The Marquette County Board of Commissioners met in Regular Session on Tuesday, February 6, 2001 at 7:00 P.M., in Room 231 of the Henry A. Skewis Annex, 234 W. Baraga Avenue, Marquette, Michigan.


A salute to the flag was given followed by the Pledge of Allegiance.

It was moved by Comm. Arsenaught, seconded by Comm. Tuominen, and unanimously carried by voice vote that the minutes of the regular meeting held on January 16, 2001 be approved.

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

It was moved by Comm. Seppanen, seconded by Comm. Nordeen and unanimously carried by voice vote that Claims and Accounts for the period January 19th through February 1st, 2001 in the amount of $684,778.56 be approved.

It was moved by Comm. Bergdahl, seconded by Comm. Tuominen, and unanimously carried by voice vote that the agenda be approved with the following late additions: 11a) Resolution of Approval for IRP Loan to Sawyer Service Center, 11b) Resolution to Amend the Matrix Design Scope of Work for the Sawyer Utilities Project, 11c) Resolution to Hire Jones Lang LaSalle to Market Command Center, 11d) Airport Zoning Board of Appeals Appointment.

**INFORMATIONAL ITEMS**

It was moved by Comm. Moore, seconded by Comm. Joseph, and unanimously carried by voice vote that the following informational items be accepted and placed on file:

a. Letter from U.S. Senator Carl Levin.
b. Notice of FAA Grant Amendment Providing an Additional $259,000.
c. Agreement between Air Force Base Conversion Agency and Marquette County Road Commission.
d. Certificate of Recognition to Marquette County from U.S. Census Bureau.
f. Notice from State Court Administrative Office of First Quarter Court Equity Fund Disbursement.
g. Notice from Ricardo Solomon, MAC President, of Chairperson Corkin's Appointment to the MAC Economic Development and Labor Committee.
h. Memo from CUPPAD regarding Negaunee Housing Commission FY 2000 Capital Fund Program.
j. Marquette County Solid Waste Management Authority has Developed and Launched a Website <mcswna.com >.

**ACTION ITEMS**

It was moved by Comm. Moore, seconded by Comm. Seppanen, and unanimously carried by voice vote that Action Items 10a, 10b, 10c, 10d, 10e, 10f, 10g, and 10h be approved as follows:

10a) Committee of the Whole Recommendation to approve the hiring of Mr. Dwight Sunday for Equalization Director. Mr. Sunday is a Level IV Certified Assessor with the starting date of March 19, 2001. His salary and benefit package is as follows: Minimum starting salary - $52,104, five weeks vacation, five sick days upon hire, health insurance, and participation in the County's 401a Defined Contribution Retirement Program.

10b) Committee of the Whole Recommendation to adopt the 2001 Borrowing Resolution for the delinquent 2000 real property taxes. (A complete copy of the resolution is available for public inspection in the County Treasurer's or County Clerk's Office).

10c) Committee of the Whole Recommendation to adopt a resolution requesting an extension to the State of Michigan Audit Report filing date, resolution as follows:
MARCUCETTE COUNTY
BOARD OF COMMISSIONERS
RESOLUTION TO REQUEST AND EXTENSION
OF THE AUDIT REPORT FILING DATE

WHEREAS, the audit is in varying stages of progress at this time, and will be completed within a 180 day time frame as provided in the contract for audit services, and

WHEREAS, additional time is required to allow the staff of the County to complete the closing in order to accurately report the financial condition of the local unit.


Adopted this 6th day of February, 2001
Gerald O. Corkin, Chairperson
Marquette County Board of Commissioners

10d) Committee of the Whole Recommendation to approve a Lease Agreement between the County of Marquette and Pathways for space in the DeFant Building with the payment schedulecommencing February 1, 2001 through January 31, 2011 as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>$</th>
<th>Year</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>352,123</td>
<td>2006</td>
<td>423,655</td>
</tr>
<tr>
<td>2002</td>
<td>383,915</td>
<td>2007</td>
<td>436,420</td>
</tr>
<tr>
<td>2003</td>
<td>394,994</td>
<td>2008</td>
<td>449,426</td>
</tr>
<tr>
<td>2004</td>
<td>401,256</td>
<td>2009</td>
<td>462,673</td>
</tr>
<tr>
<td>2005</td>
<td>411,372</td>
<td>2010</td>
<td>476,642</td>
</tr>
</tbody>
</table>

10e) Committee of the Whole Recommendation to send a letter to the City of Ishpeming indicating: If the City of Ishpeming is willing to accept the gift of land from Cleveland-Cliffs Iron Company, the Marquette County Board of Commissioners will continue to be supportive of the development/relocation of the new ski jumping facility.

10f) Committee of the Whole Recommendation to approve lease terms with Amerilink Corporation for Sawyer Building 741, lease term is a 5-year lease for 3,124 sq. ft. with annual renewal options with year one at $3 per sq. ft. and increasing to $3.40 per sq. ft. in year five. The building is ready for occupancy with no cost to the County for improvements.

10g) Committee of the Whole Recommendation to approve a Sawyer Title Insurance Agreement with Great Northern Title & Abstract, Inc. of Marquette.

10h) Committee of the Whole Recommendation to name the new North Access Road to Sawyer International Airport the Kelly Johnson Memorial Drive.

ACTION ITEMS CONTINUED

10i) The County Board considered an Airport Use and Facilities Lease Agreement with American Eagle Airlines, Inc. American Eagle plans to begin scheduled Passenger Airline Service on March 3, 2001 and have requested a similar lease agreement in their name for use of the airfield and passenger terminal as provided to other airlines.

Hal Pawley, Airport Manager, was present to explain the lease agreement and answer questions. Anticipated start date of the agreement is March 1, 2001. The agreement has several positives for Marquette County: Jet service to Chicago, more jobs, and more revenue from lease rental and landing fees.

It was moved by Comm. Seppanen, seconded by Comm. Moore, and unanimously carried by voice vote that the County Board approve of the Airport Use and Facilities Lease Agreement with American Eagle Airlines, Inc.

10j) The County Board considered an agreement with the Marquette County EDC regarding the Delphi garage. Harley Andrews, Chief Civil Counsel, was present and noted that the County Board on August 23, 2000 approved a lease and related agreements between the County of Marquette and Delphi Automotive Systems LLC, and authorized the Chairperson to execute those documents. The Delphi garage is now under construction and is expected to be ready by early March, 2001. Because of modifications and
change orders requested by Delphi it now appears the final cost will be $545,000, rather than $400,000 as originally contemplated when the Board approved the agreement in August, 2000.

Mr. Andrews noted that the purpose of his memo was to advise the Board of the additional cost and to request reauthorization for the execution of the related documents by the Chairperson. Nothing will change with respect to the payment arrangements. Delphi was to pay the County of Marquette as additional rent for a 10-year amortization period to cover cost of the garage, then the County was in turn to pass those payments to the EDC to enable the payoff for financing of the building. Civil Counsel Andrews recommends the County secure a written commitment from Delphi to pay the increased amount to the County before the County commits to paying the increased amount to the EDC.

It was moved by Comm. Bergdahl, seconded by Comm. Nordeen, and unanimously carried by voice vote that the County Board approve authorizing the Chair to execute all documents necessary to implement the contractual obligations between the County of Marquette, Delphi Automotive Systems, LLC, and the Marquette County Economic Development Corporation regarding the financing and construction of the new garage building, in the anticipated total amount of approximately $550,000, subject to the prior written approval and commitment for payment of that amount by Delphi.

10k) The County Board considered a Lease Agreement between the County of Marquette and the Hiawatha Amateur Radio Association for tower space at Sawyer International Airport. Hal Pawley, Airport Manager, was present and explained that the Air Force weather radar tower structure is still standing, however, the Air Force took the radar equipment with them. The KI Sawyer Development Department and the Sawyer International Airport Staff have communication antennas on the tower, but there is room for more. The Hiawatha Amateur Radio Association would like to lease space for $100 per year. They work closely with Marquette County’s emergency programs and provide communications assistance during emergency situations.

It was moved by Comm. Bergdahl, seconded by Comm. Joseph, and unanimously carried by voice vote that the County Board approve the lease agreement with the Hiawatha Amateur Radio Association for tower space at Sawyer International Airport.

10l) It was moved by Comm. Seppanen, seconded by Comm. Nordeen, and unanimously carried by voice vote that the County Board send a letter of support for proposed revisions to the Michigan Building Code Rules for an increase in the ground snow load requirements by ten pounds per square foot making all roof systems constructed to support 70 pounds per square foot.

**LATE ADDITIONS**

11a) The County Board considered an IRP Loan Application from the Sawyer Service Center. Comm. Arsenault, Chairperson of the KI Sawyer EDC, noted that the IRP Loan Committee met on January 18th and recommends that the following be approved: the Sawyer Service Center be allowed to borrow an amount up to $52,000 of which $25,936 would be for the purchase of building 824, $21,064 would be for building improvements, and $5,000 would provide working capital. The source of repayment would be the cash flows generated from expanded automotive service, carwash, and expanded deli/convenience store. Loan terms are 5-year balloon/15 year amortization/monthly payments of principal plus interest rate to be set at time of loan closing (currently 9%).

It was moved by Comm. Arsenault, seconded by Comm. Nordeen, and unanimously carried by voice vote that the County Board approve the IRP Loan Application for the Sawyer Service Center as recommended by the IRP Loan Committee.

11b) The County Board considered amending the Matrix Design Scope of Work on the Utilities Dispositions Study to include a review of base wide Remedial Action Plan (RAP), an update on the water/sewer rates, and wastewater treatment plant modifications. Tom Rumora, KI Sawyer Development Director, noted that these three amendments to the contract with Matrix Design amount to a cost of $12,500, funding to come from the KI Sawyer Development Fund. This will delay the Matrix Utility Disposition Study by approximately two months to an end of April 2001 completion. Tom Rumora further noted Attorney David Knisley strongly recommends the County carefully review and understand the consequences of the base wide Remedial Action Plan before engaging in any long term commitments for development. The future of development and utilities disposition is affected by these work amendments to the contract with Matrix Design and it is better that the work be done as accurately and completely as possible in spite of a two month delay.
Matrix review of base wide RAP will cost $4,800. As part of the overall utility study work being done by Matrix the additional work on water/wastewater rates is necessary in order to factor in potential large industrial users, efficiency modifications to the plant, and other related issues at a cost of $4,200. Matrix Design suggests a preliminary engineering and cost estimate for efficiency modifications to the wastewater plant to assist in the coordination of the utility disposition study at a cost $3,400.

It was moved by Comm. Arsenault, seconded by Comm. Joseph, and unanimously carried by voice vote that the County Board approve of the amendments to the Matrix Design Scope of Work on the Utilities Disposition Project to include a review of the base wide Remedial Action Plan, and update on water/sewer rates, and wastewater treatment plant modifications, additional cost $12,500.

11c) The County Board considered the hiring of Jones Lang LaSalle, to market the Sawyer Command Center. Tom Rumora, KJ Sawyer Development Director, was present and explained this is a huge opportunity for Marquette County. Jones Lang LaSalle, is a large national real estate brokerage firm and will seek to find tenants/buyers for the 100,000 square foot command center. He suggests an 18 month contract, total upfront cost not to exceed $5,000 for the preparation of specialized marketing materials and $2,500 for an appraisal/opinion letter. Jones Lang LaSalle will market the property on a commission basis with standardized fee structures. Mr. Rumora further noted should the sale or lease of the Command Center be consummated with a prospect with whom Marquette County has been engaged in discussions prior to the agreement, then Jones Lang LaSalle shall receive one-half of the fees specified in the agreement but will still provide services with regards to closing and securing all documents.

It was moved by Comm. Arsenault, seconded by Comm. Joseph, and unanimously carried by voice vote that the County Board approve of the hiring of Jones Lang LaSalle for an 18 month contract to market the Sawyer Command Center Complex (Buildings 708, 709, and 717) as per the terms and conditions presented by staff in the agreement, upfront cost to the County not to exceed $5,000 for preparation of marketing materials and $2,500 for an appraisal/opinion letter.

11d) It was moved by Comm. Nordeen, seconded by Comm. Bergdahl, and unanimously carried by voice vote that the County Board appoint Robert E. Moore to the Airport Zoning Board of Appeals to a 3-year term.

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

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Next week’s Committee of the Whole meeting will be held on Wednesday, February 14th at 6:00 P.M.

It was moved by Comm. Tuominen, seconded by Comm. Arsenault, and unanimously carried by roll call vote, 9 Ayes (Comm. Tuominen, Arsenault, Bergdahl, Girard, Joseph, Moore, Nordeen, Seppanen, and Corkin) to 0 Nays that the County Board go into closed session to discuss confidential Attorney/Client communication regarding the proposed PICO Lease Extension. Chairperson Corkin declared a five minute recess at 8:05 P.M.

..CLOSED SESSION..............................

The Board came back into open session at 8:40 P.M.

It was moved by Comm. Seppanen, seconded by Comm. Arsenault, and unanimously carried by voice vote that the County Board concur with the recommendation made by Civil Counsel during the Closed Session.

There being no further business, the meeting was adjourned at 8:43 P.M.

Respectfully Submitted,

David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
Regular Meeting, Tuesday, February 6, 2001, 7:00 P.M.
Room 231, Henry A. Skewis Annex
Marquette, Michigan 49855

1. CALL TO ORDER - SALUTE TO THE FLAG - PLEDGE OF ALLEGIANCE.
2. APPROVAL OF THE MINUTES OF THE COUNTY BOARD OF COMMISSIONERS REGULAR MEETING
   HELD ON JANUARY 16, 2001.
3. PROCLAMATIONS, PRESENTATIONS AND AWARDS.
4. PUBLIC COMMENT. (time limit 20 minutes total)
5. REVIEW OF CLAIMS AND ACCOUNTS.
6. APPROVAL OF THE AGENDA.
7. PUBLIC HEARINGS.
8. PRIVILEGED COMMENT:
9. INFORMATIONAL ITEMS:
   a. Letter from U.S. Senator Carl Levin.
   b. Notice of FAA Grant Amendment Providing an Additional $259,000.
   c. Agreement between Air Force Base Conversion Agency and Marquette County Road Commission.
   d. Certificate of Recognition to Marquette County from U.S. Census Bureau.
   e. Letter from Douglas Howard, Director, Michigan Family Independence Agency, regarding the Child Support
      Program.
   f. Notice from State Court Administrative Office of First Quarter Court Equity Fund Disbursement.
   g. Notice from Ricardo Solomon, MAC President, of Chairperson Corkin’s Appointment to the MAC Economic
      Development and Labor Committee.
   h. Memo from CUPPAD regarding Negaunee Housing Commission FY 2000 Capital Fund Program.
   j. Marquette County Solid Waste Management Authority has Developed and Launched a Website <meswma.com>.
10. ACTION ITEMS:
    a. Committee of the Whole Recommendation to Approve the Hiring of Mr. Dwight Sunday as Equalization
       Director.
    b. Committee of the Whole Recommendation to Adopt the 2001 Borrowing Resolutions for Delinquent Taxes.
    c. Committee of the Whole Recommendation to Adopt a Resolution Requesting an Extension to the Audit Report
       Filing Date.
    d. Committee of the Whole Recommendation to Approve a Ten Year Lease Agreement with Pathways.
    e. Committee of the Whole Recommendation to Send a Letter to the City of Ishpeming Indicating Marquette
       County’s Support of the New Ski Jumping Facility Project.
    f. Committee of the Whole Recommendation to Approve Lease Terms with Amerilink Corporation for Sawyer
       Building 741.
    g. Committee of the Whole Recommendation to Approve the Sawyer Title Insurance Agreement with Great
       Northern Title & Abstract, Inc.
    h. Committee of the Whole Recommendation to Name the New North Access Road to Sawyer International
       Airport: Kelly Johnson Memorial Drive.
    i. Lease Agreement with American Eagle.
    j. EDC Lease for Delphi Garage.
    l. Letter of Support for Roof System Snow Load Changes to Michigan Bureau of Construction Codes.

LATE ADDITIONS:
   a. Consider res. of approval ERP Loan Sawyer Service Center
   b. "Free: Amend project Scope of Work
   c. Redevelop land for sewer to market commercial center

11. PUBLIC COMMENT. (time limit 20 minutes total)
12. Next Week Committee of the Whole Meeting Rescheduled to Wednesday, February 14th, 6:00 P.M.
13. COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
14. CLOSED SESSION to Discuss Confidential Attorney/Client Communications regarding Proposed PICO Lease
    Extension.
15. ADJOURNMENT.