

TUSCARORA TOWNSHIP
3546 S STRAITS HWY, INDIAN RIVER, MI 49749
AUGUST 13, 2024 at 7:00 pm
REGULAR BOARD MEETING MINUTES

ITEM 1: CALL TO ORDER

The meeting was called to order by Supervisor Kramer at 7:00 pm.

ITEM 2: PLEDGE of ALLEGIANCE

The supervisor led the board and public in reciting the Pledge of Allegiance.

ITEM 3: ROLL CALL

All Present – Supervisor Kramer, Clerk Reidsma, Trustee Vance, Treasurer Dillaha, Trustee Pearson

Staff Present: Ron Odenwald, Chris Green

Quorum present – yes

ITEM 4: BOARD MEMBER CONFLICT OF INTEREST STATEMENT

No conflicts of interest reported.

ITEM 5: PUBLIC HEARING – NORTH STAR APPLICATION

Open at 7:02 / Closed at 7:11.

Name:	Comment:
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J. Kimball	Shared a statement from Sharon Lange (Cheboygan County Development Coord.) on an extraordinary win-win-win for the development, the community, & business district
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M. Whitener	Shares in the need for development & investment, but critical of lack of abatement policy & criteria.
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S. Snyder	Supports the Project, but not a sewer abatement, only a property tax abatement
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D. Webb	Supports the need for a policy and criteria for tax abatements.
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ITEM 6: PUBLIC COMMENT ON AGENDA ITEMS (3 minutes)

The floor was open for public comment at 7:11. Closed at 7:19.

M. Whitener	Shares in the need for development & investment, but critical of lack of abatement policy & criteria.
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S. Snyder	Concerned with Parking Lot agenda item – not a #1 priority – other issues like sewers have greater priority.
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ITEM 7: APPROVAL OF CONSENT AGENDA

Consent agenda items include – Bills Report, Treasurer, Minutes, Reports by Police, DDA, Parks, FOIA, Sewer, River Steps, Township Property Encroachment, Hangar Lease, Cleaning Contract

MOTION: Approve the Consent Agenda.

Moved by Pearson, seconded by Vance.

MOTION CARRIED by unanimous voice vote.

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ITEM 8: OLD BUSINESS

ITEM 8A: PARKING LOT

MOTION: Move to contractual agreement with PEI (Performance Engineering) to provide all pre-construction deliverables (see discussion) at a flat fee of 12% of total construction cost.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote (5-0).

Discussion: Township can save considerable funds on parking lot by using the same contractors performing sewer construction work if bidding. Performance Engineering (PEI) is willing to act on behalf of the Township for 12% of construction costs, which includes all bidding, scope of work definition, inspections, testing, permits, etc.

MOTION: Move to appoint Treasurer (Dillaha) to negotiate loan terms (cost & timing) for the Parking Lot project.

Moved by Kramer, seconded by Pearson.

MOTION CARRIED by unanimous voice vote.

ITEM 9: NEW BUSINESS

ITEM 9A: NORTH STAR APPLICATION

MOTION: Approve the North Star Application and the required Board Resolution (as stated in the Board Packet) for a Commercial Rehabilitation Exemption Certificate Application, PA 210 of 2005, as Amended for 10 years tax abatement after project completion.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote (5-0).

Discussion: The Application is for the North Star Gardens Trout Town Project. It is a mixed-use development involving the removal of five dilapidated cabins and the remains of an old motel. New cabins will be constructed, in addition a butterfly house, greenhouse, retail space, food service, and office space. The project will cost \$4.8 million for construction plus \$1.1 million for land acquisition, furniture, fixtures, equipment, architectural work, interest during construction, taxes, reserve requirements, and loan fees. The application is for an MEDC grant to offset rising construction costs, and thus MEDC is looking for the Township to support the project with tax abatements. The Board Resolution can be found in the Board Packet.

Jeff Jakeway addressed the Board by invitation of Supervisor Kramer. He wants the Township to flourish. He currently employs 65 people, and this project will increase employment in addition to increased tax revenues after the abatement period, which would have a targeted start date, December 2026.

Some Citizens wanted to see a criteria sheet for accepting applications, but Tom Johnson, an economic development consultant, confirmed that in Boyne City industrial projects require an Application Criteria sheet to be submitted (not Commercial projects). The MEDC must still approve the project to be eligible for a \$1.5 M Grant against their criteria. The Township property taxes will be abated, but sewer and school taxes will continue at an unabated level.

ITEM 9B: COMMERCE PARK PROJECT REUs

MOTION: Approve one additional REU (for a total of 2 REUs) for the two buildings under construction.

Moved by Vance, seconded by Pearson.

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MOTION CARRIED by unanimous voice vote.

Discussion: MGD Indian River LLC has filed a change of use Application for their property at Commerce Park. One REU is already tagged to the property. Nine storage units (buildings) are planned for construction, with two of nine under construction. Each building, as currently envisioned, would require an additional REU / building once constructed. Since Nine Buildings are planned, the project would potentially require 9 REUs upon completion. The project will have six (6) units per building.

INFORMATION: Mike Teeter, the owner / developer, was invited to speak by the Supervisor, and share an issue. Due to no fault of Mr. Teeter or the Township, an unknown underground fuel storage tank was discovered adjacent to the property, and as such, requires an 800 ft distance between it and a water well. This project envisioned one to three wells that now cannot be developed due to the distance restriction. So, Mr. Teeter is working with the Township to utilize the Township well within the Commerce Park development.

ITEM 9C: BURT LAKE STATE PARK SEWER BILLING DISCUSSION

INFORMATION: Treasurer Dillaha has been working with the State Park to change their sewer usage charges based upon a water meter usage on the main water well located within the center of the park. The purpose of this discussion is to determine a more equitable measure of sewer usage.

ITEM 9D: SET COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE APPLICATION HEARING

MOTION: Approve the recommendation for a public hearing for September 10, 2024 at 7 pm at the township hall for Wright Real Estate LLC's application.

Moved by Kramer, seconded by Vance.

MOTION CARRIED by unanimous voice vote.

Discussion: Wright Real Estate LLC has filed an application to construct a 6000sf building Laundry facility at 6339 Burchfield. The Laundry plans on 3200 sf, and two 1400 sf office suites for businesses that compliment Indian River. The plan calls for the removal of a dilapidated garage facility used for storage, which is under demolition.

ITEM 9E: BOND CLAIMS

MOTION: Approve the Supervisor to work with the Attorney to reclaim money lost from the Township with a Surety Bond claim.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

ITEM 10: PUBLIC COMMENT (3 minutes)

Public comment began at 8:12 pm and ended at 8:24 pm.

K. Cole – Commented on the Friends of the Library held a candidate meet and greet.

K. Hill – Commented on the Friends of the Library having legal counsel agreement on their ability to host a candidate meet and greet on July 9th.

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P. McGinnis – Disagreed with Board’s right to selectively invite people to speak on issues before the board.

R. Odenwald – Commented on his task to research location of all Commerce Park documents related to its designation of a Commerce Park by the State, including requirements for water, sewer, paved roads, etc. given the M. Teeter issue (it was unavoidable).

S. McPherson – Recognized the Board for their accomplishments & suggested the need for a formal Transition process as Boards change membership during elections.

ITEM 11: BOARD COMMENT

Four board members commented.

ITEM 12: MOTION TO ADJOURN

Meeting adjourned at 8:36 pm.

Respectfully submitted,
Jay Reidsma, Tuscarora Township Clerk