

Allegan Township Board Meeting
August 1, 2016
7:30 PM

- I. Call to Order
 - A. Pledge and Invocation

- II. Roll Call
 - A. Supervisor Steve Schulz, Clerk Linda Evans, Trustee Seth Hough, Trustee Karl Spreitzer and Treasurer Jane Waanders were present.

- III. Approve Minutes of July 5, 2016 Regular Meeting and July 18, 2016 Special Meeting
 - A. Hough raised concern regarding wording of IV. C. 3. "...and an eight foot privacy chain-link fence with screening" and thought it should be concrete or wood with Planning Commission Chair Connell and Supervisor Schulz feeling it was accurate as written.
 - B. Hough/Waanders made motion to approve with minutes standing approved as read.

- IV. Reports
 - A. Professional Code Inspectors (PCI), Building Inspector
 - 1. Clerk Evans reported two permits were pulled in June, with no new homes for total fees of \$220.00 with it being lowest since 2009.
 - 2. Three permits were pulled in July, one for a new home, for a total of \$400.00 in fees.
 - B. Ted Heckman, Board of Appeals Chair
 - 1. There was a special meeting held last week which was an appeal by Lane Sturman for the Perrigo site plan which Board of Appeals did uphold the Planning Commission's decision.
 - C. Jim Connell, Planning Commission Chair
 - 1. At the last meeting, declined a special use permit to Wayne Walker to run his business at 2671 116th Avenue, agreed to the progress of Big Red Towing in getting their fence up and promise to get it painted in a timely fashion, and heard from Pete Gavrun in regard to him wanting to move his business into the Township on Bridge Road.
 - D. Max Thiele, County Commissioner – 3rd District
 - 1. Agency on Aging needs to fill a spot on the committee.
 - 2. Parks are working on co-ordinants.
 - 3. There are some lead contaminants at the Youth Home but it is in isolated areas.
 - E. Other Reports
 - 1. Sam Martin – *Miner Lake Association* – will have a meeting on August 11 for their regular board meeting ; as well as today had a special assessment hearing for the dam project which was originally for six years

in payments but it was redesigned and with increased cost of both engineering and project it will be for ten years at a cost of \$1,641.00 per parcel making it a not very cheerful hearing.

2. Linda Evans – *M-40/M-89 Corridor Meeting* – it was learned they are planning on another traffic signal on the north side of 196, south of Holland; there is already one on the south side but for semi-traffic to flow smoother, another one is needed.
3. Steve Schulz – *Fire District Meeting* – will be held this Tuesday, 7:00 PM, at the Fire Station.
 - a. Schulz also noted Assistant Chief Matt Gillies is doing a good job; he was originally part-time, but now is full time, making \$45,000 a year.

V. Public Comment

- A. There was none.

VI. Old Business

- A. Next FEMA Meeting (August 17, 2016) – Allegan Township Hall at 7:00 PM
 1. Have already held one meeting and will be bringing maps again to this meeting which are newer and designed better.
 2. There is opportunity to ask for exemption as insurance rates would increase if home is in flood plain.

VII. New Business

- A. Public Hearing – Consider Establishing Industrial Development District for new Perrigo Distribution Center
 1. Hough/Spreitzer made motion to open public hearing which passed with an aye vote.
 2. Drew Miller, with Perrigo, noted design for building is high quality and has estimated cost of \$31,215,147.00 and Perrigo has been here in Allegan for a long time.
 3. Connell asked what is an Industrial Development District and why is it needed?
 - a. Ken Rizzio, Director of Business Service of Lakeshore Advantages, noted it deals with IFT's (industrial facilities taxes), and is a requirement for taxing purposes.
 4. Audience member Matt Kleifgen asked if it is just the 60 acre parcel in township and learned it was as the other warehouse distribution center is located in the City's Industrial Park.
 5. Evans/Waanders made motion to close public hearing which passed with an aye vote.
 6. Waanders asked township attorney Catherine Kaufman to summarize the process and Kaufman noted it is the process to set up the district.
 7. Evans noted it has been an on-going process to get the correct papers set

before us and made the motion to establish parcel number 0301-022-016-00 as an Industrial Development District with motion seconded by Hough, which passed following roll call.

B. Public Hearing – Consider Application from Perrigo for Industrial Facilities Exemption Certificate for a New Facility

1. Spreitzer/Waanders made motion to open public hearing which passed with an aye vote.
2. Nora Balgoyen- Williams, Director of Economic Development, Allegan County/AAESA, began by noting this public hearing is to approve a tax abatement for Perrigo to invest in our area.
3. Drew Miller appreciated our consideration of abating the taxes.
4. Rizzio commented abatement occurs for 12 years, noting it was up until a couple of years ago that it also included personal property, but that is no longer the case, it is only the facilities.
5. Rizzio noted it is the oldest program the State of Michigan has had which encourages industrial development and growth.
6. The abatement is for 50% of the SEV (state equalized value) so on this building of \$31,000,000+ it is half, approximately \$15,000,000+ making it taxed on approximately \$7,500,000 with Schulz noting it does not occur until after building is completed.
7. Audience member Jim Billman asked if they have to get a building permit and learned they do have to go through that process.
8. Attorney Kaufman added the actual building can not start until all of this (ie. establishment of industrial development district and approval for abatement) is in place.
9. Kleifgen asked how much bigger this building was in comparison to the existing one and learned it is 100,000 feet more and then he questioned “do we have enough fire equipment?” and learned we do and fire department is aware of this planned structure.
10. Evans/Hough made motion to close public hearing and it was approved with an aye vote.
11. Waanders commented in 2001 we had established a six year for personal property and a ten year for real property and questioned if we should be doing that for 12 years with Kaufman saying it is legislative action as it is a statute between company asking and municipality granting and we could request putting in some stipulations.
12. Kaufman noted we also have some changes in front of us from Perrigo’s attorney as a counter-proposal from what she had put together for us noting it would be to make it 80% of 120-200 jobs listed and, if not meeting the requirement, per the annual project performance report, a 30-day period be given to fix; just asking for a little more flexibility.
13. Schulz/Hough made motion to approve Industrial Facilities Exemption Certificate for 12 years for a 50% tax abatement.
 - a. Before roll call, Waanders made a statement thinking we should

keep it at 10 years as we have in the past to be consistent with what we did in 2001 with Spreitzer agreeing.

b. Following roll call, the motion was defeated on a vote of three “no’s” (Spreitzer, Waanders, Evans).

14. A motion was then made by Hough/Waanders for ten years and if 100% of the 120 jobs is reached, then another two years would be added on to the abatement.

a. Following roll call, the motion passed with four “yes” one “no” from Schulz.

C. Truth in Taxation

1. Evans noted this is an annual event where we look at the numbers given by Equalization and vote to keep our millage at the requested, voted amount instead of losing some to Headlee rollback.

2. Waanders/Spreitzer made motion to approve which passed with an aye vote.

VIII. Pay Bills

A. General Fund

1. \$8,076.15 were presented in bills for payment with motion by Hough/Waanders to pay which passed following roll call.

B. Road Fund

1. One bill for dust control in amount of \$6,042.48 was presented to be paid with Waanders/Hough making motion to approve which passed following roll call.

IX. Mary Whiteford

A. Candidate Mary Whiteford, for State Representative, spoke about revenue sharing, the Kalamazoo River and need for internet in rural areas.

X. Adjourn

A. Hough/Waanders made motion to adjourn with meeting closing at 8:45 PM.