Board of Trustees Agenda
June 12, 2023
The meeting will be held at the SLFD Station #2 - 18964 174th Ave, Spring Lake, MI 49456

Thank you for coming to the Board Meeting. Your input is important. Time for public comment will be set at the beginning of every agenda. Please introduce yourself and sign our register. Public comment will be limited to 3 minutes. Thank you for your cooperation.

6:00pm Workshop – Swiss Village Clubhouse Foreclosure, Principles of Governance

7:00pm Regular Meeting

1. Call to Order/Roll Call
2. Invocation and Pledge
3. Public Comment
4. Approve the Agenda
5. Approve the Consent Agenda
   a. Approve May 8, 2023 Minutes
   b. Approve payment of all fund bills
   c. Receive May 2023 Financials

6. IFT Request Public Hearing and Consideration of Resolution - Mobex

7. IFT Request Public Hearing and Consideration of Resolution – Total Foods

8. Personnel Policy Amendment – SLFD PTO

9. 2023/24 Budget Amendment and GAA Amendment

10. P&N Professional Services Agreement

11. Cemetery Irrigation Quote

12. Board Appointments – Construction Board of Appeals, Harbor Transit Advisory Committee, Corridor Improvement Authority

13. Board Reports

14. Adjourn
Agenda Backup
June 12, 2023

Reminder: Our workshop meeting will begin at 6pm at SLFD Station #2.

6pm - Workshop Discussion Topics:

Swiss Village Clubhouse Foreclosure
We were recently notified that the County Treasurer foreclosed on the clubhouse property (including the pool) in Swiss Village. The Township has a right-of-first-refusal on acquiring this parcel for the back taxes and expenses. The total back taxes and fees owed on the property is currently $16,270. Since our last meeting I met with a contractor to get some options and very preliminary cost estimates for each option. Here are several available options:

#1: The Township could pass on taking any action. In this case, the County Treasurer would auction off the property to the highest bidder. That new property owner would then consider what re-development activities they may want to pursue.

#2: The Township could acquire the property for back taxes and fees ($16,270)
- Alternative A: Demolish structure and return site to a natural state (perhaps preparing to become a neighborhood park). $50k to $75k
- Alternative B: Repair building, provide for three living units, and then sell each individually. Repair cost estimated to be $150k each unit
- Alternative C: Build an additional structure with 4 - 6 units. Development cost estimated to be $200,000 per unit.

The Township could partner with MSHDA or the Community Land Trust to seek funding and/or create interesting home ownership opportunities for young families. This parcel is in the middle of a high-density rental neighborhood. The neighborhood needs investment.

Additional Notes: This neighborhood has seen a lack of new investment and is filled with many non-owner-occupied rental units. The Township could take a gradual redevelopment effort after the property is acquired as redevelopment does not have to happen all at once.

The Township has until July 10th at 5pm to inform the County Treasurer of what action will be taken.

Principles of Governance
Back in 2009, Spring Lake Township Board members signed a “Principles of Governance” document committing to maintaining the highest standards and traditions of Michigan Townships. Since that time, the Township has participated in the Township’s of Excellence program and has been recognized by the MTA for three consecutive Board terms. There are only 2 Board members that are still serving since the document was signed in 2009. This is being brought up for review, discussion and potentially to consider adding to a future Board agenda

If time allows: Review of Township Manager Report Items
6. **IFEC Request - Public Hearing and Consideration of Resolution - Mobex**  
   We received an application for an IFEC from Mobex on Apple Ave (aluminum foundry formerly known as: Alcoa, Shipston, or Busche). They are requesting an IFEC of $2.3M on new investment of $31M and addition of 100 new jobs. If approved, there will be a 50% taxable value reduction on the new investment for the next 12 years. This request is similar to other IFEC requests that have been submitted to the Board.

   The action steps for this item are:
   
   - Public Hearing
   - Motion to approve Second Resolution as presented

7. **IFEC Request - Public Hearing and Consideration of Resolution - Total Foods**  
   We received an application for an IFEC from Total Food Package (a food grade product blending and packaging company located on Michael Lane). They are requesting an IFEC of $256,000 on new investment of $502,000 and addition of 8 new jobs. If approved, there will be a 50% taxable value reduction on the new investment for the next 12 years. This request is similar to other IFEC requests that have been submitted to the Board.

   The action steps for this item are:
   
   - Public Hearing
   - Motion to approve Second Resolution as presented

8. **Personnel Policy Amendment – SLFD PTO**  
   Currently, Full Time Firefighters are awarded 120 hours of PTO after their 1st year. This translates to five days of shift time off. This works well for vacations but does not fair well when there is a family emergency or illness. Under these conditions, PTO can be exhausted within a short period of time. Recommendation: Amend the personnel Policy for Full time Firefighters as proposed by the SLFD Fire Chief.

9. **2023/24 Budget Amendment and GAA Amendment**  
   At our last meeting the Board approved road work in excess of the 2023/24 budget. The agenda proposal is to increase the budget by $20,000 and amend the 2023/24 Appropriations Act.
10. **P&N Professional Services Agreement**
   For more than 20 years the Township has used Prein & Newhof as our engineering firm. They are requesting the Township to have in place a master professional services agreement. We have asked our Township Attorney to review the document. If it is in a form that is acceptable to the Township, staff is recommending approval.

11. **Cemetery Irrigation Quote**
   We received a proposal from Krause Brothers LLC. to repair & replace parts of the irrigation system in the cemetery at a cost of $18,900

12. **Board Appointments – Construction Board of Appeals, Harbor Transit Advisory Committee, Corridor Improvement Authority, Recreation Committee**
   The following individuals are currently serving the Township and each has indicated a desire to serve another term:
   
   - Larry Mierle – Construction Board of Appeals 3-year term
   - Carrie Uthe – Harbor Transit Local Advisory Council 3-year term
   - David MacKenzie – Corridor Improvement Authority 2-year term
   - Andrew Maclean - Corridor Improvement Authority 2-year term
   - Adam Beck - Corridor Improvement Authority 3-year term
   - Alex Rogalla - Corridor Improvement Authority 3-year term

   In addition, it is recommended that Ernie Petrus be appointed to the Recreation Committee for the remainder of his Board term.