

The Crosswell City Council met in Regular Session October 3, 2011, at the William Aitkin Memorial Library, 111 N. Howard Ave., Crosswell, MI. Mayor McMillan called the meeting to order at 7:30 P.M.

Present: M. McMillan, M. Willis, J. Geiger, L. Krawczyk, R. Butler

Administration: City Administrator John Espinoza, City Clerk Suzanne Dobson

Guests: Michigan Sugar Representative Greg Soule, Jeffersonian Reporter Margaret Whitmer

I. **PLEDGE OF ALLEGIANCE:**

- II. **APPROVAL OF MINUTES** from the Regular Council Meeting of September 19, 2011  
Geiger moved to approve the minutes of September 19, 2011 as presented, second by Butler. Motion Carried.

III. **PUBLIC COMMENTS:**

None

IV. **APPROVAL OF AGENDA:**

Butler moved to approve the agenda as presented, second by Willis. Motion Carried.

V. **PUBLIC HEARING – IFT APPLICATION – MICHIGAN SUGAR:**

Geiger moved to open the Public Hearing for Michigan Sugar Industrial Facilities Tax Exemption at 7:35 p.m., second by Willis.

Roll Call Vote: Geiger, yes; Willis, yes; Krawczyk, yes; Butler, yes; McMillan, yes. 5 yeas, 0 nays. Motion Carried.

Request for 50% tax exemption on personal property of \$727,524.00 – Heat Exchanger Energy Efficiency Updates – New equipment was installed in the factory process heat exchanger to reduce coal usage by 20% effectively reducing energy consumption improving the air quality and overall environmental impact in the community.

Mayor McMillan asked for any questions or comments from the audience. No comments or questions at this time. Public Hearing will be held open.

VI. **CORRESPONDENCE:**

- a. Community Spirit Awards Banquet: Receive and file.

VII. **ADMINISTRATOR'S REPORT:**

- Michigan Municipal League Conference this week
  - o Personal Property tax will be an issue at the conference
- Pumper Truck will be picked up in Pennsylvania about October 14<sup>th</sup>.

VIII. **COUNCIL MEMBER REPORT:**

- A. McMillan: 1. Electric Dept position; 2. Girls Little League sign
- B. Willis: No report

- C. Geiger: No report
- D. Krawczyk: Utility flags in the Sanborn area; Ans: Cable is burying their lines.
- E. Butler: 1. Wells St. Bldg; 2. Homecoming Parade.

IX. **UNFINISHED BUSINESS:**

None

X. **NEW BUSINESS:**

- a. Close Public Hearing:

Mayor McMillan asked if there were any further questions or comments regarding the Michigan Sugar IFT request.

Greg Soule, Michigan Sugar Representative discussed the energy updates.

Geiger moved to close the public hearing at 7:45 p.m., second by Butler. Motion Carried.

1. Resolution – IFT – Michigan:

Butler moved to adopt Resolution #10-03-2011 #1 approving application of Michigan Sugar Company for Industrial Facilities Exemption Certificate to install Heat Exchanger Energy Efficiency Updates – New equipment was installed in the factory process heat exchanger to reduce coal usage by 20% effectively reducing energy consumption improving the air quality and overall environmental impact in the community, second by Willis.

Roll Call Vote: Butler, yes; Willis, yes; Geiger, yes; Krawczyk, yes; McMillan, yes. 5 yeas, 0 nays. Motion Carried.

RESOLUTION #10-03-2011 #1

Resolution Approving Application of Michigan Sugar Company for Industrial Facilities Exemption Certificate to install Heat Exchanger Energy Efficiency Updates – New equipment was installed in the factory process heat exchanger to reduce coal usage by 20% effectively reducing energy consumption improving the air quality and overall environmental impact in the community.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on February 21, 1977, this Council by resolution established The Crosswell Industrial Development District.

WHEREAS, Michigan Sugar Company has filed an application for an Industrial Facilities Exemption Certificate with respect to install Heat Exchanger Energy Efficiency Updates – New equipment was installed in the factory process heat exchanger to reduce coal usage by 20% effectively reducing energy consumption improving the air quality and overall environmental impact in the community.

WHEREAS, before acting on said application, the City of Croswell held a hearing on October 3, 2011, at the Wm. Aitkin Memorial Library, 111 N. Howard St., Croswell, MI., at 7:30 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, the heat exchange energy efficiency updates to be purchased and/or leased had not begun earlier than six (6) months before September 14, 2011, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the heat exchange energy efficiency updates to be purchased and/or leased 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 the City of Croswell; and

WHEREAS, the aggregate SEV of personal property exempt from ad valorem taxes within the City of Croswell, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City of Croswell that:

1. The Croswell City Council 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 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the City of Croswell, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Croswell.

2. The application of Michigan Sugar Company for an Industrial Exemption Certificate with respect to new machinery, equipment, furniture and building improvements to be acquired and installed on the following described parcel of real property situated within the Croswell Industrial development District, to wit:

T10N R16E SEC 29 S 1/2 OF SE 1/4 EXC COM N 6 DEG E 832.96 FT & E 33 FT OF SW COR OF SE 1/4 TH N 6 DEG E 485.5 FT E 95.75 FT S 157.6 FT W 24 FT S 16.7 FT E 16.4 FT S 306.5 FT W 155 FT TO POB ALSO EXC S 200 FT OF W 225 FT ALSO EXC BIKE PATH ALONG SOUTH LINE 74.51 A. ALSO LOT 44 ASSESSORS PLAT EXC COM AT NE COR OF LOT 45 TH N 80 FT W 215 FT S 162 FT E 40 FT N 82 FT E 175 FT TO POB; ALSO EXC COMM N6 D E 997 FT N OF SE COR OF SEC 29 AS POB, TH N 72 D W 185 FT, N17 D E 116 FT , S 72 D E 161.35 FT TO CEN LN OF HOWARD AVE. S6 D W 118.4 FT TO POB. ALSO EXC COMM AT SE COR OF LOT 47, ASSESSORS PLAT AS POB TH N 18 D W 165.1 FT, E 28.32 FT TO W BANK OF BLACK RIVER, SLY ALONG RIVER TO A PT 17.67 FT E OF NLY COR OF LOT 47, S 45 D E 58.53 FT, S 23 D E 35 FT, S 3 D W 84 FT TO POB 20.92 A. IND FAC #999-000-000-24 TIFA DISTRICT-1985 INITIAL VALUE \$611,000  
be and the same is hereby approved.

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

CERTIFICATION:

I, Suzanne Dobson, City Clerk of Croswell, do hereby certify that Resolution #10-03-2011 #1 was adopted by the City Council at a Regular meeting of the City Council held at the Wm. Aitkin Memorial Library, on the 3<sup>rd</sup> day of October, 2011.

Vote on this Resolution, 5 members being present was as follows:

AYES: Butler, Willis, Geiger, Krawczyk, McMillan

NAYS: \_\_\_\_\_

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Suzanne Dobson, CMC  
Croswell City Clerk

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Michael McMillan, Mayor

b. Halloween Hours: Geiger moved to set the Halloween Hours for October 31, 2011 from 6:00 p.m. to 8:00 p.m., second by Krawczyk. Motion Carried.

c. DIG Grant Resolution:

Krawczyk moved to approve Resolution #10-30-2011 #2, for improvements to the traditional downtown area for the City of Croswell and is requesting \$750,000 through the Michigan Economic Development Corporation's Michigan Community Development Block Downtown Infrastructure Grant (DIG) Grant Program with a local match of \$205,000 from the City (General, D.D.A, Electric, etc.) Funds, and \$523,987 from Federal Loan and second by Willis.

Roll Call Vote: Krawczyk, yes; Willis, yes; Butler, yes; Geiger, yes; McMillan, yes. 5 yeas, 0 nays. Motion Carried.

RESOLUTION #10-03-2011 #2  
Downtown Infrastructure Grant

Whereas, the Council of the City of Croswell is proposing for improvements to the traditional downtown area for the City of Croswell and is requesting \$750,000 through the Michigan Economic Development Corporation's Michigan Community Development Block Downtown Infrastructure Grant (DIG) Grant Program with a local match of \$205,000 from the City (General, D.D.A, Electric, etc.) Funds, and \$523,987 from Federal Loan and

Whereas, City's Master Plan from September 2000 states to maintain and improve the public infrastructure within the central business district; Downtown Development Plan outlines the reconstruction of Howard Avenue, and

Whereas, by upgrading and improving the downtown infrastructure proposed in the MEDC applications, a more reliable infrastructure is provided that benefits the whole community by providing a safe, vibrant and economically strong downtown area, and

Whereas, the proposed project is consistent with the local community development plan as described in the application, and

Whereas, the contractor who is awarded the construction project will be required to meet state and federal WBE/DBE requirements as part of their bid, and

Whereas, the proposed project would not displace any people of low or moderate income or result in a loss of housing units, and

Whereas, once complete, the improvements will benefit the entire community, which therefore benefits the entire low to moderate-income residents of the City of Croswell, and

Whereas, local costs and other funds to be invested in the project have not yet been expended and will not be expended prior to a formal grant award, completion of the environmental review procedures, and formal written authorization is received from the Michigan Economic Development Corporation,

Now, therefore be it resolved, that the City of Croswell hereby authorizes John Espinoza, City Administrator, to submit the Michigan CDBG Downtown Infrastructure Grant (DIG) Program Notice of Intent and

Furthermore, John Espinoza, City Administrator is authorized to sign the application forms and all grant related documents and to serve as environmental review certifying officer,

Now, therefore be it resolved, that the Croswell City Council of Croswell does hereby adopt this resolution.

CERTIFICATION

I, SUZANNE DOBSON, City Clerk of Croswell, do hereby certify that Resolution #10-03-2011 #2 was adopted by the City of Croswell at a Special meeting of the City of Croswell Council held at the Wm. Aitkin Memorial Library on the 3<sup>rd</sup> day of October, 2011.

Vote on this Resolution, 5 members being present was as follows:

AYES: Krawczyk, Willis, Butler, Geiger, McMillan

NAYS: \_\_\_\_\_

\_\_\_\_\_  
Suzanne M. Dobson, CMC  
City Clerk

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Michael McMillan, Mayor

d. Boards & Commissions

- 1.Housing Board of Appeals
- 2.Planning & Zoning Commission
- 3.Downtown Development Authority:
- 4.Economic Development Corporation:

Geiger moved to appoint the following Board & Commission members for the following terms, second by Krawczyk. Motion Carried.

Housing Board of Appeals – 3 year term – November 2014

- Gary Macklem

Planning & Zoning Commission – 3 year term – December 2014

- Doug Bricker
- Robert Callahan
- Jeanette Thompson
- Mike O’Vell
- Ed McLane

Downtown Development Authority – 4 year term – December 2015

- Paul Nehmer
- Kim Stencil

Economic Development Corporation – 6 year term – December 2017

- Richard Bales
- Mike O’Vell

XI. **PUBLIC COMMENTS**

None

XII. **APPROVAL OF ACCOUNTS PAYABLE:**

Geiger moved to approve the Accounts Payable for the amount of \$581,622.66 and the bills be paid, second by Willis. Motion Carried.

XIII. **ADJOURNMENT:**

With no further business Mayor McMillan adjourned the meeting.

Meeting adjourned t 7:50 p.m.

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Suzanne Dobson, CMC  
City Clerk

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Michael McMillan, Mayor