

**GRAND RAPIDS CHARTER TOWNSHIP
REGULAR TOWNSHIP MEETING
1836 EAST BELTLINE N.E.**

**September 18, 2018
7:00 p.m.**

AGENDA

1. Pledge of Allegiance.
2. Brief Public Comment. (Brief 2-3 minutes per person relating to agenda items).
- *3. Approve minutes of the regular Township Board meeting of September 4, 2018.
- *4. Consider bills to be paid.
- *5. Public Hearing regarding the establishment of a Brownfield Authority for the former Sunshine Church property.
- *6. Consideration to adopt a resolution to establish the Grand Rapids Township Brownfield Redevelopment Authority.
- *7. Consider adoption of the ordinance to appoint members to the Grand Rapids Township Brownfield Authority.
- *8. Consider approval of the Grand Rapids Township Liability and Property Insurance renewal.
- *9. Consider approval of the Grand Rapids Township Provident Accident and Health Insurance policy renewal.
10. Board Comments.
11. Public Comments. (Please limit comments to less than 5 minutes and state your name and address for the recording secretary)
12. Adjournment.

**GRAND RAPIDS CHARTER TOWNSHIP
REGULAR TOWNSHIP BOARD MEETING
September 4, 2018**

A meeting of the Grand Rapids Charter Township Board was called to order at 7:00 pm by Supervisor Michael DeVries. The meeting was held in the Township Hall. The following were present: Supervisor Michael DeVries, Clerk Edward Robinette, Treasurer David Van Dyke, and Trustees Vas Christopoulos, David Pierangeli, Lee Van Popering, and Philip Yeiter. There was one person in the audience.

1. PLEDGE OF ALLEGIANCE.

2. BRIEF PUBLIC COMMENT. There were none.

REQUEST TO AMEND THE AGENDA: Supervisor DeVries requested that a resolution regarding a Brownfield Redevelopment Authority be added to the agenda. Lee Van Popering, seconded by David Pierangeli, moved approval of the amendment to the agenda. The motion passed unanimously.

3. APPROVE THE MINUTES OF THE REGULAR TOWNSHIP BOARD MEETING OF AUGUST 21, 2018.

Lee Van Popering, seconded by Vas Christopoulos, moved approval of the minutes as presented. The motion passed unanimously.

4. CONSIDER CASH DISBURSEMENTS.

Lee Van Popering, seconded by Philip Yeiter, moved approval of the cash disbursements as presented. The motion passed unanimously.

5. CONSIDER BILLS TO BE PAID.

Lee Van Popering, seconded by David Pierangeli, moved approval of the bills as presented. The motion passed unanimously.

6. CONSIDER APPROVAL OF THE RESOLUTION TO PROCLAIM SEPTEMBER 21, 2018 POW/MIA RECOGNITION DAY IN GRAND RAPIDS TOWNSHIP.

Lee Van Popering, seconded by Philip Yeiter, moved approval of the resolution as presented. The motion passed unanimously.

7. CONSIDER AUTHORIZATION TO SELL SURPLUS GRAND RAPIDS TOWNSHIP PROPERTIES TO LOGICAL ADJACENT PROPERTY OWNERS.

Lee Van Popering, seconded by Philip Yeiter, moved approval of the sale of the listed properties, recommends deed restrictions where appropriate, and authorizes the Supervisor to begin negotiations. The motion passed unanimously.

8. DISCUSS PERSONNEL COMMITTEE SCHEDULE FOR FIRE CHIEF INTERNAL CANDIDATE INTERVIEWS.

The committee will meet to begin the process.

9. CONSIDER APPROVAL OF A RESOLUTION OF INTENT TO CREATE AND PROVIDE FOR THE OPERATION OF A BROWNFIELD REDEVELOPMENT AUTHORITY IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED.

Lee Van Popering, seconded by David Pierangeli, moved approval of the resolution as presented. A roll call vote was taken.

AYES: Yeiter, Christopoulos, DeVries, Pierangeli, Robinette, Van Dyke, Van Popering

NAYS: None

ABSENT: None

The resolution is declared adopted.

10. BOARD COMMENTS. There were none.

11. PUBLIC COMMENTS. There were none.

12. ADJOURNMENT. The meeting was adjourned at 7:28 pm.

Edward J. Robinette, Clerk
GRAND RAPIDS CHARTER TOWNSHIP

BD

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. DTE ENERGY	41.21		
2. SPEEDWAY - WEX BANK	54.29		
TOTAL ALL CLAIMS	95.50		

BD

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. COMCAST	10.66		
2. DTE ENERGY	90.27		
3. SPEEDWAY - WEX BANK	1,344.89		
TOTAL ALL CLAIMS	1,445.82		

BD

BOTH OPEN AND PAID

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ABSOPURE WATER CO	73.50		
2. APPLIED IMAGING	737.60		
3. AQUATIC DOCTORS LAKE MGMT	795.00		
4. BURNHAM & FLOWER AGENCY	3,322.00		
5. DASH MEDICAL GLOVES	76.90		
6. DEAN'S LANDSCAPING & EXCAVATING INC	10,386.08		
7. GENUINE PARTS CO-GRAND RA	38.97		
8. GRAND RAPIDS CITY-WTR SYS	247.07		
9. K INVESTIGATIONS LLC	695.00		
10. KENT COUNTY TREASURER'S OFFICE	90.00		
11. LOWE'S	326.56		
12. LUSCIOUS LANDSCAPES	1,450.00		
13. MOORE & BRUGGINK INC	10,681.66		
14. OFFICE DEPOT	417.19		
15. ORKIN INC	83.54		
16. SHELDON CLEANERS	4.70		
17. VERSLUYS, ROBERT	271.00		
TOTAL ALL CLAIMS	29,696.77		

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

Item # 5

September 18, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Brownfield Zone Public Hearing

RECOMMENDATION

Conduct a Public Hearing regarding the establishment and designation boundaries for the Brownfield Redevelopment Zone for 3 parcels commonly referred to as 3300 East Beltline Ave NE.

BACKGROUND

The next steps will be consideration of a resolution to establish the Brownfield Authority, appoint Authority Board Members, authorize them to prepare a plan, conduct an additional Public Hearing on the plan, then have the Township Board approve the plan. It is expected that the process will be completed in 2018.

Concurrently the Grand Rapids Township Planning Commission will be considering the site development plan and recommend the appropriate rezoning to the Township Board.

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

**NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A PROPOSED
RESOLUTION ESTABLISHING A BROWNFIELD REDEVELOPMENT AUTHORITY
IN AND FOR GRAND RAPIDS CHARTER TOWNSHIP AND DESIGNATING THE
BOUNDARIES OF A BROWNFIELD REDEVELOPMENT ZONE PURSUANT TO ACT
381 OF THE PUBLIC ACTS OF MICHIGAN OF 1996, AS AMENDED**

PUBLIC NOTICE IS HEREBY GIVEN that the Township Board of the Charter Township of Grand Rapids will hold a public hearing on the adoption of a proposed resolution establishing a Brownfield Redevelopment Authority for Grand Rapids Charter Township and designating the boundaries of the brownfield redevelopment zone within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The hearing will be held on September 18, 2018, at 7:00 p.m. at the Grand Rapids Charter Township Hall located at 1836 East Beltline Avenue NE, within the Township.

The lands comprising the proposed brownfield redevelopment zone are commonly described as 3300 East Beltline Avenue NE, within the Township, and are legally described as follows:

41-14-02-101-001 - PART NW FRL 1/4 COM 577.5 FT S ALONG W SEC LINE & 455.27 FT E FROM NW COR OF SEC TH NLY TO A PT 450.0 FT E ALONG N SEC LINE FROM NW COR OF SEC TH W ALONG N SEC LINE TO A PT 234.52 FT S 88D 26M 57S E ALONG N SEC LINE FROM NW COR OF SEC TH S 01D 33M 03S W 33.0 FT TH S 35D 05M 23S W 215.96 FT TH S 01D 19M 57S W 297.29 FT TH S 88D 40M 03S E 50.0 FT TH S 01D 19M 57S W TO A LINE EXT E FROM A PT ON W SEC LINE LWHICH IS 577.5 FT S FROM NW COR OF SEC TH E TO BEG * SEC 2 T7N R11W 4.62 A.

41-14-02-101-002 -PART NW FRL 1/4 COM AT NW COR OF SEC TH S 88D 26M 57S E ALONG N SEC LINE 234.52 FT TH S 35D 05M 23S W 255.55 FT TH S 01D 19M 57S W 297.29 FT TH S 88D 40M 03S E 50.0 FT TH S 01D 19M 57S W 513.26 FT TO BEG OF THIS DESC - TH SLY 94.71 FT ALONG A 5849.58 FT RAD CURVE RT /LONG CHORD BEARS S 01D 47M 47S W 94.71 FT/ TH N 87D 44M 23S W 50.0 FT TH SLY 182.86 FT ALONG A

5799.58 FT RAD CURVE RT /LONG CHORD BEARS S 03D 09M 48S W 182.85 FT/ TH S 04D 04M 00S W TO A LINE BEARING S 88D 26M 57S E FROM A PT 1500.0 FT SLY ALONG W SEC LINE FROM NW COR OF SEC TH S 88D 26M 57S E TO A PT 450.0 FT E /MEAS PAR WITH N SEC LINE/ FROM FORMER E LINE OF EAST BELT LINE AVE /100 FT WIDE/ TH N PAR WITH SD FORMER E LINE 700 FT TH W PAR WITH N SEC LINE TO A LINE BEARING N 01D 19M 57S E FROM BEG TH S 01D 19M 57S W TO BEG * SEC 2 T7N R11W 5.47 A.

41-14-02-101-003 - PART NW FRL 1/4 COM AT NW COR OF SEC TH S 88D 26M 57S E ALONG N SEC LINE 234.52 FT TH S 01D 33M 03S W 33.0 FT TH S 35D 05M 23S W 215.96 FT TH S 01D 19M 57S W 297.29 FT TH S 88D 40M 03S E 50.0 FT TH S 01D 19M 57S W 513.26 FT TH S 01D 47M 47S W 94.71 FT TH N 87D 44M 23S W 50.0 FT TH S 03D 09M 48S W 182.85 FT TH S 04D 04M 00S W 644.35 FT TH S 85D 56M 00S E 20.0 FT TH S 04D 04M 00S W 275.0 FT TH S 85D 56M 00S E 20.0 FT TH S 04D 04M 00S W TO N LINE OF S 375 FT OF NW FRL 1/4 TO BEG OF THIS DESC - TH E ALONG SD N LINE TO E LINE OF W 660 FT OF NW FRL 1/4 TH S ALONG SD E LINE TO E&W 1/4 LINE TH E TO SE COR OF W 1/2 NW FRL 1/4 TH N TO NE COR OF W 1/2 NW FRL 1/4 TH W TO A PT 450.0 FT E FROM NW COR OF SEC TH SLY 577.5 FT TO A PT 577.5 FT S ALONG W SEC LINE FROM NW COR OF SEC & 455.27 FT E FROM W SEC LINE TH W TO A LINE BEARING S 01D 19M 57S W FROM A PT 50.0 FT S 88D 40M 03S E & 297.29 FT S 01D 19M 57S W & 215.96 FT S 35D 05M 23S W & 33.0 FT S 01D 33M 03S W & 234.52 FT S 88D 26M 57S E FROM NW COR OF SEC TH S 01D 19M 57S W TO A LINE BEARING E PAR WITH N SEC LINE FROM A PT 800 FT S ALONG W SEC LINE FROM NW COR OF SEC TH E PAR WITH N SEC LINE TO A PT 450.0 FT E PAR WITH N SEC LINE FROM FORMER E LINE OF EAST BELTLINE /100 FT WIDE/ TH S PAR WITH SD HWY 700 FT TH W PAR WITH N SEC LINE TO A LINE BEARING S 04D 04M 00S W FROM A PT 182.85 FT S 03D 09M 48S W & 50.0 FT N 87D 44M 23S W & 94.71 FT S 01D 47M 47S W & 513.26 FT S 01D 19M 57S W & 50.0 FT S 88D 40M 03S E & 297.29 FT S 01D 19M 57S W & 215.96 FT S 35D 05M 23S W & 33.0 FT S 01D 33M 03S W & 234.52 FT S 88D 26M 57S E FROM NW COR OF SEC TH S 04D 04M 00S W TO A PT 644.35 S 04D 04M 00S W FROM A PT 182.85 FT S 03D 09M 48S W & 50.0 FT N 87D 44M 23S W & 94.71 FT S 01D 47M 47S W & 513.26 FT S 01D 19M 57S W & 50.0 FT S 88D 40M 03S E & 297.29 FT S 01D 19M 57S W & 215.96 FT S 35D 05M 23S W & 33.0 FT S 01D 33M 03S W & 234.52 FT S 88D 26M 57S E FROM NW COR OF SEC TH S 85D 56M 00S E 20.0 FT TH S 85D 56M 00S E 20.0 FT TH S 04D 04M 00S W TO BEG * SEC 2 T7N R11W 62.04 A.

At the hearing, citizens, taxpayers and property owners may be heard with regard to the establishing of the Authority and the proposed zone. Written comments concerning the proposed

Authority and the proposed zone may be submitted to the Township Clerk at 1836 East Beltline Avenue NE, Grand Rapids, Michigan 49525.

Grand Rapids Charter Township provides access to services and programs without regard to an individual's handicaps or disabilities. Reasonable accommodations can be provided without charge, including auxiliary aids and services as necessary. If you have special needs, please contact the Township office at least 48 hours in advance of the hearing.

Dated: September 5, 2018

TOWNSHIP BOARD OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

Item # 6

September 18, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Resolution to establish Brownfield Redevelopment Authority

RECOMMENDATION

Consideration to adopt a resolution to establish the Grand Rapids Township Brownfield Redevelopment Authority.

BACKGROUND

See attached resolution and letter of explanation.

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held at the Grand Rapids Charter Township Hall, 1836 E. Beltline Avenue, N.E., Grand Rapids, Michigan on the 18th day of September, 2018, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION ESTABLISHING A BROWNFIELD REDEVELOPMENT AUTHORITY FOR GRAND RAPIDS CHARTER TOWNSHIP AND DESIGNATING THE BOUNDARIES OF THE BROWNFIELD REDEVELOPMENT ZONE PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN 1996, AS AMENDED

WHEREAS, the Township Board of Grand Rapids Charter Township (the “Township Board”), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), adopted a resolution on September 4, 2018 (the “Resolution of Intent”), setting forth the Township’s intent to establish a “Brownfield Redevelopment Authority” and designate a “Brownfield Redevelopment Zone” comprised of certain real property within the Charter Township of Grand Rapids, County of Kent, Michigan, as more particularly described in the Resolution of Intent (the “Brownfield Redevelopment Zone”), for the purpose of facilitating the implementation of plans relating to the identification and treatment of environmentally distressed areas so as to promote revitalization within the Township; and

WHEREAS, pursuant to and in accordance with the Act, the Township Board held a public hearing, notice of which was provided as required by Section 4(2) of the Act, on the

adoption of a resolution establishing the Brownfield Redevelopment Authority and designating the boundaries of the Brownfield Redevelopment Zone within which the Brownfield Redevelopment Authority shall exercise its powers; and

WHEREAS, all citizens, taxpayers and property owners of the Township and officials of the affected taxing jurisdictions had the right and opportunity to be heard at the public hearing on the establishment of the Brownfield Redevelopment Authority and the designation of the boundaries of the Brownfield Redevelopment Zone; and

WHEREAS, the Township Board desires to establish the Brownfield Redevelopment Authority and the designate the boundaries of the Brownfield Redevelopment Zone within which the brownfield redevelopment authority shall exercise its powers, all pursuant to and in accordance with the Act.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. ***Authority Created.*** The Township Board hereby establishes the “Grand Rapids Charter Township Brownfield Redevelopment Authority” (the “Authority”) pursuant to and in accordance with the Act.

2. ***Supervision of the Authority.*** The Authority shall be under the supervision and control of a board (the “Authority Board”) comprised of five persons appointed by the Township supervisor, in accordance with the membership provisions set forth in Section 5(1) of the Act, subject to the approval of the Township Board. The members of the Authority Board shall hold office, and the Authority Board shall conduct its procedures in accordance with the Act, and, in particular, Section 5 thereof.

3. ***Brownfield Redevelopment Zone.*** The Authority shall exercise its powers within the Brownfield Redevelopment Zone, which includes the real property described on Exhibit A to this resolution.

4. ***Powers and Duties of the Authority.*** The Authority shall have the powers and duties to the full extent as provided by and in accordance with the Act. Among other matters, the Authority Board shall prepare a brownfield plan for the Brownfield Redevelopment Zone (the “Plan”) pursuant to Section 13 of the Act and submit the Plan to the Township Board for consideration pursuant to Section 14 of the Act. In accordance with Section 13(10) of the Act, the Township Board hereby delegates to the Authority the responsibility for conducting the public hearing on the Plan, and any amendments thereto, or any other brownfield plans, and providing notice of such hearings as required by the Act.

5. ***Bylaws and Rules of the Authority.*** The Authority shall elect officers and adopt bylaws and rules governing its procedures and the holding of its meetings, all in accordance with Sections 5(3) and 5(5) of the Act. Following adoption of the bylaws and rules by the Authority Board, a designated officer of the Authority Board shall provide a copy of such bylaws and rules to the Township Board for the Township Board’s review and approval, provided, however, that if the Township Board fails to either approve or disapprove the Authority’s bylaws and rules at its next regular meeting after receipt of a copy thereof, the Authority’s bylaws and rules shall be deemed to have been approved by the Township Board for all purposes.

6. ***Form of Approvals by Township Board of Trustees of Grand Rapids Charter Township.*** Except as may otherwise be provided by the Act or other applicable law, approvals by the Township Board of all matters pertaining to the Authority or its Board shall be by resolution.

7. **Severability.** Should any section, clause or phrase of this resolution be declared by the courts to be invalid, the same shall not affect the validity of this resolution as a whole nor any part thereof other than the part so declared to be invalid.

8. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

9. **Publication.** The Township supervisor is hereby directed to file a true and complete copy with the Secretary of State of the State of Michigan promptly after adoption and to take all other actions incident upon such adoption pursuant to applicable charter or other provisions.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an resolution adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

EXHIBIT A

Map and Legal Description of Grand Rapids Charter Township Brownfield Redevelopment Zone

41-14-02-101-001 - PART NW FRL 1/4 COM 577.5 FT S ALONG W SEC LINE & 455.27 FT E FROM NW COR OF SEC TH NLY TO A PT 450.0 FT E ALONG N SEC LINE FROM NW COR OF SEC TH W ALONG N SEC LINE TO A PT 234.52 FT S 88D 26M 57S E ALONG N SEC LINE FROM NW COR OF SEC TH S 01D 33M 03S W 33.0 FT TH S 35D 05M 23S W 215.96 FT TH S 01D 19M 57S W 297.29 FT TH S 88D 40M 03S E 50.0 FT TH S 01D 19M 57S W TO A LINE EXT E FROM A PT ON W SEC LINE LWHICH IS 577.5 FT S FROM NW COR OF SEC TH E TO BEG * SEC 2 T7N R11W 4.62 A.

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Mika Meyers PLC

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Randall L. Velzen
John C. Armdts

James F. Scales
Ross A. Leisman
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Andrea D. Crumback
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Nathaniel R. Wolf
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Christopher D. Matthyse
Ronald M. Redick

David S. Lefere
Kimberly M. Large¹
Nikole L. Canute³
Daniel J. Broxup
Joshua D. Beard
Bradley A. Fowler
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James K. White
Timothy J. Tornga
Fredric N. Goldberg
John H. Gretzinger
Philip M. Idema
Stephen J. Mulder

Scott S. Brinkmeyer
Daniel J. Kozera, Jr.

Also Admitted in

¹Delaware

²Illinois

³New York

⁴Ohio

⁵Wisconsin

September 12, 2018

Mr. Michael J. DeVries, Supervisor
Charter Township of Grand Rapids
1836 East Beltline Avenue, N.E.
Grand Rapids, Michigan 49525

Re: Brownfield Redevelopment Authority for Franklin Partners' Property Located at
3300 East Beltline Avenue

Dear Mike:

I have prepared and enclose a resolution for consideration by the Township Board at the Board's September 18, 2018 Board meeting.

The resolution, if adopted by the Township Board, would establish a BROWNFIELD REDEVELOPMENT AUTHORITY (the "Authority") under the provisions of Act 381 of the Public Acts of Michigan of 1996, as amended ("Act 381"), for the properties comprising Franklin Partners' proposed development at 3300 East Beltline Avenue within the Township.

The resolution may be considered by the Township Board following the close of the scheduled public hearing on the establishment of the Authority, which will be held at the September 18 meeting.

In accordance with Act 381, at the public hearing, a citizen, taxpayer, official from a taxing jurisdiction whose millage may be subject to capture under a brownfield plan, or property owner of the municipality has the right to be heard in regard to the establishment of the Authority.

The resolution to establish the Authority must be adopted by a majority vote of the Township Board elected and serving.

I. Brownfield Redevelopment Authority – Purpose and Powers

Under Act 381, a township may establish a brownfield redevelopment authority and use tax increment financing (in much the same way as a local development finance authority, downtown development authority or corridor improvement authority uses tax increment financing) to assist with the redevelopment of eligible brownfield properties. As you know, tax increment financing is the capture of increased property tax revenues. With respect to Act 381 and the proposed Authority and brownfield redevelopment plan, the Authority would capture tax increment revenues generated solely from the Franklin Partners properties pursuant to an approved brownfield plan.

The Authority, once established, would be permitted to exercise its powers (described below) in a “Brownfield Redevelopment Zone.” Under Act 381, tax increment revenues may only be captured from, and spent on, “eligible properties” within this designated “Zone.” Areas within a designated Brownfield Zone do not need to be contiguous, and may encompass an entire municipality.

Pursuant to the enclosed resolution to establish the Authority, the Brownfield Zone would be comprised of Franklin Partners’ property – parcel numbers 41-14-02-101-001, 41-14-02-101-002, and 41-14-02-101-003 (the “Property”).

Much like the proceedings for a CIA, once a zone has been designated, the Township Board cannot incorporate into the zone additional land that was not included in the public notice, but may eliminate land from the zone in the final boundary determination, without additional notice. Further, once a Brownfield Redevelopment Zone has been established, the Township Board can only alter the boundaries of the zone following a public hearing.

As noted previously, in order for taxes to be captured from or spent on a property, however, the property must be an “eligible property.”

To be eligible the property must be a “facility.” A facility is defined as an area, place or property where a hazardous substance in excess of the residential cleanup criteria (as defined under Part 201 of the Natural Resources Environmental Protection Act) has been released. In addition, parcels that are adjacent or contiguous to the facility are also considered eligible property if development of these parcels is estimated to increase the captured taxable value of the facility. Eligible property also includes, to the extent included in the brownfield plan, personal property located on the facility.

An Act 381 Brownfield Redevelopment Authority is authorized to “do all . . . things necessary or convenient to achieve the objectives and purposes of the authority, this act, or other laws that relate to the purposes and responsibilities of the authority.” Specifically, the Act identifies the following powers:

- (1) Adopt, amend, or repeal bylaws for the regulation of the Authority's activities.
- (2) Incur or expend funds to pay or reimburse a person for the costs of eligible cleanup activities.
- (3) Incur costs, or expend funds from the Local Site Remediation Revolving Fund (described below).
- (4) Enter into contracts, including purchase and sale agreements, land contracts and loan agreements that are necessary or incidental to the exercise the Authority's powers.
- (5) Own, mortgage, convey or otherwise dispose of or lease real and personal property necessary to achieve the purposes of the act.
- (6) Acquire, maintain, repair, and operate all devices necessary to ensure continued eligible activities on eligible property.
- (7) Accept grants or donations.
- (8) Incur various administrative, engineering, legal, or accounting fees and costs.
- (9) Study, develop and prepare reports or plans needed to assist it or monitor and evaluate progress made in the development of a Brownfield Zone.
- (10) Procure insurance.
- (11) Invest the Authority's money.
- (12) Make loans as needed to protect the interests of the Brownfield Authority.
- (13) Borrow money and issue bonds.

With respect to the proposed Authority, the intent of the Authority and the proposed brownfield redevelopment plan to be adopted by the Authority Board is to permit the capture of tax increment revenues to reimburse to the developer for remediation costs incurred by the developer for the redevelopment of the Property. The Property would constitute an "eligible property" and facility under Act 381.

II. Appointment of Brownfield Redevelopment Authority Board

Once the Authority is established, the Township must appoint members to serve on the Authority Board. The enclosed resolution to establish the Authority provides that the Authority

Mr. Michael J. DeVries, Supervisor
September 12, 2018
Page 4

will be governed by a five-member Board appointed by you, subject to the approval of the Township Board.

I have enclosed the form of a resolution to provide for the appointment of the Board members for consideration by the Township Board. You will need to insert the date that the appointments are effective, which could be the date the Township Board adopts the resolution approving the appointments to the Authority Board. I have provided for the “staggering” of terms for the initial appointments to the Authority Board, where one appointment would be for a one-year initial term; two appointments would be for a two-year initial term; and the final two appointments to the Authority Board would be for a three-year initial term. The initial terms would, however, extend slightly longer, as I have provided that all terms will run until December 31 in the year the initial term expires.

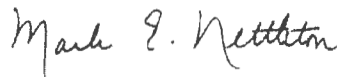
III. Next Steps

Following establishment of the Authority, I will need to file the resolution establishing the Authority with the Office of the Great Seal within 60 days of adoption of the resolution. To facilitate that filing, I would ask Ed Robinette to provide me with three signed originals of the resolution establishing the Authority.

Once the Authority Board members have been appointed, the Authority Board will need to meet to adopt bylaws and rules, which will then be forwarded to the Township Board for consideration, and elect officers. Thereafter, the Authority Board can begin work on the brownfield redevelopment plan for the Property.

Call or e-mail me with any questions.

Very truly yours,



Mark E. Nettleton

Direct Dial/Fax: (616) 632-8048
E-Mail: mnettleton@mikameyers.com

klk
cc: Edward J. Robinette

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

Item # 7

September 18, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Resolution to appoint Brownfield Authority Members

RECOMMENDATION

Consider adoption of the procedure to appoint members to the Grand Rapids Township Brownfield Authority.

BACKGROUND

See attached resolution.

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held at the Grand Rapids Charter Township Hall, 1836 E. Beltline Avenue, N.E., Grand Rapids, Michigan on the ___ day of _____, 2018, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION TO MAKE AND APPROVE APPOINTMENTS
TO THE BOARD OF THE GRAND RAPIDS CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

WHEREAS, by resolution of the Township Board of the Charter Township of Grand Rapids (the “Township”) adopted on September 18, 2018 (the “Resolution”), the Township established the Grand Rapids Charter Township Brownfield Redevelopment Authority (the “Authority”) and designated the boundaries of the Authority’s brownfield redevelopment zone, all in accordance with and pursuant to Act 381 of the Public Acts of Michigan of 1996, as amended (“Act 381”); and

WHEREAS, in accordance with the resolution establishing the Authority and Act 381, the Township supervisor has made appointments to the Authority Board; and

WHEREAS, it is necessary and appropriate for the Township Board to approve the appointment of members to the Authority Board and the terms of office for such appointees.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The appointment of the following individuals is hereby approved for terms commencing December 31, 2018:

Name:	Dave VanDyke
Address:	4460 Bradford Farms Ct NE
Term:	1 year
Term expires	December 31, 2019
Name:	Ed Robinette
Address:	3554 Bird Ave. NE
Term:	2 years
Term expires	December 31, 2020
Name:	Michael J DeVries
Address:	3632 Monarch Dr. NE
Term:	2 years
Term expires	December 31, 2020
Name:	Dan Ophoff
Address:	378 Saddleback Dr NE
Term:	3 years
Term expires	December 31, 2021
Name:	Sue Cady
Address:	2876 Alson Dr. NE
Term:	3 years
Term expires	December 31, 2021

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an resolution adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

Item # 8

September 18, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Insurance renewal

RECOMMENDATION

Consider the approval of the Grand Rapids Township Liability and Property Insurance renewal with Meadowbrook, Inc./MML.

BACKGROUND

See attached.

Executive Overview

The Michigan Municipal League Liability and Property Pool is administered by the Risk Management staff of the Michigan Municipal League, and serviced by Meadowbrook, Inc. Since 1982, the Pool has been a stable source of comprehensive municipal insurance and risk management services. It is financially secure and positioned for long-term stability.

The **Grand Rapids Township** has been a Pool member since **1995**.

The League administrative staff and the dedicated Pool staff at Meadowbrook, Inc. are municipal insurance experts. Municipal risk management is our only business, and we're proud of it!

The Pool provides insurance coverage designed specifically for Michigan municipal exposures, combined with a package of loss control programs, claims administration, legal defense and membership services that you won't find anywhere else in Michigan.

This quotation is based on the limits of coverage requested by the **Grand Rapids Township**. Higher limits may be available, subject to underwriting review by Pool Management. Please submit requests for higher limits in writing to your Account Executive. Your request will be considered by Pool Management.

The insurance and related services described more fully in this proposal are being offered to the **Grand Rapids Township** for an annual premium of **\$21,336**. When compared to last year's cost of \$20,575, it represents a premium increase of \$761. The following exposure, rate and coverage limit adjustments are reflected in this renewal quote:

- \$2,500 increase in payroll (\$757,500 – 2017 to \$760,000 – 2018)
- \$150,000 increase in property in the open values (\$389,420 – 2017 to \$539,420 – 2018)
- Added headstone coverage (\$500 per headstone with a \$500 deductible)

In addition, the MML Liability & Property Pool Board of Trustees voted to return another post-renewal dividend for members renewing in 2018. **Grand Rapids Township's portion of the dividend return is \$2,079**. The member will receive this dividend in the month following payment of your 2018 renewal premium.

Thank you for being a Pool member. We look forward to servicing your risk management program for many years to come.

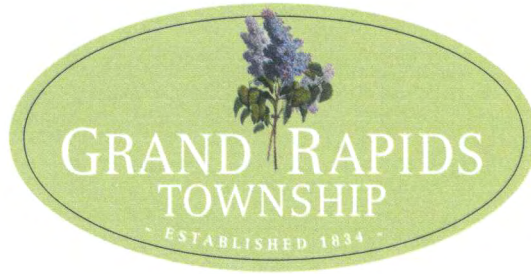
Our Mission

To be a long-term, stable, cost-effective risk management alternative for members of the Michigan Municipal League Liability and Property Pool.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

Item # 9

September 18, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Edward J. Robinette
Township Clerk

RE: Policy renewal

RECOMMENDATION

Consider approval of the Grand Rapids Township Provident Accident and Health Insurance policy renewal with Burnham & Flower.

BACKGROUND

See attached.

Memo

September 10, 2018

To: Grand Rapids Township Board

From: Ed Robinette, Clerk

Subject: Provident Accident & Health Policy Renewal

The Provident Accident & Health Insurance policy is renewed every 3 years. I am recommending we renew with the Present Plan with annual payments of \$3322.00 per year. The old rate was \$3163.00 per year with the same coverage. The renewal locks in this rate for the 3 years.

This is a very beneficial policy for our Firefighters that covers them beyond Workers' Comp Insurance.

Sincerely,

Edward J. Robinette
Clerk
Grand Rapids Charter Township

Burnham & Flower
INSURANCE GROUP

INVOICE & BIND REQUEST

DATE: August 22, 2018

Charter Township of Grand Rapids Fire Department
Mr. Edward Robinette
1836 E. Beltline N.E.
Grand Rapids, MI 49525

Provident Accident & Health Policy #PRCO-92494-MI10336
Effective: 10/15/18

<u>PLAN #</u>	<u>PREMIUM:</u>
<input type="checkbox"/> Present Plan – 3 Year Installments	\$3,322.00
<input type="checkbox"/> Present Plan – 3 Year Prepaid Premium	\$9,609.00
<input type="checkbox"/> Plan 1 – 3 Year Installments	\$3,420.00
<input type="checkbox"/> Plan 1 – 3 Year Prepaid Premium	\$9,893.00
<input type="checkbox"/> Plan 2 – 3 Year Installments	\$3,827.00
<input type="checkbox"/> Plan 2 – 3 Year Prepaid Premium	\$11,070.00

TOTAL PREMIUM SUBMITTED: \$ _____

** Please check the plan you are selecting*

PLEASE MAKE CHECK PAYABLE TO:

BURNHAM & FLOWER INSURANCE GROUP
315 South Kalamazoo Mall
Kalamazoo, MI 49007

SIGNATURE: _____ DATE: _____