

**A Special Session meeting of the Leelanau County Land Bank Authority (LCLBA) was held on Wednesday, August 28, 2024 at the Leelanau County Government Center.**

**CALL TO ORDER**

Meeting was called to order at 2:00 pm by Chair Gallagher who led the Pledge of Allegiance.

**ROLL CALL**

**Members Present:** J. Gallagher, G. Myer, D. Heinz, R. Lewis, R. Foster

**Members Absent:** D. King, G. Allgaier  
**(prior notice)**

**Public Present:** T. Searles (via Zoom)

**Staff Present:** A. Immel, Planning Secretary

**PUBLIC COMMENT-** None.

**DISCUSSION/POTENTIAL ACTION:**

High Street Demolition- Amendment/Extension of Bay Area Demolition Contract

Gallagher explained that the purpose of the meeting was to discuss extending the Bay Area Demolition contract deadline which is August 30. Gallagher stated that there is a tunnel in the project which has caused delays in finishing that section of the demolition and remediation. There has to be some work done to shore up the remaining wall to the Pavilions and disconnect pipes that are no longer in use. This work will not be done by August 30 and Bay Area Demolition is asking for an extension of the agreement. This does still fall within the scope of work and there has not been any discussion of additional cost. If there are additional costs, there is overage in the awarded amount from the grant through the state, and he is hopeful that they would entertain any change orders that are within the scope to be included in the reimbursement. Gallagher continued, saying that the reports for this grant are due September 30 and they are trying to give themselves enough time to complete the project, fill out paperwork and submit it to the state before their fiscal year end of September 30.

***Motion by Lewis, seconded by Heinz, that the Bay Area Demolition contract be amended to reflect a completion date of September 30, 2024.***

Discussion:

Foster questioned whether the LBA or the contractor had access to the full blueprints before demolition? Gallagher responded allegedly yes, but this section had been partitioned off so it was not known that there was a void behind the wall. When they opened the wall, there was an ingress/egress to the pavilions that was still erected. It was not part of the original building or being used. It is Gallagher's understanding, that this was not part of the blueprints.

Searles confirmed that there is no request for a change order or additional cost, just an extension of time. Bay Area Demolition is very close to being done, probably within a week. Searles suggested the LBA not extend the contract through September 30 as that is their submission deadline to the state and they

won't have time to get everything done. Searles continued, saying that there is one utility pole connected to an adjacent utility pole off site. This may service the school next door, so Bay Area Demolition did not want to remove it even though it is within the scope of work. If it is servicing the school, and active, they can't handle something that is unsafe to do. They do have a wrecking clearance letter from Consumers Energy so this portion should be turned off, but if it's a matter of dropping those lines so Bay Area Demolition can safely remove the lines on our side, that might be something Consumers Energy needs to handle. Searles said she has reached out to Consumers Energy and is hopeful she will have an answer in the next few days. She suggested only extending the contract two weeks.

***Lewis withdrew his motion; Heinz withdrew his support.***

***Motion by Foster, seconded by Heinz, to extend the Bay Area Demolition contract to September 15, 2024 and give Chairman Gallagher the power to extend the contract up to but not past September 30, 2024, if needed.***

Discussion continued on the extension date.

Heinz questioned if the September 15 deadline would allow enough time to submit everything to the state by the September 30 deadline.

Searles stated that Bay Area Demolition is required to submit a lien waiver stating that they have been paid. They will have everything ready to go, so that once they receive that document, they can submit everything to the state.

***Motion on the table carried 5-0.***

Discussion on the tunnel and utility pole ensued.

**PUBLIC COMMENT-** None.

**MEMBER COMMENTS-** None.

**CHAIRPERSON COMMENTS-** None.

## **ADJOURNMENT**

Meeting adjourned at 2:20pm.