

Bois Blanc Island Harbor Commission
Meeting called to order at 12:04pm on Saturday, January 15, 2022

Roll Call: The following were present for the meeting:
Brent, Don, Tom, Chris, Cliff, Ryan

The Pledge of Allegiance was recited.

Prior Meeting Minute Approval:

Tom made a motion to approve the minutes from the previous meeting on September 11, 2021.

Don seconded the motion to approve.

The minutes from the last meeting were unanimously approved with no change.

Financial Report by Tom:

Beginning Balance: \$330,283

Ending Balance: \$339,741

Taxes are still coming in and increasing the balance.

Two checks were written:

Harbor Floodlight repair: \$74.19

Engineers for River Parcel project beginning: \$5,850.

Twp approved UPE to start looking for Grants for the river parcel.

Updates by Brent:

November 19 meeting with Engineers to review design. Moving forward with funding. Will contact them on Monday AM to let them know it is OK to move forward. Engineers will recommend Grants to apply for. Brent will shadow this process. BBI is an underserved area and the DEQ has indicated there are monies available. Brent believes this process will take 120 days before the cash is available for disbursement. The goal is to get building footings in place first. \$4.5 million is the target range for the project based on the Engineer's estimate at this time. Having slips for boats greater than 27' will qualify the project for additional grant opportunities. The Coast Guard and the DEQ have to weigh in on and sign off on certain aspects of the project.

Other New Business:

- A question about permissible access to and parking in the “back lot” were raised. Discussion followed regarding parking, access from the street and related permits.
- Discussion followed about the current state of washout in the causeway.

Old Business:

- Discussion and update about Brightwater Park regarding Grant Application, Long-Term Plan for the area, etc.
- Discussion about the involvement of community in the project or with UPE Design and when it is appropriate to invite public commentary on the project. Determined that a public hearing will likely take place after this initial conceptual design process is completed and more concrete / feasible design is presentable.
- Discussion about redi-mix being disposed of near the site. This practice has stopped.
- Bruce T. and his group have expressed interest to work with this group. This collaboration could be mutually beneficial. Discussed having a workshop / mastermind with them in the near future.

2022 Meeting Schedule:

Brent motioned to continue meeting on the second Saturday of the month at 10:30am at the BBI Township office on the Island. Don seconded the motion. The motion was unanimously approved by all present.

Officer Appointment for 2022:

It was motioned to continue with the officer appointments as they are. Motion was seconded and unanimously approved by all present.

Q&A / Comments:

Jim: Floating Dock question(s) asked and discussed.

Melissa: Commented that it would be helpful for more information and updates to be on the website.

Melissa: Question about the estimated annual maintenance costs was raised. Brent addressed the question by noting the plan is to calculate the estimated maintenance when more of a final plan is approved and to set aside monies, including monies from rents for future maintenance.

Jacqueline: Commented and asked about the availability of information about the vision of the project and the future impact on resident taxes. The TWP Attorney noted that there are some press releases.

Brent reinforced that a public hearing would be scheduled to inform the public once Coast Guard, DEQ and Engineer's have weighed in.

Melissa: Question about the concrete being discarded in the area. It was concluded that the issue is aesthetics and environmental factors of cement going into the lake.

Ryan: noted the cement company was originally asked to do that to prevent erosion.

Beth: Noted that she really wanted to be at the meeting in person but not able to attend due to no flights. Was invited to be on similar commission in Sault Ste. Marie. Feels important for public to be as informed as possible and for the Commission to make information available to the public in a more proactive fashion.

Beth: Has a list of questions brought up by other individuals in the community.

- What is the purpose of this project and why is it needed? Was there a survey about what the people want? Brent noted the purpose is primarily for BBI to take control of its own future. Discussion followed. Beth recommend that this information be reviewed for the public.

Q&A / Comments (continued):

- Others in the community are concerned about doing the right thing. This property was originally purchased by someone on the Commission. Is this a conflict of interest? Determined that it is common practice for one entity to purchase property so that another entity can set itself up to be in a position to purchase that property at a later time (so that someone else doesn't buy it first). Beth clarified that the questions came up about the individual being a voting member of the Harbor Commission. Brent asked Beth if she would be willing to fill Paul's seat if it is in fact a conflict of interest. Beth agreed.

Melissa: Are there any DEQ Wetlands issues here? An extensive Wetlands survey and engineering report done a few years ago concluded that about 18% is Wetlands. The report is on file at the Twp. office.

Motion to Adjourn:

Don motioned to adjourn the meeting at 12:52pm on January 15. The motion was seconded by Brent and unanimously approved by all present.

Public in Attendance via Zoom:

Tom Bach

Melissa Freye

Jacqueline Johnson

Beth Beton

Susan Nostrum

Richard Scott

+ 6 others joined by phone only (Names not available)

The following was requested by Jacqueline Johnson in the Zoom Chat:

Can someone on the commission share links to the press releases and other narrative documents that describe the Cheboygan River project. Rationale; timeline; cost; implications for property owners/taxpayers.