

# Approved Minutes

The Manistee Township Board met on Thursday, August 03, 2023 at 8:00 P.M. in the Manistee Township Hall for a special board meeting. Board members present were Dennis Bjorkquist, Connie Jankwietz, Guy Finout, Dianne Taylor, and John Dontz. Also present were Zoning Administrator Karen Clouse, Deputy Clerk Heather Taylor, Dennis Skiera, Nathan Waggner, Dean Ethridge, Roger and Sal Reckow, Robert Nash, Tracy Davis, Molly Whetstone, Rick Jensen, and Richard Wilson. The meeting had been posted in compliance with the Open Meetings Act. A copy of the posting is attached.

The meeting was called to order by Supervisor Dennis Bjorkquist.

Supervisor Bjorkquist announced the meeting was to consider Resolution 2023-10 to Approve Commercial Rehabilitation Exemption Certification Application for Riley Apartments, LLC. Supervisor Bjorkquist asked Molly Whetstone to explain the difference between a 10 year and 13-year certificate. Molly stated that the 13-year certificate allows Riley Apartments to complete construction on phase I and then have 10 years of tax abatement. If the board approves the 10-year certificate, tax abatement would include the construction time. The 13-year certificate helps keep the expenses down. Riley Apartments, LLC would pay the school operating tax and the 6 mills for a total of 24 mills instead of the 42 non homestead. The township will only receive their share of tax revenue on the land for the period of the certificate. Supervisor Bjorkquist stated that phase I construction needs to be completed by October 31, 2027 per the application.

Treasurer Jankwietz made a motion to approve Resolution 2023-10 to Approve Commercial Rehabilitation Exemption Certificate Application, PA 210 of 2005 which grants a certificate for ten (10) years plus 3 years construction; supported by Trustee Dontz. In a roll call vote, the Ayes were Jankwietz , Finout, Dontz, Taylor and Bjorkquist. The Nays were: None. Absent was: None. Motion Carried.

## **RESOLUTION NO. 2023-10**

### **RESOLUTION TO APPROVE A COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE APPLICATION, PA 210 OF 2005, AS AMENDED**

Minutes of a Special meeting of the Board of Trustees of the Township of Manistee, held on August 3, 2023, at the Manistee Township Hall in Manistee, Michigan at 8:00 pm, immediately following the Public Hearing

**PRESENT:** D. Bjorkquist, C. Jankwietz, D. Taylor, J. Dontz, and G. Finout

**ABSENT:** None

The following preamble and resolution were offered by C. Jankwietz, and supported by J. Dontz.

Resolution No. 2023-10 Approving a Commercial Rehabilitation Exemption Certificate Application for Riley Apartments, LLC, Phase One, located at 610 East Parkdale Avenue, Manistee, Michigan 49660

WHEREAS, the Manistee Township Board of Trustees legally established the Commercial Rehabilitation District, known as the Manistee Township Commercial District No. I, on December 22, 2022, after a public hearing held on December 22, 2022; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of previously exempt, and currently in force, under Public Act 210 of 2005 does not exceed 5% of the total value of the Township of Manistee; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 210 of 2005 on August 3, 2023; and

WHEREAS, Riley Apartments, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for commercial property as defined in section 2(a) of Public Act 210 of 2005; and

WHEREAS, Riley Apartments, LLC has provided answers to all required questions under the application instructions to the Township of Manistee; and

WHEREAS, the Township of Manistee requires that rehabilitation of the facility shall be completed by October 31, 2027; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and,

WHEREAS, the application relates to a rehabilitation program that, when completed, constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of Manistee, that Riley Apartments, LLC, be and hereby, is granted a Commercial Rehabilitation Exemption for the Phase One real property (as described in the application), excluding land, situated in the Manistee Township Commercial Rehabilitation District No. 1 located at 610 East Parkdale Avenue, Manistee, Michigan, for a period of ten (10) years, from completion of the rehabilitation, with the certificate beginning December 31, 2023, and ending December 30, 2037, pursuant to the provisions of PA 210 of 2005, as amended.

AYES: C. Jankwietz, G. Finout, J. Dontz, D. Taylor, D. Bjorkquist

NAYS: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Board of Trustees of the Township of Manistee, County of Manistee, Michigan at a Special meeting held on August 3, 2023.

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Dianne Taylor  
Township Clerk

There being no public comment or further business to attend to, Trustee Dontz motioned, Treasurer Jankwietz seconded, to adjourn the meeting at 8:12 P.M. All in favor; motion carried.

Respectfully submitted,

Dianne Taylor  
Manistee Township Clerk

# NOTICE OF SPECIAL MEETING

## Manistee Township

410 Holden Street  
Manistee, MI 49660

Date of Meeting – August 3, 2023

Time of Meeting - 7:15 PM or immediately following the Public Hearing

Place of Meeting - Manistee Township Hall

Purpose of Meeting: A special meeting to review, and discuss, and possibly take action on a resolution regarding an Application for Commercial Rehabilitation Exemption Certificate received from Riley Apartments, LLC., and any other matters that may come before the board.

This notice is posted in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 41.72a(2) and (3), and the Americans with Disabilities Act.

The Manistee Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon **7 day notice** to the Manistee Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Board by writing or calling the following:

Dianne Taylor  
Manistee Township Clerk  
410 Holden Street  
Manistee, MI 49660  
231 723 6507

Posted on 07/31/2023 @ 11:45 AM

Signature of Clerk \_\_\_\_\_

Copy of this notice is available in the Clerk's office