

**TUSCARORA TOWNSHIP BOARD**  
**September 25, 2024 Time: 9:30 am**  
**3546 S. Straits Hwy. Indian River, MI 49749**  
**SPECIAL MEETING MINUTES**

**AGENDA:**

1. Call to order
2. Roll Call
3. Agenda changes
4. Commercial Rehabilitation District Resolution
5. Commerce Park Restrictions
6. Accounting Changes
7. Airport Contract
8. Airport Lease
9. Budget Amendments
10. Bills
11. Public Comments
12. Board Comments
13. Adjournment

**MINUTES:**

**Item 1. Call to order:** Supervisor Kramer called the meeting to order at 9:30 am.

**Item 2. Roll Call:** Supervisor Kramer, Clerk Reidsma, Treasurer Dillaha, Trustee Vance, and Trustee Pearson present. A Quorum present.

**Items 3. Agenda changes**

Motion: Move to add Airport Lease and remove the PEI agreement to the Agenda.

Moved by Kramer, seconded by Vance.

Motion passed 5-0 voice vote.

Discussion: All Board members present, which allows a vote on agenda change motions.

**Item 4. Commercial Rehabilitation District Resolution**

**Motion:** Move to approve the Commercial Rehabilitation District Resolution as supplied in Board Packet.

Moved by Pearson, seconded by Dillaha.

Motion passed 5-0 roll call vote.

~~Information Discussion:~~ Resolution is required to approve of an exemption certificate application, PA210 of 2005, as amended for the Wright Real Estate LLC, Located at 6339 Burchfield Road, Indian River, Michigan

#### **Item 5. Commerce Park Restrictions**

**Motion:** Move to approve the clarified deed restrictions for Tuscarora Township Commerce Park; to apply them only to lots 13, 14, 15, 16; and revise the appropriate deed restriction documents as recommended by the Township Attorney.

Moved by Reidsma, seconded by Dillaha.

Motion passed 4-0 voice vote with Kramer abstaining.

~~Information~~ **Discussion:** In August, 2023, the Township sold lots 13, 14, 15, 16 in Commerce Park and issued updated deed restrictions with the sale. The deed restrictions should have applied only to the 4 lots involved with that sale, not all 18 lots in Commerce Park.

#### **Item 6. Accounting Changes**

**Motion:** Move to bring accounting records to actuals within the Special Assessment fund (860) by changing "Due to Other Funds" from \$14,468.26 to zero, and changing "Due from Eagles Nest" from \$70,611.75 to zero.

Moved by Reidsma, seconded by Kramer.

Motion passed 5-0 voice vote.

**Discussion:** Treasurer Dillaha explained that we have no 3<sup>rd</sup> party documentation (invoices, checks, bank accounts, transactions prior to BSA origination) that can be used to substantiate these receivables to validate their existence based upon research from accounting experts.

#### **Item 7. Airport Contract**

**Motion:** Move to review the two Forestry bids received and confirm concurrence with the Forestry expert/consultant's (Forester Greg Dragowski) recommendation that EH Tulgestka and Sons, as the selected best contractor for the project based upon Township Attorney advice.

Moved by Vance, seconded by Dillaha.

Motion passed 4-0 voice vote (Kramer abstains)

~~Information~~ **Discussion:** In August, 2023, the Township sold timber rights using a forest expert / consultant to bid and supervise the contract for the project. There were two bids, but the expert / consultant only submitted one bid for consideration as the best choice for the Township

#### **Item 8. Airport Lease**

**Motion:** Move to approve the Private Hangar Airport Lease Agreement for Plot H to Howard W. Mason per Board Packet.

Moved by Kramer, seconded by Dillaha.

Motion passed 5-0 voice vote.

~~Information~~ **Discussion:** Lease terms follow the language and agreements found in J. Leppien's recent lease renewal, which makes this a 25-yr lease with a Consumer Price Index for Urban Consumers (CPI-U) to each years lease.

**Item 9. Budget Amendments**

**Motion:** Move to approve budget amendments of +\$135,889.00 for account 101-000-676.00 “Reimbursements” and +\$180,000.00 for account 101-901-970.02 “Buildings and Grounds”.

Moved by Kramer, seconded by Vance.

Motion passed 5-0 voice vote.

Discussion: None

**Item 10. Bills**

**Motion:** Move to pay the bills as summarized in Invoice Register in the Board Packet for \$36,140.55 total and a separate NEMCOG bill for \$1054.00.

Moved by Kramer, seconded by Pearson.

Motion passed 5-0 voice vote

Information Discussion: Multiple funds will receive charges.

**Item 10. Public Comments** (opened at 9:36 am / closed at 9:38)

P. McGinnis – comments regarding Supervisor Kramer and other Board Members

**Item 11. Board Comments:**

Two Board members had comments.

**Item 12. Meeting adjourned:** 9:43 am.

Respectfully submitted,

Jay Reidsma, Township Clerk