

CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN,
HELD ON MONDAY, MAY 3, 2010 A.D.,
IN THE COUNCIL CHAMBERS OF
THE PETER ROTTEVEEL MUNICIPAL BUILDING
14100 CIVIC PARK DRIVE, RIVERVIEW, MICHIGAN 48193-7689

The meeting was called to order at 7:30 p.m.

Presiding: Mayor Durand

Present: Councilmembers Blanchette, Coffey, Priskorn, Swift, Elmer Trombley, James Trombley

Also Present: City Manager Workman, City Clerk Bratcher, Human Resources Director Hajkus, Fire Chief Bosman, Finance Director Douglas Drysdale, Special Projects Coordinator Mark Drysdale, Information Technology Director Harper, Public Works Director Hunter, Director of Solid Waste Bobeck, Golf Course Director Ford, Carlisle-Wortman Community Development Director Scurto, Code Enforcement Officer Lammers, Cornerstone Environmental Group Director Larky, Charles E. Raines Engineer Sabak, Attorney Pentiuk

The **Pledge of Allegiance** was led by Councilmember Priskorn.

The **Invocation** was led by Councilmember Blanchette.

AWARDS, PROCLAMATIONS AND PRESENTATIONS:

None.

MINUTES:

Motion by Councilmember Elmer Trombley, seconded by Councilmember Blanchette, that the **Minutes** of the Regular Meeting of **April 19, 2010**, along with the condensed version for publication be **approved** as presented.

Carried unanimously.

PUBLIC HEARINGS:

At the regular City Council meeting of April 5, 2010, a Public Hearing was called for May 3, 2010, to discuss the **Tax Abatement** Applications from **Ash Stevens, Inc.**, in conjunction with the expansion of their facility on 18655 Krause Street. Improvements include \$9,271,500 for real property and \$10,694,500 for personal property for a total of \$19,966,000. The tax incentives requested are for a twelve (12) year period and include a fifty (50) percent tax abatement on both real and personal property improvements. At this time, the Mayor announced that action pertaining to said applications would be taken immediately following the close of the Public Hearing.

Mayor Durand declared the **Public Hearing open** at 7:32 p.m.

The following person(s) addressed Council at the Tax Abatement Public Hearing:

Mr. Donald Capezza, 18208 Hamann

Mr. John Mattern, 18171 Mulberry

Mr. Charles Bakhaus, no address given

Mr. Bill Prucknic, no address given

Motion by Councilmember Elmer Trombley, seconded by Councilmember Swift, that the **Public Hearing** be **closed**.

Carried unanimously.

Public Hearing closed at 7:52 p.m.

Motion by Councilmember Swift, seconded by Councilmember Elmer Trombley, to **waive Council Policy** No. 1(20)(A)(8) and adopt Resolution No. 10-10 approving the Application of **Ash Stevens, Inc.**, for an **Industrial Facilities Exemption Certificate** for a new facility be approved as follows:

RESOLUTION NO. 10-10
RESOLUTION APPROVING AN INDUSTRIAL
FACILITIES EXEMPTION APPLICATION

WHEREAS, pursuant to PA 198 of 1974, as amended, the City Council of the City of Riverview, established an Industrial Developmental District, named "Ash Stevens, Inc. Industrial Development District No. 7", on February 5, 2001 and

WHEREAS, Ash Stevens, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the "Ash Stevens, Inc. Industrial Development District No. 7"; and

WHEREAS, before acting on said application, the City of Riverview held a hearing on May 3, 2010, at the Peter J. Rotteveel Municipal Building, in the City Council Chambers, at 7:30 PM, at which hearing the applicant, the 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, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before April 29, 2010, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility 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 Riverview; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Riverview, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

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

1. The City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under PA 198 of 1974, as amended and PA 225 of 1978, as amended shall not have the effect of substantially impeding the operation of the City of Riverview, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Riverview.
2. The application from Ash Stevens, Inc. for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District, to wit:

North 230 Feet of Lot 3, Seaway Industrial Park South
Subdivisions recorded in Liber 94, Pages 96 and 97 of Plats,
Wayne County Records

be and the same is hereby approved.
3. The Industrial Facilities Exemption Certificate, when issued, shall be and remain in force for a period of twelve (12) years.

Ayes: Mayor Durand, Councilmembers Blanchette, Coffey, Priskorn, Swift, Elmer Trombley, James Trombley

Nays: None

Resolution declared Adopted..

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Riverview, County of Wayne, Michigan, at a regular meeting held on May 3, 2010.

Judith A. Bratcher, City Clerk

Carried unanimously.

Motion by Councilmember James Trombley, seconded by Councilmember Coffey, to **waive Council Policy** No. 1(20)(A)(8) and adopt Resolution No. 10-11 approving a new **Personal Property**

Exemption Application for Ash Stevens, Inc., located at 18655 Krause, Riverview, Michigan 48193.

RESOLUTION NO. 10-11
RESOLUTION TO APPROVE A NEW PERSONAL PROPERTY
EXEMPTION APPLICATION P.A. 328 OF 1998, AS AMENDED

WHEREAS, pursuant to P.A. 328 of 1998, as amended, the City Council of the City of Riverview, an eligible distressed area as defined in Section 11 of the State Housing Development Authority Act of P.A. 346 of 1966, by Resolution, established an Industrial Developmental District, named "Ash Stevens, Inc. Industrial Development District No. 7", on February 5, 2001 and

WHEREAS, the applicant Ash Stevens, Inc., a manufacturing eligible business, has filed an application for Exemption of New Personal Property; and

WHEREAS, before acting on said application, the City Council of the City of Riverview held a public hearing held on May 3, 2010, at the Peter J. Rotteveel Municipal Building in the City Council Chambers, at 7:30 PM, at which the Applicant, the City Assessor, and a representative of the effected taxing units were given written notice and were afforded an opportunity to be heard on said Application; and

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

The City Council of the City of Riverview finds and determines that the granting of the exemption of New Personal Property currently in force under P.A. 328 of 1998, as amended, shall not have the effect of substantially impeding the operation, or impairing the financial soundness of the taxing unit which levies ad valorem property taxes in the City of Riverview; and The New Personal Property Exemption when issued shall be, and remain in force and effective for a period of seven (7) years, beginning May 3, 2010, and ending December 30, 2017; and

The Application submitted by Ash Stevens, Inc., is for an Exemption of New Personal Property that will be located in the following described parcel of real estate situated within the City of Riverview, in an Industrial Development District, named "Ash Stevens, Inc., Industrial Development District No. 7", established on February 5, 2001;

North 230 Feet of Lot 3, Seaway Industrial Park South
Subdivisions recorded in Liber 94, Pages 96 and 97 of Plats,
Wayne County Records.

Ayes: Mayor Durand, Councilmembers Blanchette, Coffey, Priskorn, Swift, Elmer Trombley,
James Trombley
Nays: None

Resolution declared Adopted.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Riverview, County of Wayne, Michigan, at a regular meeting held on May 3, 2010.

Judith A. Bratcher, City Clerk

Carried unanimously.

PUBLIC COMMENTS:

At this time Mayor Durand asked if anyone wished to address the City Council.

ORGANIZATIONAL BUSINESS:

None.

CONSENT AGENDA:

Motion by Councilmember Coffey, seconded by Councilmember Swift, that the following items on the **Consent Agenda** be **approved**.

- Bid Award to **Leslie Tire Service, Inc.**, for Land Preserve tires in the amount of **\$19,090.00**.

- Authorize Execution of **Agreements** between the City of Riverview and the **Riverview Baseball Association** for the use of ball diamonds, maintenance and the operation of Lloyd Carr Park Concession/Restroom Facility.
- **Special Events Application** from the **Riverview Baseball Association** for Opening Day Parade on May 22, 2010.
- **Budget Amendments** as follows.

A.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<u>2009/10 General Fund -- Recreation:</u>				
Recreation Program Expense	101-751-818.060	\$ 30,000.00	\$ 35,000.00	\$ 5,000.00
Net decrease (increase) to Fund Balance				\$ 5,000.00

JUSTIFICATION: To appropriate additional funds for contract instructors for recreational programs.

B.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<u>2009/10 General Fund -- Finance:</u>				
Consulting Services	101-253-818.155	\$ 0.00	\$ 790.00	\$ 790.00
Office Supplies - Computer	101-253-740.150	\$ 5,900.00	\$ 5,110.00	\$ (790.00)
Net decrease (increase) to Fund Balance				\$ 0.00

JUSTIFICATION: To transfer funds within the finance department for Plante Moran for research related to cable fund net assets, the Headlee Amendment and streets funding.

Carried unanimously.

RESOLUTIONS: SEE PUBLIC HEARING:

Action on two resolutions was immediately following the aforementioned Public Hearing.

ADMINISTRATION:

None.

ORDINANCES:

None.

OTHER BUSINESS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

Motion by Councilmember Elmer Trombley, seconded by Councilmember Coffey, that the **meeting be adjourned.**

Carried unanimously.

Meeting **adjourned** at 8:52 p.m.

Tim Durand, Mayor

Judith A. Bratcher, City Clerk