

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
March 28, 2023**

The Town Board Meeting was called to order at the Garfield Township Hall on March 28, 2023 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Lanie McManus and Denise Schmuckal

Absent and Excused: Steve Duell, Chuck Korn and Chloe Macomber

Staff Present: Planning Director John Sych

Barsheff moved and Agostinelli seconded to name Trustee Denise Schmuckal as Chair for this meeting.

Yeas: Barsheff, Agostinelli, McManus, Schmuckal

Nays: None

1. Public Comment (6:01)

None

2. Review and Approval of the Amended Agenda - Conflict of Interest (6:01)

Agostinelli moved and Barsheff seconded to approve the amended agenda as presented.

Yeas: Agostinelli, Barsheff, Schmuckal, McManus

Nays: None

3. Consent Calendar (6:02)

a. Minutes

March 14, 2023 Regular Board Meeting
(Recommend Approval)

b. Bills

General Fund \$58,395.63
(Recommend Approval)

**c. 2023 Final March Board of Review Assessment Roll Figures Report
(Receive and File)**

Board members removed item C from the consent calendar to be dealt with under agenda item #4.

Agostinelli moved and Barsheff seconded to approve the consent calendar as amended with item C removed.

Yeas: Agostinelli, Barsheff, McManus, Schmuckal

Nays: None

4. Items Removed from the Consent Calendar (6:04)

a. 2023 Final March Board of Review Assessment Roll Figures Report (Receive and File)

The 2022 Assessment Roll was given to board members for comparison.

Agostinelli moved and Barsheff seconded to accept the 2023 Final March Board of Review Assessment Roll Figures Report.

Yeas: Agostinelli, Barsheff, McManus, Schmuckal

Nays: None

5. Correspondence

None

6. Reports

a. GT Metro (6:04)

Metro Fire Chief Pat Parker reviewed the 2022 Annual Report and added that the cost recovery ordinance has been modified to reflect actual costs. He reviewed staffing requirements for standby events and statistics from the month of February 2023.

b. MMR Report (6:12)

Amy Fairchild, MMR Operations Manager reviewed call statistics for February 2023. She added that an EMT Academy began and a paramedic class begins next week.

c. County Commissioner's Report (6:14)

Commissioner Lauren Flynn reported that updates on the Metropolitan Planning Organization and Traverse Connect will be forthcoming. She also said that the Pavilions would be addressed by the BOC at an upcoming meeting.

d. Supervisor's Report

No report

7. Unfinished Business

a. Public Hearing – Consideration of Resolution 2023-08-T, amending Ordinance 18, Payment in Lieu of Taxes (6:16)

Schmuckal opened the public hearing at 6:16pm.

Tony Lentych with the Traverse City Housing Commission stated that they applied for MSHDA credit for the BATA project, but due to changes in the application process, did not receive full credit. He asks that Garfield consider adopting the resolution so that TCHC can reapply and receive the remaining credits.

Garfield Township Assessor Amy DeHaan reiterated what Lentych stated and said that she has been working on the application along with Supervisor Korn and it is ready to resubmit to MSHDA.

Schmuckal closed the public hearing at 6:20pm.

Agostinelli moved and Barsheff seconded to adopt Resolution 2023-08-T, amending Ordinance 18, Payment in Lieu of Taxes.

Yeas: Agostinelli, Barsheff, McManus, Schmuckal

Nays: None

b. Consideration of Resolution 2023-09-T Regarding Tax Exemption and payment to be made in lieu of taxes (6:21)

Agostinelli moved and McManus seconded to adopt Resolution 2023-09-T Regarding Tax Exemption and payment to be made in lieu of taxes.

Yeas: Agostinelli, McManus, Barsheff, Schmuckal

Nays: None

c. Consideration of Municipal Services Agreement (6:22)

Barsheff moved and Agostinelli seconded to enter into a Municipal Services Agreement between the Charter Township of Garfield, Smith & Henzy Advisory Group, Inc and the Traverse City Housing Commission.

Yeas: Barsheff, Agostinelli, McManus, Schmuckal

Nays: None

8. New Business

None

9. Public Comment: (6:23)

Tony Lentych stated that legal fees should be accounted for in the PILOT application.

Assessor Amy DeHaan commented on the Hammond Road Apartments PILOT which will also need to be resubmitted with a new resolution.

10. **Other Business**

None

11. **Adjournment**

Schmuckal adjourned the meeting at 6:25pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686



Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2023-08-T

**AMENDED AND RESTATED ORDINANCE NO 18
(PAYMENT IN LIEU OF TAXES)**

A RESOLUTION TO AMEND AND RESTATE GARFIELD ORDINANCE NO 18 (“An Ordinance to provide for a service charge in lieu of taxes for housing projects for low-income persons and families financed with a federally-aided or Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq (the “Act”)).”)

WHEREAS, the Charter Township of Garfield recognizes a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its limited-income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act; and,

WHEREAS, the Township is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any of all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act; and

WHEREAS, the Township acknowledges that the Township will be benefited and improved by such housing, and encourages the same by providing real estate tax exemption for such housing as a valid public purpose; and,

WHEREAS, the Township also acknowledges that the continuance of the provisions of this Amended and Restated Ordinance No 18 for tax exemption, the service charge in lieu of all ad valorem taxes and optional Municipal Service Agreement as stated in said Amended and Restated Ordinance No 18 are essential to the determination of economic feasibility of housing projects that are constructed or rehabilitated with financing extended in reliance of such tax exemption; and

WHEREAS, the Township further acknowledges that the reformatted and updated language of the Amended and Restated Ordinance No 18 was necessary to facilitate approvals of such projects through the Michigan State Housing Development Authority; and

WHEREAS, the Township adopted Ordinance No 18, “Payment In Lieu of Taxes”.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

**AMENDED AND RESTATED CHARTER TOWNSHIP OF GARFIELD ORDINANCE
NO 18**

CHARTER TOWNSHIP OF GARFIELD

**RESOLUTION 2023-09-T
REGARDING TAX EXEMPTION AND PAYMENT
TO BE MADE IN LIEU OF TAXES**

Board member, Agostinelli, supported by Board member, Barsheff, made a motion to adopt the following amended Resolution:

RESOLUTION DESIGNATING THE MSHDA SUPPORTED HOUSING COMPONENT OF A(N) PROPOSED APPROXIMATELY 210 UNIT MULTI-FAMILY HOUSING DEVELOPMENT TO BE KNOWN AS THE FLATS AT CARRIAGE COMMONS, AN AFFORDABLE HOUSING COMMUNITY, LOCATED NEAR THE INTERSECTION OF W HAMMOND AND LAFRANIER ROADS ON PARCEL #28-05-023-042-40, TRAVERSE CITY, MI 49686, GARFIELD TOWNSHIP, MICHIGAN, (legally described as:

Part of the South half of the Southeast quarter Section 23, Town 27 North, Range 11 West: commencing at the South quarter corner Section 23; thence North 00 degrees 57 minutes 30 seconds East, 1241.84 feet to the place of beginning; thence South 88 degrees 18 minutes 28 seconds East, 1318.74 feet; thence South 88 degrees 17 minutes 12 seconds East, 1314.98 feet; thence South 01 degrees 03 minutes 09 seconds West, 325.23 feet; thence South 82 degrees 34 minutes 42 seconds West, 409.62 feet; thence South 57 degrees 30 minutes 46 seconds West, 512.86 feet; thence North 89 degrees 12 minutes 14 seconds West, 680.1 feet; thence South 00 degrees 07 minutes 20 seconds West, 228.03 feet; thence North 54 degrees 56 minutes 50 seconds West, 238.68 feet; thence North 42 degrees 07 minutes 21 seconds West, 90.69 feet; thence South 85 degrees 33 minutes 20 seconds West, 44.88 feet; thence North 76 degrees 54 minutes 36 seconds West, 513.94 feet; thence North 00 degrees 57 minutes 42 seconds East, 547.8 feet; thence North 88 degrees 17 minutes 53 seconds West 67.82 feet; thence South 01 degrees 21 minutes 07 seconds West, 53.77 feet; thence South 48 degrees 58 minutes 54 seconds West, 40.66 feet thence North 41 degrees 01 minutes 06 seconds West 25 feet; thence South 49 degrees 00 minutes 49 seconds West 62.36 feet; thence North 89 degrees 03 minute 38 seconds West, 23.84 feet; thence North 00 degrees 57 minutes 31 seconds East, 105.61 feet; thence North 88 degrees 17 minutes 53 seconds West, 130.98 feet; thence North 00 degrees 57 minutes 30 seconds East 76.01 feet to the point of beginning. Subject to road rights-of-way. Containing approximately 33.43 acres, more or less.

AS A "QUALIFIED PROJECT" UNDER THE CHARTER TOWNSHIP OF GARFIELD'S AMENDED AND RESTATED ORDINANCE NO. 18.

WHEREAS, the Township Board, pursuant to MCL 125.1401 *et seq.*, has received a request from Smith & Henzy Advisory Group, Inc and the Traverse City Housing Commission (the "Developers"), the Developers plan to construct a new, approximately 210 unit, transit-oriented housing project (the "Development"), improve the quality of life for the tenants, add community services and outreach, and preserve affordable housing in the Township at the location specified

The Chairman declared the motion carried, and Resolution 2023-09-T duly adopted.


Lanie McManus, Township Clerk

CERTIFICATE

I, Lanie McManus, the duly appointed Township Clerk, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Charter Township of Garfield Township Board, Grand Traverse County, Michigan, held on March 28, 2023, at which meeting (4) four members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the Minutes of said Meeting were kept and will be and have been available as required by said Act.

Date: 3-29-2023


Lanie McManus, Township Clerk