

CALL TO ORDER

IN REGULAR SESSION Monday, February 20, 2015 at 7:00 P.M. in the Training Room of the Public Service Building, 900 S Marshall Avenue, Marshall, MI, the Marshall City Council was called to order by Mayor Reed.

ROLL CALL

Roll was called:

Present: Council Members: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams.

Also Present: City Manager Tarkiewicz and Clerk Nelson.

Absent: Council Member Miller.

Moved Williams, supported McNeil, to excuse Council Member Miller. On a voice vote – **MOTION CARRIED.**

INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Reed led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Moved Metzger, supported Schurig, to approve the agenda with the addition of item 13A – Library Board Appointments. On a voice vote – **MOTION CARRIED.**

PUBLIC COMMENT ON AGENDA ITEMS

None.

CONSENT AGENDA

Moved Metzger, supported McNeil, to approve the Consent Agenda:

- A. Received the FY 2015/2016 Administrative Chain of Command Appointments;
- B. Minutes of the City Council Regular session held on Monday, February 2, 2015;
- C. Approve city bills in the amount of \$ 1,720,778.43.

On a roll call vote – ayes: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams; nays: none. **MOTION CARRIED.**

PRESENTATIONS AND RECOGNITIONS

None.

INFORMATIONAL ITEMS

None.

PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION

A. Mor-Dall Enterprises IFT Application:

Jim Robbey Associate Vice President of MAEDA, provided the background for the Mor-Dall IFT application.

Mayor Reed opened the public hearing to hear public comment on the proposed application for an Industrial Facilities Tax Exemption Certificate for Mor-Dall Enterprises, 511 S. Kalamazoo.

Hearing no comment, the hearing was closed.

Moved Williams, supported Metzger, to approve the Industrial Facilities Tax Exemption Certificate for Mor-Dall Enterprises, 511 S. Kalamazoo. On a roll call vote – ayes: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams; nays: none. **MOTION CARRIED.**

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2015-04**

Minutes of a regular meeting of the City Council of the City of Marshall held on February 20, 2015, in the Training Room of the Public Service Building, located at 900 South Marshall Avenue, Marshall, Michigan.

Present: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams.
Absent: Miller.

The following preamble and resolution were offered by Council Member Williams and supported by Council Member Metzger.

**RESOLUTION TO APPROVE APPLICATION OF
MOR-DALL ENTERPRISES
511 S. KALAMAZOO,
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR
REAL AND PERSONAL PROPERTY - NEW MACHINERY AND
EQUIPMENT**

WHEREAS, pursuant to P.A. 198 of 1974, MCL 211.551 et seq., after a duly noticed public hearing held on August 16, 2010, the Council by Resolution established Industrial Development District No. D-31 as requested; and

WHEREAS, Mor-Dall Enterprises has filed an application for an Industrial Facilities Exemption Certificate with respect to real and personal property improvements and the acquisition and installation of new machinery and equipment within Industrial Development District D-31; and

WHEREAS, in accordance with Act 334, P.A. 1993 amending Act 198, P.A. 1974, a written agreement shall be executed between the applicant and the City of Marshall allowing, under specific circumstances, the reduction and/or revocation of the certificate and recapture of the taxes abated; and

WHEREAS, before acting on said application, the City of Marshall held a hearing on February 20, 2015 in the Training Room of the Public Service Building, located at 900 S. Marshall Avenue, Marshall, Michigan, at 5:30 p.m. at which hearing the applicant, public, 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 acquisition and installation of the new equipment, had begun earlier than six (6) months before January 28, 2015, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, the acquisition of the new equipment and machinery 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 Marshall; and

WHEREAS, the granting of said certificate shall not have the effect of substantially impeding the operation of the City of Marshall, or impairing the financial soundness of a taxing unit which levies ad-valorem property taxes in the City of Marshall; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall that:

1. The City Council find and determine 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 the City of Marshall, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Marshall.

2. The application of Mor-Dall Enterprises, 511 S. Kalamazoo, for an Industrial Facilities Exemption Certificate, with respect to real property improvements and personal property improvements described as new machinery and equipment to be acquired and installed within the Industrial Development District No. D-31 is hereby approved.
3. The Industrial Facilities Exemption Certificate, when issued, shall be and remain in force and effect for a period of (12) twelve years under the rules and regulations of Act 198 of Public Acts of 1974, as amended, for the new machinery and equipment from the date of approval by the State Tax Commission.

AYES: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams.

NAYS: Miller.

Trisha Nelson, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan, at a regular meeting held February 20, 2015.

Trisha Nelson, City Clerk

OLD BUSINESS

None.

REPORTS AND RECOMMENDATIONS

A. Application for MEDC Blight Elimination Grant and MSHDA Rental Rehabilitation Grant:

Moved Caron, supported Schurig, to approve the request for staff to apply for the combined MEDC Blight Elimination Grant and MSHDA Rental Rehabilitation Grant to assist in the Cronin Project. On a voice vote – **MOTION CARRIED.**

City of Marshall, Michigan
RESOLUTION 2015-05

Approval of Submittal of Combined MEDC and MSHDA Grant Applications for the Cronin Building at 101 W. Michigan Avenue

WHEREAS, the City of Marshall states that safe and affordable rental housing is a definite need in the City; and,

WHEREAS, the City of Marshall desires to improve its employment, tax base and the overall quality of lives of its residents; and,

WHEREAS, the first, second, third, and fourth floors of the buildings located in the downtown are currently being underutilized, and there is a definite need to preserve valuable historic downtown structures; and,

WHEREAS, the City of Marshall will be submitting a combined Community Development Block Grant (CDBG) application in the amount of \$361,000 from the Michigan Strategic Fund and a CDBG application in the amount of \$280,000 from the Michigan State Housing Development Authority; and,

WHEREAS, the City of Marshall commits \$100,000 toward the project for infrastructure improvements; and,

WHEREAS, the proposed project involves the rehabilitation of a blighted property located at 101 W. Michigan Avenue in the City of Marshall into a mixed use development with commercial/retail space on the first floor (specifically a restaurant), seven (7) residential units on the second and third floors, and two (2) extended stay suites; and,;

WHEREAS, at least 51% of the beneficiaries of the proposed project will be low-moderate income persons; and,

WHEREAS, the proposed project is consistent with the City's Community Development Plan; and,

WHEREAS, no CDBG project costs will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the MEDC Project Manager; and,

NOW, THEREFORE, BE IT RESOLVED that Tom Tarkiewicz, the Certifying Officer and the City Manager, shall execute the grant application including Part 2 Application, Rental Rehabilitation Application, all necessary documents in preparation for the submittal of said application and sign the grant agreement and all related grant documents; and,

BE IT FURTHER RESOLVED that the City Council of the City of Marshall hereby approves the submission of the grant applications to the Michigan Economic Development Corporation and the Michigan State Housing Development Authority.

Ayes: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams.

Nays: None

Dated: February 20, 2015

Trisha Nelson, City Clerk

I, Trisha Nelson, hereby certify that the above Resolution No. 2015-05 was adopted by the Marshall City Council at a Regular Meeting of the Council held on February 20, 2015.

Trisha Nelson, City Clerk

B. Schedule Public Hearing – Blight and Rental Rehabilitation Grants:

Moved Schurig, supported McNeil, to schedule a public hearing for March 16, 2015 to hear public comment and staff discussion on the Blight and Rental Rehabilitation grants as required by MEDC and MSHDA. On a voice vote – **MOTION CARRIED.**

C. Appoint Certifying Officer for MEDC Blight Grant:

Moved Metzger, supported Williams, to approve the resolution to appoint City Manager, Tom Tarkiewicz, as Certifying Officer to sign MEDC forms on behalf of the City. On a voice vote – **MOTION CARRIED.**

CITY OF MARSHALL, MICHIGAN
Resolution #2015-06

WHEREAS, Urban Concepts, LLC, through the City has Marshall, is applying for a Grant through the Michigan Economic Development Corporation (MEDC) to rehabilitate portions of the Cronin Building;

WHEREAS, the MEDC requires that the City designate as the Certifying Officer either a City Official by formal resolution or the Chief Elected Official to ensure compliance with the National Environmental Policy Act (NEPA) and the related provisions in 24 CFR Part 58, including Federal laws and authorities cited at 58.5 through the life of the grant;

NOW, THEREFORE, BE IT RESOLVED that the Marshall City Council authorizes the City Manager, Tom Tarkiewicz, to be appointed as Certifying Officer to sign official MEDC documents as a representative of the City of Marshall.

Ayes: Caron, McNeil, Metzger, Mayor Reed, Schurig, and Williams.

Nays: None.

Dated: February 20, 2015

Trisha Nelson, City Clerk

I, Trisha Nelson, hereby certify that the above Resolution No. 2015-06 was adopted by the Marshall City Council at a meeting held on February 20, 2015.

Trisha Nelson, City Clerk

D. Purchase of 2015 Dump Truck:

Moved Metzger, supported Caron, to appoint Council Members Caron and Williams to conduct the City Manager performance evaluation. On a voice vote – **MOTION CARRIED.**

APPOINTMENTS/ELECTIONS

Moved McNeil, supported Schurig, to appoint Theresa Chaney-Huggett to the Library Board with a term expiring March 31, 2018 and Shelly Preston with a term expiring March 31, 2016. On a voice vote – **MOTION CARRIED.**

PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

COUNCIL AND MANAGER COMMUNICATIONS

ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Jack Reed, Mayor

Trisha Nelson, City Clerk