

**City of Marine City  
Workgroup for City-Owned Properties  
February 9, 2022**

A regular meeting of the Workgroup for City-Owned Properties was held on Thursday, February 9, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 5:30 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**AUDIO/VIDEO AVAILABLE**

For complete audio/video of meeting, visit the following link:

<https://www.youtube.com/watch?v=lkbA7OBuHSc>

**Present:** City Commissioners Jacob Bryson, Brian Ross; Community & Economic Development Chair Joseph Moran; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

**Absent:** City Commissioner John Kreidler; Planning Commissioner Ben Heath

Motion by City Commissioner Ross, seconded by City Commissioner Bryson, to excuse Commissioners Kreidler and Heath from the meeting. All Ayes. Motion Carried.

**Approve Agenda**

Motion by Commissioner Bryson, seconded by Commissioner Ross, to approve the Agenda. All Ayes. Motion Carried.

**Public Comment**

The meeting was conducted with an open forum format that did not limit reasonable speaking time; public comment was made during the discussion of each property.

**Approve Minutes**

Motion by Commissioner Ross, seconded by Commissioner Bryson, to approve the January 20, 2022 meeting minutes. All Ayes. Motion Carried.

**Unfinished Business**

### 300 Broadway

Chairperson Moran clarified the annual utility bill totals for 300 Broadway and 303 South Water.

Friends of City Hall Representative, Judith White, spoke to the repairs Friends of City Hall completed at 300 Broadway which included: repairs to the staircase, interior demolition, gas line replacement, new water line, fire suppression installation, fire alarm installation, new HVAC system, and the installation of a new 2" service line. She stressed that as the elevator was installed and the ADA compliant bathrooms completed, they would open the facility as a rental venue and performance center.

There was a discussion on who would be responsible for the maintenance of the grounds and it was determined to be a point of negotiation.

Heather Bokrum, Secretary of the Marine City Historical Society, spoke in support of selling 300 Broadway to the Friends of City Hall.

Phil Oleksiak spoke in support of selling 300 Broadway to the Friends of City Hall.

Kim Turner stressed that the park surrounding 300 Broadway should remain a park.

City Manager Tatman stated that there seemed to be a community consensus from those present at the workgroup to sell 300 Broadway to the Friends of City Hall. She advised that she would have to discuss with the City Attorney a possible contract that allowed the City to operate a Community Center on private property and if it was feasible to designate a portion of 300 Broadway as a Community Center while adhering to the guidelines of the Guy family will.

### 303 South Water

Jim Turner questioned what it would cost to bring 303 South Water Street up to code. DPW Supervisor, Mike Itrich, advised that he had obtained an estimate in 2018 of approximately \$225,000 and that it would cost approximately \$18,000 to separate the back power panel; but stated these figures would increase in today's economy. City Manager Tatman stated that the up-front cost would be substantial and it would take a very long time before the City ever recouped any money.

DPW Supervisor Itrich stated that he was given an initial estimate of \$60,000 to demo 303 South Water in addition to the \$18,000 cost to put in an electrical panel following the demolition.

City Manager Tatman informed the Workgroup that the initial investment from the Guy Family for 303 South Water was \$42,000 however, it would need to be determined if that investment grew and what the fair amount due to the Guy Community Center restricted fund would be based on interest and current value.

There was a discussion regarding the disparity in property values received from the real estate estimates. It was discussed that the realtors were based out of different counties and the estimates would have been based on their perception of what the building could be sold for. Per information received from the City Assessor, the property had a taxable value of \$150,000.

There was a discussion regarding what could be rebuilt if the building was sold. It was stated that once the building was sold, the only control the City had regarding what could be built or occupy the building would be through the City's Zoning Ordinances.

There was a discussion regarding the meeting space at 260 South Parker not being suitable as a Community Center.

The City was instructed to put up a copy of all "working documents" on the City Website under the Workgroup for City Owned Properties tab, on the City Commission page.

### Meeting Schedule

The next two meetings were scheduled for February 24, 2022 at 5:30pm and March 7, 2022 at 5:30pm.

### **New Business**

None.

### **Adjournment**

Motion by Commissioner Ross, seconded by Commissioner Bryson, to adjourn at 6:51pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk