The Marquette County Board of Commissioners met in Special Session on Tuesday, December 28, 1999, at 6:00 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.

Chairperson Corkin opened the meeting for public comment. None was forthcoming.

It was moved by Comm. Seppanen, seconded by Comm. Arsenault and unanimously carried by voice vote that the agenda be approved with the following addition: 11a) Bid Award for Cleaning Approximately 10,000 sq. ft. of Sawyer Building No. 104.

**ACTION ITEMS**

10a) The County Board considered a lease with Delphi Automotive Systems for Sawyer Building 104 and adjacent acreage (former Alert Center). The proposed lease with Delphi is for a 5-year term with annual rent to be $179,600. Building improvements are the responsibility of Delphi, however Delphi may choose to compensate the County for improvements if more economical to the Company. Building 104 is within the Sawyer International Airport and part of the Public Benefit Transfer. The lease revenues will eliminate all but $15,000 of general fund support needed to operate the Sawyer International Airport in FY 2000.

Pat Gruber, KIS Development Department Coordinator, was present to answer questions and provide further information regarding lease terms with Delphi. Delphi will conduct winter vehicle testing. KIS Development Department Staff is in the process unpickling the building. The lease terms with Delphi are favorable to the County considering that Building 104 is more space than Delphi requires and there was little possibility of other uses in the next couple of years. Additional benefits include activity generated by 50 employees with the potential of national exposure resulting from Delphi’s activities. Delphi is requesting occupancy by January 1, 2000. The proposed use for Building 104 is compatible with Airport operations and will contribute greatly towards meeting the Airport’s financial goals. Delphi can be expected to become a anchor tenant, providing spinoff benefits in the form of housing and lodging demands, and markets for local vendors in materials and service. In addition, Delphi proposes to have a number of shows and demonstrations for industry reps, media, and investors.

Commissioners noted the lease with Delphi is very good news for Marquette County. Most of the initial 50 employees for Delphi are engineers or executives.

It was moved by Comm. Wallace, seconded by Comm. Arsenault and unanimously carried by voice vote that the County Board approve the lease terms for the Alert Facility (Sawyer Building 104 and acreage) with Delphi Automotive Systems and authorize the Chairperson to sign the documents after appropriate legal and risk management review.

10b) The County Board considered an update on the American Communication Network Call Center and an addendum to the demolition recommendation.

The current estimated cost to convert the building’s heating system, depickle the building, and make improvements is $912,000. American Communications Network (ACN) has acknowledged that the County is responsible for building improvements not to exceed $912,000, however plans continue to change. Effective December 1, 1999 the Michigan Economic Development Corporation is no longer providing grants or loans for building improvements. This change in eligibility was decided on December 7th and confirmed the week of December 13th. With that change the County and ACN are responsible for funding building improvements. The County Board has previously authorized the use of KI Sawyer Development Department Funds for the project. Use of revolving loan funds will reduce the project’s impact on the Sawyer Development Fund balance. Work will proceed as previously authorized by the Board on December 7th.

The Michigan Economic Growth Agency (MEGA) Board will be meeting on January 20, 2000 to consider ACN’s MEGA application. ACN will not and cannot commit until MEGA has been decided, however Marquette County is ACN’s strong preference. In the meantime generic work on the building should continue which includes demolition and HVAC.

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Ed Bailey, KI Sawyer Operations Manager, was present to answer questions regarding the demolition addendum. Approximately 35,000 sq. ft. of the building has to be opened up, interior walls removed, and the possibility exists of some asbestos abatement required. Also the heating system will have to be installed. These projects will make the building more marketable to any prospective tenant even if ACN decides not to proceed. An authorization to spend up to $77,700 on the demolition is recommended.

It was moved by Comm. Arsenault, seconded by Comm. Seppanen and unanimously carried by voice vote that the County Board approve an addendum to the demolition recommendation authorizing up to $77,700.

It was moved by Comm. Roberts, seconded by Comm. Joseph and unanimously carried by voice vote that claims and accounts for the period December 10, 1999 through December 21, 1999 in the amount of $496,030.91 be approved.

LATE ADDITIONS

11a) The County Board considered bids for cleaning approximately 10,000 sq. ft. of Sawyer Building No. 104. Pat Gruber, KIS Development Coordinator, was present and explained that the prospective tenant (Delphi) for Sawyer Building 104 has requested that we arrange for cleaning a portion of the building prior to their occupancy. They have submitted a purchase order and have been invoiced for $50,000 to cover the startup costs and heating of the building. Bids were sought from five local companies for the work with the successful bidder being required to provide proof of insurance. A summary of three bids was provided to Commissioners.

Some delays have occurred in unpicking the building however Pat Gruber recommended that the bid be awarded to Peninsula Janitorial Service in the amount of $3,000. If they are unable to complete the work in a timely manner then the bid would be awarded to Marquette Maintenance Masters for $3,125. Civil Counsel Harley Andrews will review the successful bidder standard contract for work or prepare a contract for our own use.

It was moved by Comm. Tuominen, seconded by Comm. Rapport and unanimously carried by voice vote that the County Board award the cleaning bid for approximately 10,000 sq. ft. of Sawyer Building 104 to Peninsula Janitorial Service in the amount of $3,000 with the backup bidder to be Marquette Maintenance Masters, Inc.

Chairperson Corkin opened the meeting for public comment. None was forthcoming.

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Chairperson Corkin noted it is a very good way to end the year by approving a lease with Delphi. On behalf of the County Board he wished all Marquette County citizens a happy new year.

There being no further business, the meeting was adjourned at 7:27 p.m.

Respectfully Submitted,

[Signature]

David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
Special Meeting, Tuesday, December 28, 1999, 6:00 p.m.
Room 231, Henry A. Skewis Annex
Marquette, Michigan 49855

1. ROLL CALL.
2. SALUTE TO THE FLAG AND PLEDGE OF ALLEGIANCE.
3. APPROVAL OF THE MINUTES. (None).
4. PROCLAMATIONS, PRESENTATIONS AND AWARDS.
5. PUBLIC COMMENT. (time limit 20 minutes total)
6. APPROVAL OF THE AGENDA.
7. PUBLIC HEARINGS. (None).
8. PRIVILEGED COMMENT.
9. INFORMATIONAL ITEMS:
   a. 
   b. 
   c. 
10. ACTION ITEMS:
    a. Lease Terms with Delphi.
    b. American Communications Network Update and Change in Demolition Amount.
    c. Approval of Claims and Accounts.
    d. 
    e. 
11. LATE ADDITIONS:
    a. 
    b. 
12. PUBLIC COMMENT. (time limit 20 minutes total)
13. COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
14. ADJOURNMENT.