

CITY OF WYOMING, MICHIGAN
Minutes of the Committee of the Whole Meeting
August 1, 2016

PRESENT: Councilmembers Bolt, Burrill, Pastoor, Vanderwood (5:52 p.m.), Ver Hulst, Voorhees, Mayor Poll

ABSENT: None

STAFF: Dooley, Holt, Isakson, Oostindie, Rynbrandt, Stowell and Vandenberg

GUESTS: Stu Kingma, NAI Wisinski; Birgit Klohs, The Right Place; Mary Ann Sabo, Sabo PR; and Scott Smith, Dickinson Wright

Mayor Poll called the meeting to order in the West Conference Room, City Hall, at 5:36 p.m.

Holt explained the purpose of this meeting was to provide a status update on Site 36 and have discussion about continued efforts to develop the site. Holt introduced Kingma, Klohs and Smith.

Klohs shared efforts by The Right Place to market this site, noting it continues to generate interest. Klohs continues to believe this is one of the best sites in West Michigan for industrial development, noting the infrastructure and amenities the site offers. The Right Place presents information at trade shows and follows up with interested parties on a regular basis.

Kingma discussed the industrial real estate market, explaining the limited supply of quality industrial properties. Many companies wishing to expand have purchased and modified existing industrial sites instead of building new due to the high cost of construction.

Smith noted the continued environmental work on the site and completion of some of the cleanup may make the site more appealing to developers, but also noted most industrial developers are familiar with the opportunities of a brownfield site.

Councilmember Vanderwood joined the meeting at 5:52 p.m.

Holt explained this site could have been developed many times over, if we were willing to accept warehouse or logistics businesses. And but due to proposed uses or incentives offered by competing sites, we have been unable to develop the site except for the portion occupied by Kendall Electric. Holt reminded Council that in early discussions about redeveloping this site, the agreed-upon strategy was to be patient and look for a few larger industrial users to occupy the site. Holt asked Council if they wished to continue with that strategy or if they wish to do something different and how they felt about working with a developer.

Burrill inquired about speculative buildings. Kingma and Klohs both offered caution in this, noting any speculative building would have to be built in a way to have broad appeal and placement would be crucial to ensure maximum development of the overall site.

Council supports continued efforts to market this site to several larger users and did not wish to change strategy at this time. However they did not object to the possibility of working with a developer.

Kingma and Klohs left the meeting at 6:15 p.m.

Holt asked Isakson to provide an update on the 28 West Place project and reminded Council that a resolution will appear on tonight's agenda referencing an award of bid for this project.

Isakson shared details on some of the work done with the property owners, challenges securing access to the sites, the bid process and project timing, noting funding is now available and construction season is upon us. Despite some of the time needed to complete these tasks and the challenges attributed to them, demolition has begun on a portion of the buildings at Wyoming Village Mall.

Burrill expressed concern that demolition has begun and not all approvals have been secured. Smith noted that there are ways to secure entry to the site even if right-of-way approvals are still in process. Isakson noted meetings have been set with property owners for later this week, with the expectation that access will be granted and right-of-way will be secured in that process. Holt asked Council if they would consider the resolution if it were modified with a contingency for securing right-of-entry and ultimately right-of-way. Council was supportive of modifying the resolution.

The meeting adjourned at 6:40 p.m.

Kelli A. VandenBerg, City Clerk