



CITY OF LESLIE

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**LESLIE COUNCIL SPECIAL MEETING
7:30 PM WEDNESDAY, AUGUST 25, 2021
LESLIE CITY HALL, 602 W. BELLEVUE STREET**

A special meeting for the purpose of Council determining how to proceed regarding undeveloped property owned by Atlas Grove in the Business Park; and to determine eligibility of candidate for City Council.

AGENDA

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of The Agenda.
4. Public Comment.
5. Determine how to proceed regarding undeveloped property owned by Atlas Grove, LLC in the Business Park
6. Eligibility of Candidate for Council, definition of 'official' and 'officer' and 'nepotism'.
7. Motion to Adjourn.

From: [James Walls](#)
To: [Susan Montenegro](#)
Subject: Special Meeting
Date: Friday, August 20, 2021 3:57:29 PM
Attachments: [image.png](#)

Good afternoon Susan

I think we have went from communicating once a month to daily- lol

I have some questions as well as concerns:

It is my understanding that there is a special meeting next week as to the Atlas Grove property lot.

Some of my questions are as follows

1. Is there a written archive of the decision made by the city council from the Aug 17th that I can request

My presumption is that if there is a special meeting after the Tue counsel meeting then the decision is considered official and I don't want to wait 1 month for the publish confirmation, can I obtain a copy earlier considering the decision rendered affected us directly. Please let me know if this is possible?

2. In the meeting there was confusion as to time of start and duration which I felt was not directly cleared up. With our contract with the city of Leslie being 2 years to completion and 1 year timeline to begin, from the date of close.

- We asked for an allowance to file our drawings and prints and still meet the terms of the original contract by agreeing to complete within the same time table from the original closing.
- It was our belief that with the explained rationale and the allocation of funds along with a very connected construction group- 90-days was not considered outside a timely manner - considering it did not affect the end of completion date.

I understand the City council sentiment of we did not start when our neighbors began or we did not call, but normally (1) communication is done in writing for a few reasons which I believe we always responded to in a timely manner and as to the starting date (2) it's like the "tortoise and Hair" bedtime stories with all parties hitting the finish line at the same time so to speak.

My questions are as follows:

1. Is the special session open to the public or will it be simulcast.
2. Will the meeting min be published or will they have to be voted in at the next city Council Meeting along with the original decision.
 1. I am looking for the written decision and if it is the same as the verbal discussion
 1. Denial of 90 days because we " did not start when our neighbors did"
 2. "We did not call the city counsel "
 2. Both of these factors we want to understand in detail as it pertains to timely manner or capability to finish the project in time.

Please can you let me know if the decision of the original Council meeting as well as the special meeting - can these min be available early - so that I can obtain a copy. - Thank you

Thank you as always in advance for your time

James Walls
Managing Partner



From: [James Walls](#)
To: [Susan Montenegro](#)
Subject: Purchase agreement
Date: Tuesday, August 24, 2021 5:50:06 PM

Susan
Per our conversation

If the City Counsel after careful re-consideration of clarifying the 12 to 24-month terms and the follow up discussion where Atlas Grove, LLC asked for an allowance to file our drawings and prints and still meet the terms of the original contract by agreeing to complete within the same time table from the original closing, still stands by the verbal decision of denial:

1. Denial of 90 days because we " did not start when our neighbors did"
2. "We did not call the city counsel"

Upon written direction, per the covenants of the industrial park, we will facilitate the current following two options as presented to us as expeditiously as possible.

- Sell the land to Kevin Murad Per a PA agreement.
- Facilitate title transfer back to the City of Leslie, per the refund agreement.

Please note we still desire to Build a Cultivation facility in your industrial park, but we will follow your recommendations.

Thank you for your time

Managing Partner

James Walls

Below Susan is my communication with Kevin as to selling the land to him after denial of the extension

On Aug 22, 2021, at 5:00 PM, James W <jameswalls7@gmail.com> wrote:

Good afternoon Kevin

We have made a few corrections to the PA document, upon your review and acceptance, I think we have an agreement.
The document is still conditional on a written agreement from the City of Leslie, see section 25.
Realizing you state that this would be no problem it is still a requirement prior to execution.
We are only selling if the city is truly not allowing Atlas Grove the option to a delayed start, but still maintaining the completion deadline as to the original contract.

This purchase agreement is set for Sept 1st as a final closure and we do not feel that obtaining approval from the city will impede the closing.
Please provide a letter before we can proceed.

Thank you for your time and consideration

Managing Partner

James Walls

From: [Kevin Murad](#)
To: [Susan Montenegro](#)
Subject: Fwd: Atlas grove 8 acre property
Date: Tuesday, August 17, 2021 10:55:47 PM

Hi Sue,

I just wanted to add also which I forgot to add James Walls and atlas grove have agreed to sell me the property for \$200k I gave them an incentive to basically make it a “no issue” process for the city and prevent paying for any court fees or anything like that and or would just make it a streamline process.

Let me know if we’re able to make this happen and get it submitted through city council? Or what ever you recommend.

Thanks,

- Kevin Murad

From: Kevin Murad <kevinmurad@yahoo.com>
Date: August 17, 2021 at 9:29:56 PM EDT
To: Susan Montenegro <manager@cityofleslie.org>
Subject: Atlas grove 8 acre property

Hello Sue,

Do u know what steps i have to take for purchasing this property?

Thanks,

- Kevin Murad

From: [Kevin Murad](#)
To: [Susan Montenegro](#)
Subject: Letter for Purchase of the 8 acre property
Date: Sunday, August 22, 2021 10:54:45 PM

Hi Sue,

I hope you had a great weekend.

James walls reached out to me today and said he is willing to sell me the property if there is an approval letter from the city approving the sale. If the city is going to purchase it back directly from him and is going to resell to someone else I will not deal with James and I will respectfully wait for the city to handle things and purchase the property from the city of Leslie if that's something that you recommend. Also I wanted to let you know My group is very excited to start this project and make big things happen in the park!

Thanks,

- Kevin Murad

Verde Fields, LLC
510 Industrial Dr.
Leslie, MI 48823
Verdefields.mi@gmail.com

8/20/21

Leslie Local Development Finance Authority (LDFA)
Leslie City Council
c/o Susan Montenegro
City Manager
City of Leslie
602 W. Bellevue Street
Leslie, Michigan 49251

Dear LDFA and DDA:

Verde Fields LLC is offering to purchase the available lot on Industrial Drive, in the City of Leslie Business Park.

Verde Fields, LLC is submitting this letter with the intent to request a purchase of the 8.3 acres on Industrial Dr in the City of Leslie Industrial Park (parcel 33-17-14-27-152-018). We have acquired a Prequalification from the State of Michigan for a Class C cannabis grow. 510 Industrial Dr. as of this day has a completed shell and interior buildout is underway. We are willing to listen to the City of Leslie Council and LDFA desires with other interested parties as well. Division of the parcel would be according to the assessor, city council and the desires of the interested parties. We would be willing to purchase 3 of the 8.3 acres as a minimum.

The intent is based on the following:

- Cash offer to the City of Leslie
- Closing date to be held by December 31st, 2021
- Offer good until December 1st, 2021

Considerations:

- Verde Fields is willing to pay \$23,000 per acre for the remaining acreage of parcel number 33-17-14-27-152-018 (approximately 8.3 acres / estimated cost of \$69,000-\$190,900)
- Payment will be made at closing and after a survey is completed.
- Survey will be reimbursed by Verde Fields, LLC.

Conditions:

- Verde Fields will be allowed a due diligence period on the lot.
- Transferable municipal license from the city to be granted for Verde Fields, LLC.
- Soil Testing, favorable to concrete pad / building construction.
- Utilities are available to lot.
 - Water
 - Sewer
 - Electric

This letter is not an official offer, and all details would need to be negotiated and executed through a formal purchase agreement. Such purchase agreement will be created by the city attorney.

Sincerely,

Norman Albrecht
Verde Fields, LLC
Verdefields.mi@gmail.com
513-519-2817



Memo

To: Sue Montenegro

From: City Attorney's Office- CSIF

Date: 8/16/2021

RE: Officers and Officials-Nepotism

Sue,

You asked for the definition of "officer" and "official" as it relates to the city clerk's brother-in-law's eligibility to run for a city council member position.

As stated in more detail below, Chelsea is an "officer" of the City and a council member is considered an "official" of the City. Chelsea's degree of relation to her brother-in-law requires compliance with §6.17 of the City Charter, titled "Nepotism", which establishes additional requirements for his eligibility as a council member. In order for Chelsea's brother-in-law to be eligible to serve as a city council member, in addition to the regular requirements, he must be approved by a majority vote of the full city council and the council must determine it is in the city's best interest to allow him to serve.

The City Charter defines "Officer" as an appointive officer of the city, and defines "Official" as an elective official of the city. See §§3.14-3.15.

Section 6.6 Appointive offices., specifically refers to the clerk as an "officer". Section 6.3 Elective officials., specifically refers to the members of council as "officials".

Section 6.17 of the City Charter states that a person is not eligible to serve as an officer or official of the city who is related to a person already holding a position as officer or official, unless the council shall (1) approve eligibility by a majority vote of the full council, and (2) shall determine it to be in the best interests of the city. The relationships that require approval are defined in 6.17, and a brother-in-law is included.

As to additional eligibility requirements of the elective official, the person shall be a registered elector of the city who has resided within the city for at least one year immediately before the date of the election. See §6.4