

REGULAR/COMMITTEE OF THE WHOLE MEETING
February 27, 2018

PERE MARQUETTE CHARTER TOWNSHIP BOARD
held at 1699 S. Pere Marquette Highway, Ludington MI 49431

Board members present: Supervisor Paul Keson; Clerk Rachelle Enbody; Treasurer Jacalyn Sroka;
Trustees: Paul Piper, Andy Kmetz, and Henry Rasmussen.
Board member absent: Trustee James Nordlund Sr.
Also present: Andy Larr, Kelly Smith, Deborah DelZoppo, Fran Kalchik, County Commissioner
Steve Hull, and Mason County Growth Alliance Executive Director Spence Riggs.

Meeting was called to order at 6:30 p.m. by the Supervisor. Invocation was given by Smith; Pledge of Allegiance was recited by all. The minutes of the February 13, 2018 regular meeting and the current agenda were approved by consent.

PUBLIC HEARING: A. Application(s) for Industrial Facilities Exemption Certificate – ProAct Services Corp. – Keson called the public hearing to order at 6:31 p.m.. ProAct Services Corp. submitted an application for an Industrial Facilities Exemption Certificate for a new facility at 4990 W. First Street, Ludington, MI. Notice of the public hearing was published in the Ludington Daily News on February 16, 2018 and the taxing authorities were notified of the public hearing by certified mail.

Spence Riggs gave an overview of the project. The MEDC and MI Works have supported the project with grant(s). ProAct's wages are competitive and include health care, dental, and vision. The abatement is for real property for a period of twelve years. The new facility will be the national headquarters for ProAct Services Corporation.

There were no further comments, written or oral, and the Supervisor closed the public hearing at 6:37p.m..

NEW BUSINESS: A. Consider Resolution to Approve Industrial Facilities Exemption Certificate for ProAct Services Corp. – Keson stated the Tax Abatement Review Board met on February 5, 2018, and reviewed the applications submitted by ProAct Services Corp. The application met the criteria for an IFT certificate and the Tax Abatement Review Board recommended that the Township Board approve the application. Keson noted that the applications are for real property only – local jurisdictions no longer grant abatements on personal property or equipment. Personal property exemptions are now handled by the State of Michigan with the Eligible Manufacturing Personal Property process. The total value of the application for abatements, if approved, could add up to an estimated \$479,000 over the twelve-year abatement period. The total investment is approximately \$3.5 million in real property. ProAct intends to create thirty new jobs.

The Supervisor stated the next order of business was the consideration of a resolution approving an IFT Application.

RESOLUTION APPROVING AN IFT APPLICATION

ProAct Services Corporation
4990 W. First Street

The following preamble and resolution were offered by Piper and supported by Rasmussen:

Resolution Approving Application of ProAct Services Corporation for an Industrial Facilities Exemption Certificate for a New Facility

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on September 12, 2006, this Board of Trustees by resolution established Industrial Development District #10, First Street Business Park; and

WHEREAS, ProAct Services Corporation has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development District #10; and

WHEREAS, before acting on said application, the Charter Township of Pere Marquette held a hearing on February 27, 2018, at 1699 S. Pere Marquette Hwy., in Ludington, MI, at 6:30 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before January 19, 2018, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Pere Marquette Charter Township; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Charter Township of Pere Marquette, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Trustees of Pere Marquette Charter Township that:

1. The Board of Trustees finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of Pere Marquette Charter Township, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in Pere Marquette Charter Township.

2. The application from ProAct Services Corporation for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District #10, to wit:

FIRST STREET BUSINESS PARK
PARCELS 18 THRU 23 AND PARCELS 25 THRU 26

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion.

Yes: Kmetz, Rasmussen, Sroka, Keson, Enbody, and Piper.
No: None.
Absent: Nordlund.

Resolution declared adopted.

B. Consider Equipment Purchase – Board members reviewed proposals for a new pick-up truck that would replace the 2002 Dodge pick-up. The 2002 Dodge would then be used as a reserve vehicle. The acquisition of a new pick-up truck is planned for and included in the 2018 Capital Improvement Fund budget. The quotes include the cost of an aluminum utility tool box. Larr recommended the quote for the GMC from Todd Wenzel Buick because it has the best configuration out of the three vehicles quoted.

Moved by Rasmussen, seconded by Kmetz to authorize the purchase of a 2018 GMC 4x4 extended cab pick-up truck with a Knap Heide model A598 aluminum utility body at a total purchase price of \$44,028.85.

Motion carried.

COMMITTEE OF THE WHOLE: **Moved** by Keson, seconded by Enbody to move into Committee of the Whole at 6:44 p.m. Motion carried. Various topics discussed with no action taken:

Keson updated the board on the water main project on Lakeshore Drive. There is currently a six-inch main from Bryant Road that supplies water to Epworth Heights, Linlook Park, Lakeview Cemetery, and Cartier Park. The Reliability Study identified low test flow rates in the area, which are affected even more negatively during the busy summer months. Keson met with Kimberly Hamm of Epworth Heights who offered to contribute up to 20% of the project cost in order to move the project forward. Keson will also be meeting with the City of Ludington to determine if they would be willing to contribute towards the project as there would be a benefit to several City residents and also help with emergency needs. The current estimated cost of the project is \$ 545,000, of which there is enough fund balance in the water fund to cover the cost of the project. The board agreed on the need for emergency fire flow water and also on seeing the engineering take place. The project will come before the board at a future meeting for a decision.

Keson informed the board that the personnel committee will need to meet in order to make decisions due to the recent, unexpected passing of building inspector of eighteen years, Terry Wahr. County Building Inspector Tom Fulker is currently filling in so that the Township can continue to move forward with the current building projects that are underway.

Kmetz informed the board that during the review and re-write of the current zoning ordinance, it was mentioned that the procedure for Conditional Use permits could be streamlined. Currently, the Conditional Use permit requests are reviewed by the Planning Commission and come before the Township Board for final approval, causing an unnecessary delay. Kmetz discussed having the Planning Commission work with the Planner to re-word the Conditional Use procedure. The updated zoning ordinance will come before the board for approval at a future meeting.

Moved by Keson, seconded by Piper to return to regular session at 7:02 p.m. Motion carried.

ANNOUNCEMENTS: Funeral services for Terry Wahr will be on Friday, March 2, 2018 at noon.

EXTENDED PUBLIC COMMENT: County Commissioner Steve Hull reported on the most recent meeting of the Mason County Board of Commissioners.

ADJOURNMENT: The meeting was adjourned by the Supervisor at 7:06 p.m.

Rachelle D. Enbody, CMC, Township Clerk

Paul Keson, Township Supervisor