The Marquette County Board of Commissioners met in Regular Session on Tuesday, October 19, 1999 at 7:00 p.m. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.


A Salute to the Flag was given, followed by the Pledge of Allegiance.

It was moved by Comm. Seppanen, seconded by Comm. Arsenault and unanimously carried by voice vote that the minutes of the Special Meeting held on September 29, 1999 and the Regular Board Meeting held on October 5, 1999 be approved.

Chairperson Corkin opened the meeting for public comment. James Sodergren, Marquette County Treasurer, read the following statement:

Renaissance Zones and Brownfield Zones are highly political issues. The Renaissance Zones removes the tax burden from one tax payer and places it on somebody else.

At the present time over 40% of the property in Marquette County is off the tax roll. The Republic Mine site consists of 7,800 acres most of which will be removed from the tax roll as a Brownfield and or as preserve for frogs, turtle, snakes and geese. Similar plans to exempt Mining Properties from the tax roll will be made in the future when the ore is depleted.

Renaissance Zones as planned constitute spot zoning. Can you understand the tax problems that will develop when on one side of the street there are no taxes and on the other side of the street property owners are taxed? Our constitution calls for uniform taxation. The Negaunee resolution shows the estimated first year revenue loss of $9,154,94. What is the estimate revenue loss after 10 years when a lot of the proposed construction has been completed? I believe a ten year estimate is more meaningful.

According to our administrator the economy is strong in Marquette County. The unemployment rate is at a low level and building permits are at a high level. Renaissance Zones are designed for depressed areas. Marquette County does not qualify.

Finally, this Board is being asked to adopt a tax scheme that will last for years to come; probably beyond your term of office and mine. I ask that you set aside the politics of this issue and vote not to consider the Renaissance Zone.

There being no further public comment, Chairperson Corkin closed this portion of the meeting.

It was moved by Comm. Arsenault, seconded by Comm. Wallace and unanimously carried by voice vote that the agenda be approved with the following late additions: 11a) Extension of Leases at County Airport to November 1st, 11b) Amendment to Early Access Policy at KI Sawyer, and 11c) Revolving Loan Fund Request from Red Fox Woods.

PRIVILEGED COMMENT

The Lake Superior Community Partnership presented its Annual Report to the County Board of Commissioners. Co-Chairpersons John Marshall and Judi Bailey presented the report and also distributed an audit of its financial statements for 1998. The LSCP is a non-profit organization with the mission of economic and community development in mind for Marquette County. It had $439,000 in revenues in 1999 of which 78% came from private sources.

Commissioners noted that the Lake Superior Community Partnership has completed an excellent year of accomplishment and looks forward to the County’s continuing an agreement with the Partnership in future years.

Chairperson Corkin thanked the Lake Superior Community Partnership for an excellent report and noted that there will be a meeting at 1:00 P.M., Thursday, in the Geraldine DeFant Building regarding the GIS system. The Lake Superior Community Partnership is involved with the GIS Program which now has grant support and the financial support of most municipalities in Marquette County. Chairperson Corkin will be attending.

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INFORMATIONAL ITEMS

It was moved by Comm. Rapport, seconded by Comm. Joseph and unanimously carried by voice vote to accept and place on file a memo from County Clerk Dave Roberts regarding information on vacancies and appointments to various county boards and commissions. The vacancies are to be filled December 21, 1999. The vacancy list will be forwarded to the media, municipalities, various organizations, and will also appear for the first time on the Marquette County's website at www.co.marquette.mi.us.

ACTION ITEMS

10a) It was moved by Comm. Wallace, seconded by Comm. Arsenault and unanimously carried by voice vote that the County Board adopt a Resolution abolishing the Marquette County Airport Board which was established January 1, 1994, and further that the powers to manage and operate the Sawyer International Airport be vested in the Marquette County Board of Commissioners, resolution as follows:

MARQUETTE COUNTY BOARD OF COMMISSION
RESOLUTION
TO DISSOLVE THE MARQUETTE COUNTY AIRPORT BOARD

Whereas, since January 1, 1995, the operations of the Marquette County Airport have been under the direction of the Airport Board:

Whereas, the Marquette County Board of Commissioners has closed the Marquette County Airport has relocated commercial and general aviation activity to the Sawyer International Airport; and

Whereas, the Marquette County Board of Commissioners desires to establish a decision-making and operational structure that will best achieve policy goals and manage the operations at Sawyer International Airport, and

Whereas, the Aeronautics Code, MCL 259.133(a) authorizes the Marquette County Board of Commissioners to vest authority for the construction and regulation of the airport in a Board or body of the County.

Whereas, to accomplish the goals established by the Board of Commissioners and the Federal Aviation Administration for airport operations and improvements, unified decision-making and operational effort is desired,

Whereas, the duties of the Airport Board can be transferred to the County Board of Commissioners, and the Airport Board can be abolished;

Now be it resolved, that the resolution establishing the Marquette County Airport Board, effective January 1, 1994 is hereby rescinded, and the Airport Board is hereby abolished:

Be it further resolved that the Marquette County Board of Commissioners shall have all the powers to manage and operate the Sawyer International Airport that are listed in MCL 259.133. The Marquette County Board of Commissioners shall establish policy, set policy goals, provide oversight, and make policy decisions for SIA. Staff shall be responsible for implementation of policy, execution of policy decisions, and administration of operations. The powers of the Board shall include, but not necessarily be limited to, the following:

1. Establish policies for the management of operations;

2. Employ an airport director;

3. Approve an operating budget and fund the hiring of staff. Staff will work under the supervision of the airport manager;

4. Adopt all rules, regulations, and ordinances for the management, governance and use of airport properties;

5. Appoint airport guards or police, with full police powers;

6. Fix penalties for the violation of the rules, regulations and ordinances it adopts, and enforce penalties;

7. Lease or rent real or personal property, aeronautical facilities, or buildings to any person, corporation or government entity for operation and/or public use;
8. Confer the privilege of operating concessions and/or supplying on the airport, goods, commodities, things, services, and facilities, to enter into leases, contracts, agreements, or grants of privileges of concessions with any person(s) or any other political subdivision or department. The terms, charges, rentals and fees for such concessions shall be equal and uniform for the same type of facilities provided, services rendered, or privileges granted. The terms, charges, rentals and fees may vary when necessary, to provide security and funds for repayment of bonds to be issued as authorized by the Aeronautics Code to finance improvements in or on the airport;

9. The power to determine charges, rentals, or fees for the use of any properties under its control, and the charges for services or accommodations, and the terms and conditions under when the properties may be used, which rentals, fees, charges, terms and conditions shall be uniform and equal for the same type of use provided. Terms, charges, rentals, and fees may vary where necessary to provide security and funds for the repayment of bonds issued as authorized under the Aeronautics Code. Liens may be had and enforced by law, as provided in such cases, for repairs to, or improvements, or storage, or care of any personal property;

10. Dispose of any personal property in a manner consistent with Marquette County policies;

11. Accept gifts or devises and hold them in trust on behalf of Marquette County for airport purposes;

12. Plan, approve, and supervise improvements to airport facilities;

13. Pledge revenue for the issuance of revenue bonds;

14. Exercise all powers necessarily incidental to the general and special powers granted herein;

15. Purchase and sell real and personal property as needed.

BE IT FURTHER RESOLVED, that the Marquette County Board of Commissioners will employ a Sawyer International Airport Director to manage all operations that will be conducted at the airport and within the area established as the public benefit transfer area. The Sawyer International Airport Director will report to and be supervised by the County Administrator. The Sawyer International Airport Director is responsible for managing the airport; marketing; developing and recommending operating and capital budgets; supervision of staff; approving payroll reports; and providing the County Board with information to support policy and planning. The director is responsible, within Airport and County policies, for hiring airport employees and authorizing purchases. The Airport Director and County Administrator will evaluate airport financial management and administration procedures and structure for a recommendation to the County Board.

BE IT FURTHER RESOLVED, that the selection of a Sawyer International Airport Director shall be made by the County Administrator;

BE IT FURTHER RESOLVED, that Harold Pawley shall be employed as the first Sawyer International Airport Director, according to terms specified in an agreement between Mr. Pawley and the County of Marquette;

BE IT FURTHER RESOLVED, that a twelve-month plan will be developed by the County Administrator and Airport Director for consideration by the County Board. The plan will include recommended policy goals, with objectives to accomplish the mission of providing superior air service at the least possible cost to the Marquette County General Fund. The plan shall be prepared or revised by December 1 of each year;

BE IT FURTHER RESOLVED, that County policies shall apply to Sawyer International Airport. Modifications to the policies will be considered to meet the unique needs of the airport and the management and development of the public benefit transfer area. The County Administrator and the Airport Director shall provide a recommendation to the County Board regarding modifications, exceptions, waivers, or other changes to the policy needed to implement this resolution by October 22, 1999.

BE IT FURTHER RESOLVED, that the collective bargaining agreement with Teamsters Local #328 representing airport employees will remain unchanged during the term of the agreement, unless modified by the County Board and Union pursuant to the Successor Clause in the current Collective Bargaining Agreement.

Adopted this 19th day of October, 1999
Gerald O. Corkin, Chairperson
Marquette County Board of Commissioners

10b) The County Board considered a recommendation from the Committee of the Whole to direct Staff to apply for a Renaissance Zone for specific sites at the former Sawyer Air Force Base which include: The former hospital, the former command center, and some open space along Avenue B. Mike Gokey, the Governor's Upper Peninsula Representative, explained that the Sands Township Board met on Monday, October 18th at 10:00 a.m. and voted to stand on their original resolution which was to apply for all Sands Township's land at the former KI Sawyer Air Force Base to be designated as a Renaissance Zone. This will create a problem in that the State of Michigan will not be able to approve a Renaissance Zone without the County Board of Commissioners and Sands Township agreeing on the properties involved.
BOARD OF COMMISSIONERS  COUNTY OF MARQUETTE  OCTOBER 19, 1999

Tom Rumora, KI Sawyer Development Director, further noted that the resolution prepared for the Board’s consideration this evening is for approximately 110 acres. It includes the hospital, the former command center, and several other small buildings, but is a small part of the 5,000 acre site that was KI Sawyer Air Force Base. Mr. Rumora noted that a renaissance zone site cannot have jagged lines. Also, it is possible that a business could make a proposal for 35 acres so the site should provide enough flexibility to be able to accommodate various proposals.

Comm. Rapport expressed her opposition to the creation of a renaissance zone at KI Sawyer. She concurred with the County Treasurer’s public comment and noted that Marquette County has gone to great lengths to provide for tax equity and assist businesses locating at Sawyer. There is already a tremendous shortfall in revenues at Sawyer and we are negotiating a 5-year caretaker plan with the Air Force, however a renaissance zone goes on for 15 years. In the JBF plan there was no mention of the establishment of a renaissance zone for development of KI Sawyer. Comm. Rapport urged her fellow Commissioners to vote against it.

Comm. Seppanen and Wallace noted that this Renaissance Zone Application is for specific sites that Marquette County has had much difficulty in developing. The two large buildings have been vacant for five years and represent 250,000 square feet of space. This may be the incentive needed by somebody for the creation of a business and jobs which in turn will generate additional residents, the need for housing, etc.

It was moved by Comm. Wallace, seconded by Comm. Arsenault and carried by voice vote 8 Ayes (Comm. Wallace, Arsenault, Bergdahl, Curto, Joseph, Seppanen, Tuominen, and Corkin) to 2 Nays (Comm. Rapport and Roberts) that the County Board adopt the following resolution for Application for a Renaissance Zone at the former KI Sawyer Air Force Base as follows:

RESOLUTION TO SUPPORT THE CREATION OF A RENAISSANCE ZONE AT THE FORMER K.I. SAWYER AIR FORCE BASE

WHEREAS, a history of work and economic activity oriented toward extractive industries and government and the recent closure of the K.I. Sawyer Air Force Base cause the need to diversify job quality in Marquette County;

WHEREAS, sudden and severe economic impact was created in Marquette County by the 1995 closure of the K.I. Sawyer Air Force Base;

WHEREAS, the State of Michigan has adopted legislation providing tax-free zones as an economic development tool for use in economically distressed rural and urban areas;

WHEREAS, the former military installation is eligible under special provisions of such law;

WHEREAS, the Marquette County Board of Commissioners is the local redevelopment agency for the former K.I. Sawyer Air Force Base, the entity with primary and substantial responsibilities for developing the 5000 acre site;

WHEREAS, the Marquette County Board of Commissioners believes the Renaissance Zone designation will serve a public purpose by offering inducements to businesses that would otherwise not locate in Marquette County and that these businesses will provide job opportunities to county residents;

WHEREAS, the need to diversify and improve job quality is a significant and long-term goal of the County of Marquette, and is a component of the County’s economic development strategy;

WHEREAS, the County of Marquette has received Federal Economic Development Administration assistance to market and promote Marquette County, including K.I. Sawyer;

WHEREAS, the State of Michigan is promoting Renaissance Zones internationally and participation will provide access to the marketing and development resources of the Michigan Economic Development Corporation;

WHEREAS, County of Marquette involvement has contributed to success at Sawyer with over 900 jobs and 40 businesses and the relocation of the commercial airport to Sawyer;

WHEREAS, the Sands Township Board has approved the Renaissance Zone for Sawyer, and the Gwinn Area Community Schools supports the application.

NOW THEREFORE BE IT RESOLVED that the Marquette County Board of Commissioners fully support an application for portions of the former K.I. Sawyer Air Force Base to be designated a Renaissance Zone, as shown on attachment A, for fifteen years beginning January 1, 2000;
BE IT FURTHER RESOLVED that the Marquette County Board of Commissioners encourages the Renaissance Review Board, the State Administrative Board, and the Michigan Legislature recognize the County of Marquette's unique role as a redevelopment agency for K.I. Sawyer, and recognize legitimate variances from State policies and preference and approve the Renaissance Zone Designation;

BE IT FURTHER RESOLVED that if the Renaissance Zone designation is granted, persons and property located within the zone will be exempt from taxes levied by the County of Marquette, as provided in the Renaissance Zone legislation;

BE IT FURTHER RESOLVED that the revenue loss that will occur within the first full year of operation for the County, Sands Township, and schools is zero.

Adopted this 19th day of October, 1999
Gerald O Corkin, Chairperson
Marquette County Board of Commissioners

10c) The County Board considered a resolution supporting the creation of a Four-County Renaissance Zone Region noted as the Superior Michigan Renaissance Zone. Previous Board action directed Staff to prepare a Renaissance Zone Application for any municipalities within Marquette County that may be interested in establishing a Renaissance Zone. The City of Ishpeming and Negaunee Township have presented applications and resolutions. Commissioners want it especially noted that it is these local units requesting these renaissance zones, not the County of Marquette.

It was moved by Comm. Tuominen, seconded by Comm. Arsenault, and carried by voice vote 8 Ayes (Comm. Tuominen, Arsenault, Bergdahl, Curto, Joseph, Seppanen, Wallace and Corkin) to 2 Nays (Comm. Rapport and Roberts) that the Marquette County Board of Commissioners approve the Renaissance Zone for the City of Ishpeming and Negaunee Township as requested by the two municipalities with the knowledge that the municipalities realize they are foregoing the local property taxes for the designated time period in order to promote the zones, resolution as follows:

RESOLUTION IN SUPPORT OF CREATION OF
SUPERIOR MICHIGAN RENAISSANCE ZONE
INCLUDING SUB ZONES IN MARQUETTE COUNTY

WHEREAS, a history of work and economic activity oriented toward extractive industries and government and the recent closure of the K.I. Sawyer Air Force Base cause the need to diversify job quality in Marquette County;

WHEREAS, Negaunee Township and the City of Ishpeming have deliberated and approved the sub zones, believing the Renaissance Zone designation will serve a public purpose by offering inducements to businesses that would otherwise choose to locate elsewhere and that these businesses will provide job opportunities and generate economic activity;

WHEREAS, the estimated revenue loss to the County of Marquette for the first full year of the Renaissance Zone is minimal;

WHEREAS, the need to diversify and improve job quality is a significant and long-term goal of the County of Marquette, and its a component of the County’s economic development strategy;

WHEREAS, the State of Michigan is promoting Renaissance Zones internationally, and participation will provide access to the marketing and development resources of the Michigan Economic Development Corporation;

WHEREAS, the County of Marquette is selling property within one of the proposed sub zones for the purpose of spurring development:

WHEREAS, the County of Marquette has an agreement with the Lake Superior Community Partnership to develop and market the County of Marquette;

NOW THEREFORE BE IT RESOLVED that the Marquette County Board of Commissioners supports a four-county application for designation as Renaissance Zone for fifteen years beginning January 1, 2000, and

BE IT FURTHER RESOLVED that the Marquette County Board of Commissioners encourages the Renaissance Review Board, and the Michigan Legislature to approve the four county Renaissance Zone designation;

BE IT FURTHER RESOLVED that this resolution of support be made a part of the Superior Michigan Renaissaste Zone application;

BE IT FURTHER RESOLVED that if the Renaissance Zone designation is granted, persons and property located within the Renaissance Zone will be exempt from taxes levied by the County, as provided in the Renaissance Zone legislation;
BE IT FURTHER RESOLVED that revenue loss to the County will occur within the first full year of operation in the amount of Two Thousand One Hundred and Ninety Dollars and Sixty-One Cents ($2,190.61).

Adopted this 19th day of October, 1999
Gerald O. Corkin, Chairperson
Marquette County Board of Commissioners

10d) The County Board considered a memo from Dave Roberts, County Clerk, regarding appointment to the Marquette County Board of Canvassers. The terms of Carol Moore (Democrat) and Joe Pietro (Republican) will expire on November 1, 1999. Both have done an excellent job and are interested in reappointment. Election law requires that three nominees be submitted by both political parties and the appointment be made within 10 days of the Annual Meeting. The Democratic Party has submitted the names of Carol Moore, William Davis, and Nick Vivian.

Clerk Roberts further noted should the County Board not be able to make the appointment within 10 days the County Clerk can make the appointment from a list of three nominees provided by the Republican Party. Clerk Roberts will carry on as per election law to see that the Republican vacancy is filled.

It was moved by Comm. Arsenault, seconded by Comm. Rapport and unanimously carried on a roll call vote that the County Board of Commissioners appoint Carol Vining Moore (Democrat) to the Marquette County Board of Canvassers for a 4-year term ending November 1, 2003.

LATE ADDITIONS

11a) The County Board considered a request from Steve Powers, County Administrator for another extension, until November 1, 1999, for the leases at the former Marquette County Airport. The leases are close to being resolved and O’Dovero Properties agrees to the extension. The closing for the sale of the Airport is scheduled for November 1st.

It was moved by Comm. Seppanen, seconded by Comm. Wallace, and unanimously carried by voice vote that the County Board approve of the extension for the termination of leases until November 1, 1999 at the former County Airport.

11b) The County Board considered an Amendment to the Early Access Policy for businesses waiting for leases/access to buildings they plan to use at KI Sawyer. Tom Rumora, KI Sawyer Development Department Director, noted that the previous policy did allow some access to buildings prior to leasing for cleanup, minor modifications, or general improvements, but did not allow for the actual occupancy. The proposed amendment would allow prospective tenants to occupy buildings. This will help staff with marketing and lease agreements. The policy amendment would have no affect to any other terms of lease arrangements. Two perspective tenants urgently need to occupy the buildings that they plan on leasing, AMCAB (Early Head Start) and Ace Refrigeration. These companies must sign a lease agreement and provide for adequate proof of insurance coverage. The Air Force, the County, and the KISEDC must also approve a request for the early access.

It was moved by Comm. Arsenault, seconded by Comm. Rapport, and unanimously carried by voice vote that the County Board approve of the Amendment to the Early Access Policy to allow for occupancy of buildings at the former KI Sawyer Air Force Base before the signing of the prime lease.

11c) The County Board considered a Revolving Loan Fund request for Red Fox Properties, Inc. d/b/a Red Fox Woods. Comm. Arsenault, who is Chairperson of the KISEDC, noted that the Revolving Loan Fund Committee has reviewed the matter and recommends the approval of a $200,000 loan, $150,000 to be borrowed from the USDA with a match of $50,000 from the State Grant. The purpose of the loan is to be used for building upgrades, carpeting, painting, landscaping, and computer system. Red Fox Properties currently employs 72 people and they project employment of 130. Comm. Arsenault further pointed out that although the County is in second position on the loan the building being improved is owned by the County, therefore we are in a good situation.

It was moved by Comm. Arsenault, seconded by Comm. Tuominen, and unanimously carried by voice vote that the County Board approve of a Revolving Loan Fund request for Red Fox Properties, Inc. in the amount of $200,000.

Chairperson Corkin opened the meeting for public comment. None was forthcoming.
COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Chairperson Corkin noted that next Thursday, October 28th, he will be attending a meeting along with County Treasurer Jim Sodergren, and Finance Manager Gary Yoder, in Escanaba from 8:30 to 11:30 a.m. regarding the new tax reversion process. The County must make a decision by December 1st as to whether they were going to opt in or opt out. More information forthcoming.

Comm. Tuominen announced that the Marquette County Solid Waste Plan has now been approved by all 22 Cities and Townships and will be forwarded to the Michigan DEQ. Chairperson Corkin thanked Comm. Tuominen for his efforts regarding the Solid Waste Plan.

Comm. Curto, County Board Representative on Pathways, reported the latest developments for the provision of mental health services in Michigan. The State of Michigan will require that all mental health services be bid out. This will be a huge change to the mental health system in Michigan. There are presently five community mental health boards in the Upper Peninsula and Pathways is currently exploring a merger with North Pointe. It will also contact the remaining three community mental health boards to see if there is an interest in merging. It appears the best approach will be to have the whole Upper Peninsula bid as one unit. Currently the Upper Peninsula handles $64 million in mental health funding. More information will be forthcoming as the process continues.

There being no further business, the meeting was adjourned at 7:57 P.M.

Respectfully Submitted,

[Signature]
David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
Regular Meeting, Tuesday, October 19, 1999 at 7:00 p.m.
Room 231, Henry A. Skewis Annex
Marquette, Michigan 49855

1. ROLL CALL.
2. SALUTE TO THE FLAG AND PLEDGE OF ALLEGIANCE.
4. PROCLAMATIONS, PRESENTATIONS AND AWARDS.
5. PUBLIC COMMENT. (time limit 20 minutes total)
6. APPROVAL OF THE AGENDA.
7. PUBLIC HEARINGS.
8. PRIVILEGED COMMENT:
9. INFORMATIONAL ITEMS:
   a. Memo from Dave Roberts, County Clerk, regarding Appointments to Various County Committees.
10. ACTION ITEMS:
    a. Committee of the Whole Recommendation to Dissolve the Marquette County Airport Board.
    b. Committee of the Whole Recommendation to Apply for a Renaissance Zone for Specific Sites at the Former KI Sawyer Air Force Base.
    c. Consideration of a Renaissance Zone Application for Ishpeming City/Namaune Township.
    d. Appointments to the Marquette County Board of Canvassers.
11. LATE ADDITIONS:
    a. Extension 2 issues to Nov 1st.
    b. Per copy back final 2002 policy
    c. Per copy final 2002 back final.
12. PUBLIC COMMENT. (time limit 20 minutes total)
13. COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
14. ADJOURNMENT.