

VILLAGE OF BEAR LAKE COUNCIL

Bear Lake Village Hall
12016 Russell Street
Bear Lake, MI 49614

SPECIAL MEETING

January 27, 2026

6:30 p.m.

UNAPPROVED SPECIAL MEETING MINUTES

CALL TO ORDER: The Special Meeting of the Village of Bear Lake Council was called to order by President Shelly Lynnes at 6:31 p.m. The Pledge of Allegiance was said.

ROLL CALL:

President: Shelly Lynnes **Council:** Heather DeRidder, Wanda Evans, Janene Gee, Rodney Gee, Daniel Heiss

Treasurer: Tracy Gary **Clerk:** Becky Cline (ABSENT) **Staff:** Jake Cline

GUESTS: **In Person:** None
 Phone: None

ADOPTION OF AGENDA:

J. Gee/ Heiss made the motion to adopt agenda.

Ayes: DeRidder, Evans, J. Gee, R. Gee, Heiss, Lynnes **Nays:** None **Abstain:** None **Absent:** None

PUBLIC COMMENT REGARDING AGENDA ITEMS (3 minute maximum per person): None

NEW BUSINESS:

- Former DPW Garage
Shelly had a zoom meeting with the Land Bank. The budget that is left is \$149,000. We are about \$200,000 short. The estimate is \$349,900. We asked them to take things off that are not necessary. October 1st is the deadline for this project and estimates are all really high. We asked to go back to stabilization, but that would mean we would have to go back to exactly what it was.
An option is to scrap this completely and lose about \$230,000. Of the \$230,000, about \$34,000 has already been spent.
The Land Bank option would be to demolish the building but we would have to have some form of temporary bathrooms and the cost of that is unknown. Eventually the restrooms would need to be rebuild and brought up to code.
The Village can put money toward this project, but that is not a viable option.
Option three is going for another grant and putting the money we already have to go towards it.
It may be a possibility to go with mini splits instead of a whole new HVAC system.
Rodney wonders if we can stabilize it so it's no longer condemned and then work on it in phases. Per Shelly, the Land Bank will not let the Village work on it in phases. All work has to be completed by 10/01/26. Shelly is thinking about just working strictly on the office space for now. Getting a wall furnace and/or mini splits as a new HVAC system is \$100,000. Would also need a cost estimate on what new bathrooms would cost us if we demolish.

The quote for rehabilitation includes: making the building ADA accessible with ADA bathrooms, redoing the office, new ADA accessible front doors. The cost would be \$309,000.

\$130,000- \$140,00 would be left after admin fees, engineering, etc. of the grant money.

Tearing down saves us no money and has the potential to cause more issues down the road we may not have the money for. We have to have an office space as we can only use the current DPW building temporarily.

Janene talked to Sarah from the Community Foundation, and they seemed interested in helping, but it would have to happen in phases.

Shelly thinks we should scrap the Land Bank plan and do this ourselves in phases. There are still funds left from the museum sale.

Promoters have \$10,000 willing to donate to us for projects per Janette May.

We cannot use the garage portion of the old DPW, but we can use the office space and the bathrooms.

R. Gee/ J. Gee made the motion to tell the Land Bank that we are not tearing down the old DPW building and turn down the money from the Land Bank.

Ayes: DeRidder, Evans, J. Gee, R. Gee, Heiss, Lynnes **Nays:** None **Abstain:** None **Absent:** None

PUBLIC COMMENT (3 minute maximum per person): None

ADJOURNMENT:

DeRidder/ Heiss made the motion to adjourn meeting at 7:47 p.m.

Ayes: DeRidder, Evans, J. Gee, R. Gee, Heiss, Lynnes **Nays:** None **Abstain:** None **Absent:** None

Respectfully Submitted,

Notes taken by: Tracy Gary
Treasurer, Village of Bear Lake

Minutes written by: Becky Cline
Clerk, Village of Bear Lake