

ISHPEMING TOWNSHIP MINUTES

1575 U. S. Highway 41 W

Ishpeming, MI 49849

A special meeting of the Ishpeming Township Board was held on Friday, May15, 2026, at 6:00 P.M.

1. Roll Call: Present - Supervisor James Nankervis, Trustee Curtis Sjöholm, Trustee David Bosio, Treasurer Kristin Thornton and Clerk Nicole Hyry.

2. Public Comment:

Dave Huetter wants the land to remain green space or get the right development. Starter homes--people leave after kids are grown. Believes there are plenty of houses available (Flower Streets) as starter homes. Need bigger homes.

Gordon Grigg—why selling the property at ½ price? Still mad about Habitat Housing-Land Bank lied to him. Who's paying for infrastructure?

Supervisor Nankervis—Selling the land at this price to hopefully get residents into the township. Antonio will address the infrastructure.

Pete Stanway—Income based, another name for low income. Used to live in low income. Vandalism occurred-it was a shit show, a lot of trouble, going to have a mess on our hands.

Becky Abendroth--New road for the subdivision when our roads in the Township are total crap.

James Nankervis-- Money to get roads done at the same time water lines installed. Spoke to the Road Commission about the culverts.

Treasurer Thornton- Seeking grants for roads, infrastructure to minimize costs for houses. This housing could be for young owners coming into the neighborhood. Could also be for older couples. Not low-income housing. Average payment with taxes and insurance, est. \$1,700 per month. Regarding the claim of pushing the project through—there is a timeline. Regarding green space—some is privately owned. Dirt bikes—not green space. Land Bank has evolved- glad they have, they're trying to build communities and give back to communities.

Amy Huetter—can we make sure there will be attached garages to these homes?--Benefit elderly or someone with a baby. Bigger homes more conducive to needs or something for people that live here.

Pete Stanaway—will these homes be put on the market afterwards? Will people be getting assistance, down payment assistance?

Dave Huetter—we have first time affordable buyers' homes in the neighborhood already. What's the size of these homes?

Antonio-Addressing questions and concerns:

We are assisting communities to develop communities. Size of homes will be 1,200-1,800 sq. ft., 3 bedroom, 1 ½ bath, 1 car garage. (2 car is too expensive to build). Not building any home under 1,000 sq. ft. Must live in home for 5 yrs.-otherwise penalty applies. Can't buy to rent out. Trying to price in the \$200K range.

Grant is awarded with full application. There is a checklist. \$775K eligible for water, sewer, road. Cost to build with engineer, 1.1 million or more. August 20th is the deadline for submitting everything. Signing the PA doesn't tie us together, it gives us the opportunity to further the project.

Dave Huetter- Can I buy one of these homes?

Antonio- No, don't qualify since you already own a home. You'd have to sell yours. Can only own one home.

Antonio went over the process of applying-making an offer to purchase one of these homes. It's the usual standard

process for purchasing any home. There is down payment assistance from MSHDA (2nd mtg). Seek guidance from lender. Median income in township is \$78-85K (family).

Gordon Grigg-developers in mind.

Antonio- there is a list of developers. They must all be licensed, insured. Cannot be the builder who only builds one or two homes per year. May 27th the wetlands survey will be done. Need 6 acres. If less than 6, not buildable- wouldn't be interested.

Becky Abendroth- why not for sale by the township? Sell to residents to build.

James Nankervis- trying to build a subdivision with blacktop roads, water and sewer.

Unknown person's name- infrastructure changed from previous meeting? Thought it was already there.

Antonio- currently some exists--needs to be updated. Grants to funds infrastructure. Here's a map that shows it. Hoping no money needs to come from taxpayers. Developer to absorb extra costs.

Trustee Sjöholm-are there any other grants/funding?

Antonio- they will look.

Dave Huetter- money comes from the State which is still our tax money.

Antonio- if the land doesn't meet building requirements, it reverts back to the township. The PA gives the Land Bank permission to pursue development.

Supervisor Nankervis- would like an additional paragraph added to PA. Approval of the purchase agreement is contingent on Ishpeming Townships only expense for Development of the Housing Development is the \$400 for the Wetlands Survey.

Trustee Bosio- We're doing this because it's low risk for us.

3. Business:

a. Land Bank Representations/Marquette County Land Bank Authority Purchase Agreement

Approval of signing the purchase agreement: Motion by: Treasurer Thornton Supported by: Clerk Hyry. All Ayes. Motion passed.

4. Public Comment: Items not on the agenda.

Gordon Grigg- what about Lusardi's house? Junk cars, garbage-isn't there an ordinance? Chickens and roosters in the garage.

Becky Abendroth- Ted's paint and drywall building? It's worse. The guy cleaning it up is just moving it around.

Supervisor Nankervis and Treasurer Thornton- we're working on getting Lusardi's cleaned up, waiting on bids. Needed court action, it's approved now so we're getting bids to get items removed. We're working on it. House on Steel Street is also being looked at. Jeff or Steve will talk to guy cleaning Ted's paint and drywall.

5. Adjournment: Motion by: Trustee Bosio Support by: Treasurer Thornton and passed to adjourn. All Ayes. Time: 6:57 pm.

Nicole Hyry, Township Clerk