wales and Taff.

Motion carried.

Supervisor Olson left the board table and sat in the audience.

Motion by Treasurer Taylor, **second** by Clerk Neuens to appoint Trustee Peterson to chair the meeting during Supervisor Olson abstention. **Vote: Unanimous, motion carried.**

Proposal on Remaining Industrial Park Acreage: A written proposal was submitted to the Township for the remaining 16 acres of Industrial Park land, of which a large portion contains a considerable sunken area that would require extensive excavation and fill to make buildable. Also in this area is the old railroad grade that would need additional fill and earthwork to be widened for the developer to put in an access road, that he will pay for and maintain.

The first building the developer plans to build in 2022 will be 12,000 square feet and would consist of 18 – 10'x20', 15 – 12'x30', and 3 – 20'x50' units with plans for a total of 1000 cold storage units varying in size, with larger storage units to follow. Future unit sizes will be evaluated on demand of the first 12,000 square foot building. The second building would not be constructed until the first building has reached 80% capacity.

Based on the current characteristics of the property, and with the developer taking on the responsibility of the construction and maintenance of the access road, the proposal made was \$20,000.

After a lengthy discussion regarding the Township's purchase of the Industrial Park land in 2004 for \$258,028.10, the constructing and widening of the entrance for \$31, 375.00, the construction and paving of Oleke Drive for \$69,017.28, the sale to ~~KRS~~ KSR [now Acuren] for \$72,000, the sale to Corrigan Oil for \$100,000, and a minimal amount of stumpage sold, a **motion** was made by Trustee Wales and **supported** by Trustee Taff to submit a counter offer of \$35,000, with the stipulations being that one 50'x240' building be completed in 2022 with the ability of the developer to approach the Board for an extension if needed. In the event the Board denies the extension, the land will revert to the Township on December 31, 2022, with the developer being reimbursed the purchase price of \$35,000. **Roll Call Vote: Ayes:** Trustees Wales, Peterson, Taff, and Clerk Neuens. **Nays:** Trustee Rochon and Treasurer Taylor. **Motion carried.**

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Superintendent Mulka will write up the counteroffer and present it to QLTY Corporation. If accepted, a purchase agreement will be written up and presented to the Township Board for approval.

Motion by Clerk Neuens, **second** by Trustee Taff to adjourn the special meeting.

Vote: Unanimous, motion carried.

The meeting was declared adjourned by Trustee Peterson at 7:03 p.m.

Respectfully Submitted by,

Reviewed and Approved by,

Samantha Neuens
Breitung Township Clerk

Denny Olson
Breitung Township Supervisor