

CHARTER TOWNSHIP OF GARFIELD

TOWN BOARD MEETING

Tuesday, March 13, 2018 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AGENDA

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended.

(MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

a. Minutes – February 27, 2018 (Recommend Approval)

b. Bills -
 General Fund \$ 130,398.04
 (Recommend Approval)

c. PD 2018-36 Planning Commission 2017 Annual Report (Receive and File)

d. MTT Update (Receive and File)

4. Items removed from the Consent Calendar

5. Correspondence

- a. Grand Traverse Conservation District February 2018 Activity Report
- b. Memo from Kevin Klein to Laura Dwyer regarding tree removal by the Airport

6. Reports

- a. Sheriff's Department Report
- b. County Commissioner's Report
- c. Personnel Committee Report
- d. Clerk's Report
- e. Supervisor's Report

7. Unfinished Business

- a. Public Hearing – Consideration Resolution 2018-07-T, a resolution in support of an application for an Industrial Facilities Tax Exemption Certificate for Traverse Area Machining on Lot 28 Industry Drive
- b. Public Hearing – Consideration Resolution 2018-08-T, a resolution in support of an application for a PILOT request for Aspen Hills apartment complex located at 1291 Oak Terrace
- c. Public Hearing - Buffalo Ridge Planned Unit Development – Consideration of recommendation of Planning Commission for Approval of Major Amendment, Findings of Fact and Record and Decision Order

8. New Business

- a. Consideration of Resolution 2018-9-T, a resolution Proclaiming April 2018 as Social Host Responsibility Month
- b. Letter of support for a request to the Olsen Foundation from The Botanic Garden at Historic Barns Park
- c. PD 2018-34 - Consideration of Resolution 2018-10-T, a resolution in support of River East Recreation Area Development Project

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
February 27, 2018

Chuck Korn called the Town Board Meeting to order on February 27, 2018 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Denise Schmuckal, Lanie McManus, Jeane Blood Law, Dan Walters and Chuck Korn

Absent and Excused: Steve Duell

Staff Present: Roberto Larrea, Planning Director

1. Public Comment (6:01)

None

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

Korn added item 3.e. – PD Z-2017-05 to the consent calendar and added Venture North Report in place of the County Commissioner Report.

Agostinelli moved and Schmuckal seconded to approve the agenda as amended.

Yeas: Agostinelli, Schmuckal, Blood Law, Walters, McManus, Korn

Nays: None

3. Consent Calendar (6:02)

a. Minutes

February 13, 2018 Regular Meeting (Recommend Approval)

b. Bills

| | |
|----------------------|--------------|
| General Fund | \$605,544.60 |
| (Recommend Approval) | |

Gourdie-Fraser

| | |
|-------------------------|-------------|
| Developer's Escrow Fund | \$ 6,485.00 |
|-------------------------|-------------|

| | |
|------------------------|-----------|
| Utility Receiving Fund | 16,670.00 |
|------------------------|-----------|

| | |
|-------|--------------|
| Total | \$ 23,155.00 |
|-------|--------------|

(Recommend Approval)

- c. **Consider a motion to schedule a public hearing for an application for an Industrial Facilities Tax Exemption Certificate for Traverse Area Machining on Lot 28 Industry Drive for March 13, 2018 (Recommend Approval)**
- d. **Consideration of a motion to schedule a public hearing for an application for a PILOT request for Aspen Hills apartment complex located at 1291 Oak Terrace for March 13, 2018 (Recommend Approval)**
- e. **A request that PD Z-2017-05 – CRA be scheduled for public hearing at the regular meeting of the Garfield Township Board to be held on March 27, 2018.**

Item 3b - Bills was removed by Board members to be discussed under item 4.

Agostinelli moved and Schmuckal seconded to adopt the consent calendar as amended.

Yeas: Agostinelli, Schmuckal, Blood Law, Walters, McManus, Korn

Nays: None

4. Items removed from the Consent Calendar (6:05)

Bills

Board members asked questions regarding legal fees and Prien and Newhof expenses as they related to the Boardman Valley Trail. Board members asked to see legal expenses broken down in the future. Discussion also took place regarding payments to Metro and how they work.

Agostinelli moved and Schmuckal seconded to approve bills in the amount of \$605,544.60 and Gourdie Fraser Bills in the amount of \$23,155.00.

Yeas: Agostinelli, Schmuckal, Walters, Blood Law, McManus, Korn

Nays: None

5. Correspondence (6:10)

Board members discussed an email regarding trees being cut down by the airport.

6. Reports

a. Construction Report (6:13)

Jennifer Hodges from Gourdie-Fraser said that the Water Main Division 2 is out for bids and she will bring the bids in for discussion and awarding next time.

Gourdie-Fraser has been working to create a GIS mapping system of the sewers and water mains in the county. Hodges said that a grant became available from the Michigan Department of Treasury for possible reimbursement on the project and they will apply for the grant. She has been doing lots of plan reviews and stormwater reviews.

b. GT Metro Fire Report (6:18)

Three new firefighters have been hired. A report submitted in writing indicated 434 total calls in January. Board members also discussed mutual aid that the department gives and receives.

c. Northflight Report (6:27)

No report

d. Venture North (6:28)

Laura Gailbraith of Venture North talked about their organization and how it helps businesses access capital. The organization has about \$6 million to loan out at this time. She spoke about how Venture North is funded and about how they help to create jobs in the community. The organization has a 10 county reach.

e. Building Committee Report (6:41)

Walters said they met and decided to hire a consultant to give board members an overview of the current state of the building in all areas. They asked for a timeline on the current roof and what repairs need to be done and when the roof may need to be replaced in its entirety. The Committee discussed the South Airport construction project and the medians and decided to hold off on any major plans at this time until the Road Commission completes its work. Irrigation in the area will be turned off for construction.

f. Treasurer's Report (6:45)

Blood Law said that February 28th is the last real property tax collection day in the Township. On March 1st all unpaid taxes will be forwarded to the county.

g. Supervisor's Report (6:46)

Korn reported that he has been talking to Aspen Hills regarding their possible PILOT and is encouraging them to provide a fee for fire and safety services. He met with Networks NW regarding an economic assets inventory and also met with the Boardman Lake Trail group and talked about maintenance.

7. Unfinished Business

a. Consideration of Amended and Restated Ordinance No. 18 Payment in Lieu of Taxes (PILOT) (6:50)

Korn said that he received no comments from MSHDA regarding this item.

Agostinelli moved to approve Amended and Restated Ordinance No. 18 Payment in Lieu of Taxes and Blood Law seconded.

*Yeas: Agostinelli, Blood Law, Schmuckal, McManus, Walters, Korn
Nays: None*

8. New Business

a. Consideration of a Memorandum of Understanding with the City of Traverse City, Charter Township of Garfield, Grand Traverse County

Road Commission, Traverse Area Recreation and Transportation (TART) Trails, Inc. and Norte! Regarding a Safe Routes to School project on Barlow Street (6:51)

Korn said that this Memorandum of Understanding is an outline which details the responsibilities of each entity.

Schmuckal moved and Walters seconded to accept the Memorandum of Understanding with the City of Traverse City, Charter Township of Garfield, Grand Traverse County Road Commission, Traverse Area Recreation and Transportation (TART) Trails, Inc. and Norte! Regarding a Safe Routes to School project on Barlow Street

Yeas: Schmuckal, Walters, Agostinelli, Blood Law, McManus, Korn

Nays: None

9. Public Comment: (6:55)

None

10. Other Business (6:56)

None

11. Adjournment (6:57)

Schmuckal moved to adjourn the meeting at 6:57pm

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684


| Check Date | Bank | Check # | Payee | Description | GL # | Amount |
|------------|------|---------|----------------------------------|-------------------------------|-----------------|-----------------|
| 02/22/2018 | GEN | 36683 | BRENDA BURROWS | CONTRACTED AND OTHER SERVICES | 101-101-805.000 | 105.00 |
| 02/22/2018 | GEN | 36684 | FIFTH THIRD BANK | EDUCATION & TRAINING | 101-253-960.000 | 25.16 |
| 02/22/2018 | GEN | 36685 | INTEGRITY BUSINESS SOLUTIONS | | | ** VOIDED ** |
| 02/22/2018 | GEN | 36686 | KCI | PRINTING & PUBLISHING | 101-101-900.000 | 1,096.08 |
| | | 36686 | | POSTAGE | 101-171-726.001 | 12.05 |
| | | 36686 | | PRINTING & PUBLISHING | 101-171-900.000 | 1,262.72 |
| | | | | | | <u>2,370.85</u> |
| 02/22/2018 | GEN | 36687 | SNAP PRINTING | SUPPLIES | 101-171-726.000 | 300.00 |
| 02/22/2018 | GEN | 36688 | INTEGRITY BUSINESS SOLUTIONS | | 101-101-726.000 | 122.46 |
| 02/27/2018 | GEN | 36689 | 13TH CIRCUIT COURT | LEGAL SERVICES | 101-253-801.000 | 150.00 |
| 02/27/2018 | GEN | 36690 | CHERRYLAND ELECTRIC COOP. | | 101-000-084.861 | 303.64 |
| | | 36690 | | | 101-265-920.603 | 1,141.05 |
| | | 36690 | | | 101-448-920.005 | 868.21 |
| | | | | | | <u>2,312.90</u> |
| 02/27/2018 | GEN | 36691 | CHERRYLAND ELECTRIC COOP. | COM. PROM. - SILVER LAKE PARK | 308-000-880.001 | 559.66 |
| 02/27/2018 | GEN | 36692 | FIFTH THIRD BANK | EDUCATION & TRAINING | 101-101-960.000 | 11.46 |
| | | 36692 | | EDUCATION & TRAINING | 101-171-960.000 | 36.03 |
| | | 36692 | | SUPPLIES | 101-191-726.000 | 29.81 |
| | | 36692 | | EDUCATION & TRAINING | 101-215-960.000 | 75.42 |
| | | 36692 | | SUPPLIES | 101-371-726.000 | 209.35 |
| | | 36692 | | SUPPLIES | 101-401-726.000 | 209.35 |
| | | 36692 | | SUPPLIES | 101-412-726.000 | 418.70 |
| | | | | | | <u>990.12</u> |
| 02/27/2018 | GEN | 36693 | FISH | CLEANING SERVICE | 101-265-935.603 | 339.00 |
| 02/27/2018 | GEN | 36694 | GARFIELD CHARTER TOWNSHIP | INSURANCE - EMPLOYEE HEALTH | 101-851-873.030 | 292.70 |
| 02/27/2018 | GEN | 36695 | JEANE BLOOD LAW | MILEAGE - TREASURER | 101-253-860.500 | 59.95 |
| 02/27/2018 | GEN | 36696 | NORTHERN OFFICE EQUIP | SUPPLIES - COPIER MAINTENANCE | 101-101-726.002 | 335.15 |
| 02/27/2018 | GEN | 36697 | THE GUARDIAN | INSURANCE - EMPLOYEE HEALTH | 101-851-873.030 | 1,237.71 |
| | | 36697 | | INSURANCE - EMPLOYEE LIFE | 101-851-873.040 | 912.21 |
| | | | | | | <u>2,149.92</u> |
| 02/27/2018 | GEN | 36698 | UNITED WAY | UNITED WAY | 101-000-238.000 | 90.00 |
| 02/27/2018 | GEN | 36699 | VOYA INSTITUTIONAL TRUST COMPANY | DEFERRED COMP | 101-000-227.000 | 2,265.00 |

3. b.

| Check Date | Bank | Check # | Payee | Description | GL # | Amount |
|------------|------|---------|-------------------------------|-------------------------------|-----------------|-------------------|
| 03/01/2018 | GEN | 36700 | BRENDA BURROWS | CONTRACTED AND OTHER SERVICES | 101-101-805.000 | 75.00 |
| 03/01/2018 | GEN | 36701 | GARFIELD CHARTER TOWNSHIP | CURRENT REAL PROPERTY TAXES | 101-000-403.000 | 112,457.55 |
| 03/01/2018 | GEN | 36702 | PRINTING SYSTEM | SUPPLIES | 101-101-726.000 | 115.17 |
| 03/01/2018 | GEN | 36703 | STATE OF MICHIGAN (P) | STATE TAXES PAYABLE | 101-000-228.000 | 2,468.81 |
| 03/01/2018 | GEN | 36704 | SUPERFLEET | GAS & CAR WASHES | 101-806-862.000 | 234.13 |
| 03/01/2018 | GEN | 36705 | WILLIAM SAPUTO | CURRENT REAL PROPERTY TAXES | 101-000-403.000 | 60.24 |
| 03/07/2018 | GEN | 36706 | AMERICAN WASTE | MAINTENANCE - MISC, EQUIP | 308-000-935.000 | 266.98 |
| 03/07/2018 | GEN | 36707 | AMERICAN WASTE | RUBBISH REMOVAL | 101-265-935.604 | 79.00 |
| 03/07/2018 | GEN | 36708 | CITY OF TRAVERSE CITY | | 101-448-920.005 | 28.34 |
| 03/07/2018 | GEN | 36709 | CITY OF TRAVERSE CITY | DUE FROM #861 STREET LIGHTS | 101-000-084.861 | 182.71 |
| | | 36709 | | | 101-448-920.005 | 484.07 |
| | | | | | | <u>666.78</u> |
| 03/07/2018 | GEN | 36710 | CONSUMERS ENERGY | | 101-448-920.005 | 24.64 |
| 03/07/2018 | GEN | 36711 | FIFTH THIRD BANK | EDUCATION & TRAINING | 101-171-960.000 | 12.55 |
| | | 36711 | | DUES & PUBLICATIONS | 101-171-965.000 | 327.00 |
| | | | | | | <u>339.55</u> |
| 03/07/2018 | GEN | 36712 | GRAND TRAVERSE COUNTY DPW | | 101-265-920.602 | 64.77 |
| 03/07/2018 | GEN | 36713 | GRAND TRAVERSE COUNTY DPW | MAINTENANCE - MISC, EQUIP | 308-000-935.000 | 11.50 |
| 03/07/2018 | GEN | 36714 | LAND INFORMATION ACCESS ASSOC | COM. PROM. - TV BOARD | 101-747-880.017 | 175.00 |
| 03/07/2018 | GEN | 36715 | NORTHERN MI JANITORIAL SUP | SUPPLIES-MAINTANCE | 101-265-726.003 | 255.70 |
| 03/07/2018 | GEN | 36716 | SPECTRUM BUSINESS | | 101-258-935.016 | 75.00 |
| 03/07/2018 | GEN | 36717 | STAPLES | SUPPLIES | 101-101-726.000 | 136.51 |
| | | 36717 | | | 101-215-726.000 | 10.00 |
| | | | | | | <u>146.51</u> |
| 03/07/2018 | GEN | 36718 | TRAVERSE CITY RECORD EAGLE | | 101-101-901.000 | 385.50 |
| | | | | TOTAL - ALL FUNDS | | <u>130,398.04</u> |
| | | | | TOTAL OF 36 CHECKS (1 voided) | | |

--- GL TOTALS ---
 101-000-084.861 486.35
 101-000-227.000 2,265.00
 101-000-228.000 2,468.81
 101-000-238.000 90.00

| Check Date | Bank | Check # | Payee | Description | GL # | Amount |
|-----------------|------|---------|-------------------------------|-------------|------|------------|
| 101-000-403.000 | | | CURRENT REAL PROPERTY TAXES | | | 112,517.79 |
| 101-101-726.000 | | | SUPPLIES | | | 374.14 |
| 101-101-726.002 | | | SUPPLIES - COPIER MAINTENANCE | | | 335.15 |
| 101-101-805.000 | | | CONTRACTED AND OTHER SERVICES | | | 180.00 |
| 101-101-900.000 | | | PRINTING & PUBLISHING | | | 1,096.08 |
| 101-101-901.000 | | | ADVERTISING | | | 385.50 |
| 101-101-960.000 | | | EDUCATION & TRAINING | | | 11.46 |
| 101-171-726.000 | | | SUPPLIES | | | 300.00 |
| 101-171-726.001 | | | POSTAGE | | | 12.05 |
| 101-171-900.000 | | | PRINTING & PUBLISHING | | | 1,262.72 |
| 101-171-960.000 | | | EDUCATION & TRAINING | | | 48.58 |
| 101-171-965.000 | | | DUES & PUBLICATIONS | | | 327.00 |
| 101-191-726.000 | | | SUPPLIES | | | 29.81 |
| 101-215-726.000 | | | SUPPLIES | | | 10.00 |
| 101-215-960.000 | | | EDUCATION & TRAINING | | | 75.42 |
| 101-253-801.000 | | | LEGAL SERVICES | | | 150.00 |
| 101-253-860.500 | | | MILEAGE - TREASURER | | | 59.95 |
| 101-253-960.000 | | | EDUCATION & TRAINING | | | 25.16 |
| 101-258-935.016 | | | COMPUTER NETWORK | | | 75.00 |
| 101-265-726.003 | | | SUPPLIES-MAINTANCE | | | 255.70 |
| 101-265-920.602 | | | WATER / SEWER | | | 64.77 |
| 101-265-920.603 | | | LIGHTS BUILDING | | | 1,141.05 |
| 101-265-935.603 | | | CLEANING SERVICE | | | 339.00 |
| 101-265-935.604 | | | RUBBISH REMOVAL | | | 79.00 |
| 101-371-726.000 | | | SUPPLIES | | | 209.35 |
| 101-401-726.000 | | | SUPPLIES | | | 209.35 |
| 101-412-726.000 | | | SUPPLIES | | | 418.70 |
| 101-448-920.005 | | | STREET LIGHTS TOWNSHIP | | | 1,405.26 |
| 101-747-880.017 | | | COM. PROM. - TV BOARD | | | 175.00 |
| 101-806-862.000 | | | GAS & CAR WASHES | | | 234.13 |
| 101-851-873.030 | | | INSURANCE - EMPLOYEE HEALTH | | | 1,530.41 |
| 101-851-873.040 | | | INSURANCE - EMPLOYEE LIFE | | | 912.21 |
| 308-000-880.001 | | | COM. PROM. - SILVER LAKE PARK | | | 559.66 |
| 308-000-935.000 | | | MAINTENANCE - MISC, EQUIP | | | 278.48 |
| | | | TOTAL | | | 130,398.04 |

| | | | |
|--|--|--------------|-------------------------------------|
|  Charter Township of Garfield Planning Department Report No. 2018-36 | | | |
| Prepared: | March 5, 2018 | Pages: | 1 of 1 |
| Meeting: | March 13, 2018-Township Board | Attachments: | <input checked="" type="checkbox"/> |
| Subject: | Planning Commission 2017 Annual Report | | |

STAFF COMMENT:

The Planning Commission is required to make an annual written report to the Township Board concerning its operations and the status of planning activities. The Planning Commission's 2017 Annual Report is attached to this report.


On February 28, 2018, the attached report was reviewed by the Planning Commission at its Work Session. After review and discussion, the Commission made the following motion:

THAT the 2017 Planning Commission Annual Report, as contained in PD Report No. 2018-16 BE ACCEPTED and forwarded to the Garfield Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.

ACTION REQUESTED:

The following motion would be appropriate if the Board of Trustees is prepared to accept the Planning Commission 2017 Annual Report.:

THAT the 2017 Planning Commission Annual Report, as contained in PD Report No. 2018-16, BE ACCEPTED as required by Section 19(2) of the Michigan Planning Enabling Act.

| | | | |
|---|-------------------------------|---|--------------------------|
|  | | Charter Township of Garfield | |
| | | Planning Department Report No. 2018-16 | |
| Prepared: | January 9, 2018 | Pages: | 1 of 8 |
| Meeting: | March 13, 2018-Township Board | Attachments: | <input type="checkbox"/> |
| Subject: | 2017 Annual Report | | |

Introduction

This 2017 annual Planning Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act, which states:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

This report is intended to serve as the Planning Commission's report to the Township Board, as required above, and will also outline the activities of the Planning Department in the 2017 year.

Boards & Commissions

The Planning Department participates in various committees and provides support services to various Commissions and Boards, which include:

- Garfield Township Board
- Garfield Township Planning Commission
- Joint Traverse City and Garfield Township Planning Commission (Grand Traverse Commons)
- Joint Traverse City and Garfield Township Recreation Authority (as needed)
- Garfield Township Parks & Recreation Commission (Annual report submitted)
- Hickory Hills Advisory Committee
- Traverse Transportation Coordinating Initiative (TTCI) *formerly* TC-TALUS
- Among others

Administration

The Planning Department was responsible for generating 133 reports in 2017, (compared to 78 reports in 2016) to the various Boards, Commissions and Committees listed above. This number far exceeds those generated by East Bay, Elmwood, Blair and Acme Townships combined. Routine tasks also include site visits, dialogue with the development community to ensure that development applications are complete and ready to be brought before the Planning Commission, monitoring development approvals to ensure projects are completed efficiently and as approved by the Planning Commission and Township Board, preparing development plans for our park system and administering grants (thanks Dorothy).

As current documents and plans are finalized in 2018, attention will be shifted to successor documents and ordinances to help the Township realize the goals of recently adopted documents. These may include sub-area plans, corridor planning, lake protection plans, etc. This, combined with yet another projected

year of strong growth, as well as planning for upcoming grant applications, will continue to demand efficiency in the administration of the Planning Department.

Planning Commission

The Planning Commission meets the second and fourth Wednesday of each month and is responsible for reviewing development applications, preparing plans, and advising the Township Board on development matters and zoning amendments. The meeting schedule allows the Planning Commission to hear, review and decide on projects during the first meeting and to advance the interests of the community by holding a work session during the second meeting of the month. This schedule will continue throughout 2018.

Garfield Township Zoning Ordinance

Following several years of work by the Planning Commission, the new Garfield Township Zoning Ordinance was adopted in 2015 and has proven to be far more user friendly than the antiquated ordinance it replaced. Our goal is to continue to address areas of the ordinance that fail to meet the intent of a more efficient and more user friendly ordinance. A brief description of those changes is provided further along in this report.

Master Plan

A community survey was drafted and mailed to a random sampling of Garfield Township residents to solicit public opinion on how we are growing and where we are heading. The information received has assisted the Planning Commission in creating and supporting current and future Master Plan goals and objectives. In addition to public opinion, it is very important to collaborate with community leaders, emergency services, schools and other public service entities to understand how their future plans coincide with ours.

Staff has had ongoing discussion with community stakeholders such as TCAPS, BATA, Cherry Capital Airport, GT Metro Fire, and the Sheriff's Office to understand each agency's current and future infrastructure needs and how each need relates to our community now and into the future. In addition to the Master Plan survey, the Planning Commission discussed the current Future Land Use Map and made adjustments to encourage infill of dilapidated or underutilized properties rather than encouraging the outward growth of our community. Corridor Planning was a big topic of discussion this year as was residential growth and density. The Planning Commission completed its preliminary work on the Master Plan in November, however due to the departure of our "snowbirds" additional public meetings have been postponed until those residents return.

Continued Collaboration

Cherry Capital Airport

Frequent meetings with Kevin Klein (Cherry Capital Airport) have certainly helped Staff understand the long and short term plans associated with the airport property and properties within the flight paths. The township worked with airport representatives to negotiate Avigation easements and efforts to remove obstructions (trees) from the flight path. Proceeds from the agreement will be used to delineate the park area and provide associated amenities to serve the neighborhood.

TCAPS

Staff continues to meet with Paul Soma (TCAPS) and the TCAPS Board to discuss population shifts and growth patterns within our community. Growth and development patterns can significantly alter the student population from one year to another, so it is important that we have an open dialogue with the school system. For example, the development occurring on LaFranier Road has the potential of increasing the student population at Cherry Knoll or Traverse Heights elementary by several hundred kids over the next 2-3 years. This population increase could prove challenging for administrators if they are not informed in advance of a project of this magnitude. According to TCAPS, Garfield Township continues to be the only community that meets regularly with TCAPS representatives and their Board to discuss growth and we will continue to do so moving forward.

BATA

Our relationship with BATA continues to grow as we work towards our goal of providing a safe, convenient and affordable transportation option to those in need. The Planning Commission and Staff continue to encourage multi-modal transportation by requiring developers to incorporate bus stops within mixed use or high density projects. The intent of this regulation is to avoid on-street bus stops on roadways that do not have safe off road pedestrian circulation. Recent discussions have involved identifying areas of high ridership need and mapping these locations for future bus stop considerations. We will continue to work with BATA to provide safe transportation alternatives as we move into 2018.

Grand Traverse County Sheriff

The Sheriff's post within the township hall continues to be an asset to Staff and residents alike. A continuous dialogue and willingness to assist Staff with violations, crime statistics and plan review continue to prove beneficial.

Conceptual Reviews

Conceptual reviews were established to allow developers and applicants the ability to appear before the Planning Commission with little more than a concept and basic site plan. This procedure provides the applicant with valuable feedback to gauge the Planning Commission's interest in the project before an application is submitted. This process has been very useful to developers as they are able to discuss a potential project without having to first secure a planner, engineer, surveyor, etc. to complete an application. The following projects were brought before the Planning Commission for discussion in 2017:

1. Fox Run - PURD
2. Kensington Park- Amendment Consideration
3. Cass Road Event Center - Rezoning request
4. Prince of Peace Church - New construction proposal
5. Living Hope Assembly of God - Rezoning request

Administrative Reviews

The Director of Planning can now administratively approve projects provided they fall within the confines of the zoning ordinance. This procedure improves efficiency on minor requests. The following requests were administratively reviewed.

1. SUP 2005 -05 (G) - Lone Tree - AA

The subject property is located within the Lone Tree PUD, at the corner of North Long Lake Road and Lone Pine Road. The application requests amendments to the Lone Tree mixed use PUD, specifically, Lone Tree II Condominium to eliminate units 45 and 46 to create additional open area. According to Article 4 Section G.(4)(a) of the Garfield Township Ordinance the Director of Planning may authorize an Administrative Amendment provided specific criteria can be satisfied. The Planning Department now requires any Administrative Amendment to be justified in writing and provided to the Planning Commission. This application was approved.

2. SUP 2005 - 05 (H) - Beers Dentistry - AA

The application requests an addition to the parking area and expansion of the building. Following research into the application it was found that the applicant could move forward by way of an Administrative Amendment. Article 4 Section G.(4)(a) of the Garfield Township Zoning Ordinance states the Director of Planning may authorize an Administrative Amendment provided specific criteria can be satisfied. The Application was approved.

Development Reviews

The Planning Commission reviewed and approved numerous projects in 2017, which included Site Plan Reviews, Planned Unit Developments, Special Use Permits and zoning text and map amendments. A brief description of those reviews follows.

SUP- 2017- 01- Fox Run Multi-Family PURD Project - (Ongoing)

The property is currently zoned R-3 Multi-Family Residential and allows apartments by way of a Special Use Permit (SUP) or Planned Unit Residential Development (PURD). The property is approximately 8 acres in size, of which 3.75 acres is open space, leaving 4.25 acres of developable land. When the new Zoning Ordinance was adopted, new design standards for Planned Unit Residential Developments (PURD's) were implemented to encourage quality of life and neighborhood interaction. The design, as proposed, contemplates transferring the density from the low wet areas (3.75 acres) and clustering it upfront to provide a density of approximately 10 units per acre. This project is ongoing yet proposes Low Impact Design for storm water collection, sidewalks and nature trail.

SPR 2017-01 - Life Story Access Drive - (Approved)

The subject property is a 5.4-acre parcel located at 400 West Hammond Road (north side of the road) between North Garfield Road and Townline Road East. The service drive is proposed along approximately 400 feet of the property's northern road frontage on West Hammond Road. The site is gently rolling and slopes from the south (near West Hammond Road) to the north and northwest. Runoff from the site discharges to unnamed tributaries of the Mitchell Creek. There is a substantial amount of wetland area surrounding the natural drainage-ways. Following approval of the service drive it was discovered that the property located to the west had a conservation easement that would preclude connection therefore, that portion of the service drive has been waived. This project was approved with conditions.

SPR 2017-02 - Home Suites Hotel - (no action)

The subject property is located on US - 31 and makes up a portion of the old Bill Marsh properties. Due to the incompleteness of the project submittal, the application remains a question mark.

SPR 2017- 03 - US 31 Retail - (Approved)

The subject parcel is approximately 2.8 acres in area and located at 3664 North US-31 South. The site topography is essentially flat with a very gradual slope to the East. Kids Creek runs along both the West and East ends of the site. Also, there is a wetland area along the East property line. The parcel's only road frontage is approximately 166 feet on North US-31 South. The site was formerly occupied by the Alpha Center (health services) and is being used by North Pointe (auto sales) currently. The applicant proposes to demolish the three existing buildings on the parcel and construct a multi-tenant retail/food business complex. The proposed complex would be a single building consisting of three units constructed in a single phase. This project was approved with conditions.

SUP 2017- 01 - Northern Building and Supply - (Withdrawn)

The property is located on the corner of S. Airport and Keystone Roads, has an address of 1701 S. Airport Road and is the current site of Northern Building Supply. The application requested a Special Use Permit to establish a commercial retail business (furniture store) within the I-G General Mixed Use Industrial Business District. Due to the use being retail in nature it is required to obtain a SUP. The application was withdrawn following the public hearing.

SUP 2017- 02 - Water Storage Project - City of Traverse City - (Approved)

The application requests approval of a Special Use Permit to add a 2,000,000 gallon water tank at 2930 LaFranier Road on a property that currently has an existing 4,000,000 gallon tank. The current water storage reservoir has been in existence since 1972 and is situated on approximately 5 acres of land. The application was approved.

SUP 2017- 03 - Newman Mobile Home Sales (Ongoing)

The property is located along North US-31 South, and to the east of the Meadow Lane Mobile Home Community. The Applicant requests to establish a mobile home sales on the property. The Ordinance permits both "Modular/Manufactured Home Sales" and "Mobile Home Sales" by way of a Special Use Permit (SUP) in the C-G District. This application is scheduled for public hearing in February 2018.

SUP 2017- 04 - Hickory Hills - City of Traverse City (Ongoing)

The application requests approval of a Special Use Permit (SUP) to begin implementation of the Master Plan for the Hickory Hills Ski Park and Recreation Area. Hickory Hills is located within the Charter Township of Garfield and owned by the City of Traverse City. In 2014, a partnership between the City of Traverse City, the Charter Township of Garfield, Preserve Hickory, and the Grand Traverse Ski Club was formed. This group jointly funded a Master Plan for Hickory Hills that was adopted by both Municipalities. This Master Plan was intended to reinvigorate and reinvent Hickory Hills, transforming it into an all-season recreation destination. This application is scheduled for a public hearing in February 2018.

SUP 1996 - 01 - Aldi Sign Request - Withdrawn

The application requests replacement of signs permitted within the PUD. Following discussions the applicant has withdrawn the application and decreased the sign size to within administrative allowance.

SUP 2015-01 (B) Ridge 45 Amendment - (Approved Phase 3)

This application requests a Major Amendment to Special Use Permit approval granted in 2015 to construct the third phase of an apartment project on a 30-acre development site on La Franier Road, just north of the intersection of Hammond Road. A Major Amendment, as opposed to an Administrative or Minor Amendment, is required under Garfield Township's Zoning Ordinance because the third phase of the development requests larger land area than indicated in the original application (*see* 423(G)(6)(c)).

SUP 2015-01 (C) Ridge 45 Amendment - (Phase 4)

The application requests a Major Amendment to Special Use Permit (SUP) approval granted in 2015 to expand the Ridge 45 apartment project on La Franier Road. This Major Amendment affects two parcels immediately south of the approved third phase of Ridge 45 on La Franier Road, approximately one-quarter of a mile north of the intersection at Hammond Road. The proposed development area consists of approximately 7.9 acres on the western side of the site. The subject properties are each currently vacant. This application is scheduled for a public hearing in February 2018.

Z - 2017 01 - Teter Rezoning - (Approved)

The subject property is located at 2535 W. Front Street and is the last remaining non-commercial parcel in that area. The application proposes to rezone the property from the current R-3 Multi-family Residential to C-O Office Commercial, without restriction. The rezoning was approved.

Z - 2017 02 - Ridge 45 Rezoning - (Approved 30 acres)

The application affects three properties along La Franier Road at the intersection of Hammond Road. The property in its entirety is approximately 30 acres in size and has a small pocket of wetlands at the southeast corner of the property. The property is of adequate size to support a potential southward expansion of the apartment complex or support a PUD development. Based on this Future Land Use classification in the Master Plan, and the fact that the La Franier Road corridor has been and remains a targeted corridor for medium to high density residential development, Staff determined the rezoning request to be consistent with the Master Plan. The rezoning was approved.

Z - 2017 03 - Serra Autoworks - CRA - (Approved)

The subject property is approximately 2.9 acres in size and located at 940 Boon Street. This property was granted a conditional rezoning to C-2 (now C-G) with restrictions in 2007 to accommodate an expansion of the car dealership. The Conditional Rezoning Agreement (CRA) set certain stipulations and timelines to ensure the property was developed in a timely manner, which may or may not have been met. Regardless, the procedure for approval of an application and major amendment is the same. Therefore, the application will replace the language currently in place and include a site plan, as required. The application was approved with conditions. The Township Board adopted the Resolution for approval at their January meeting.

Z - 2017 04 - Cherryland / U-haul - Text Amendment

The application proposes two Text Amendments to the Garfield Township Zoning Ordinance to amend Article 2 Definitions and Article 3 Planned Shopping District to allow "Retail and Self-Storage and Truck and Trailer Share" as a use within the district. This request is specific to U-Haul and the recently vacated K-Mart however it would affect numerous properties located in the C-P Planned Shopping District. The use is currently permitted within the two industrial districts and without justification to expand into prime commercial areas. Following a public hearing in January and Staff's recommendation to deny the request, the Planning Commission has requested a study of the C-P District. The Applicant requested the PC to table the request in favor of review.

Z - 2017 05 - Scussel Hammond Road

This Property is subject to a Conditional Rezoning Agreement (the "Agreement") entered into and recorded at 2008R-07868, Grand Traverse, County Register of Deeds, whereby the Property was rezoned from A-1 Agricultural, to C-2, General Business with restrictions and limitations (2008). The Applicant requests withdrawal of the Agreement and desires to enter into a new Conditional Rezoning Agreement to further restrict the use of said land. The Property would be subject to a new Conditional Rezoning

Agreement (CRA) whereby the Property is rezoned from the current C-2, General Business to A-1 Agricultural, with restrictions and limitations. The subject property is approximately 20 acres in size, with a street address of 478 Hammond Road. The Applicant has voluntarily offered to protect and preserve the property from development, eradicate invasive species, improve habitat for waterfowl and wildlife and increase the properties conservation value. This application has been recommended for approval to the Township Board.

Z - 2017 06 - Brickways Rezoning

The application requests to rezone two properties totaling approximately 12 acres of land from the R-1 One-family Residential District to the R-3 Multi-family Residential District, without restriction. The property is bordered by Rennie Street to the west, the Traverse City Golf and Country Club to the north, vacant land to the east, and S. Airport the south. The application is anticipated to be recommended to the Township Board for consideration.

Z - 2017 07 - MC Sports - (withdrawn)

The application requests to rezone approximately 8.4 acres of land from the C-P Planned Shopping District to the C-G General Commercial District, without restriction. The subject property is the site of the building formerly occupied by MC Sports. The property is bordered by North US-31 South to the west, Williams Chevrolet to the north, the Grand Traverse Mall to the east, and West South Airport Road to the south.

PUD - Buffalo Ridge PUD - Amendment - Hobby Lobby

An amendment to allow a retail use within the approved Buffalo Ridge PUD was submitted for consideration. Due to the lawsuits filed against the Director of Planning and Township in 2016, a planning consultant was retained (at the applicants cost) to review the project. You may recall that the lawsuits failed and the Court required the owner to install a bike path. The bike path has since been installed as required by the court order, however safe pedestrian circulation continues to be an issue with the site. The Application is apparently ongoing as of this report.

Joint Traverse City & Garfield Township Planning Commission

The Joint Planning Commission is comprised of City and Township residents, appointed from their respective Planning Commissions and one member jointly appointed by both municipalities. Following numerous public and stakeholder meetings on the Grand Traverse Commons Zoning Ordinance, the joint planning commission unanimously recommended adoption of the document to the City Commission and Township Board, who adopted the plan at a joint meeting in May 2017. The form-based code will regulate the specific Commons area campus and is separate from the Township's regular Zoning Ordinance.

Planning Recognition

- Garfield Township received another 4-star rating from a U of M Dearborn study that measures economic growth among top communities in the State. The planning department has been providing annual growth information to the eCities program consistently since 2012. The study examines policies, tax incentive programs, and growth information to determine Michigan's top municipalities in economic growth.
- The Grand Traverse Commons Zoning Ordinance, which was a joint effort with Traverse City received recognition at the GT County awards in 2017. Rather than naming the municipalities as

recipients of the award, we asked that Carol Hale, Chairperson of the Joint Commons Planning Commission and long standing advocate of the State Hospital property be granted the award.

Conclusion

2018 should be a very busy and exciting year as we anticipate adoption of the new Garfield Township Master Plan.. Following the adoption of the above mentioned document the Planning Commission will likely be shifting focus to implementing the goals of the Master Plan and identifying roadways in our community most in need of a corridor plan. It is also expected that development projects will continue to increase as the economy continues to excel, however, it is important to continue the vision for the future of this community and to not succumb to the pressures and politics of unplanned community growth.

RECOMMENDATION:

The following motion would be appropriate if the Planning Commission is prepared to accept and forward the 2017 Annual Report to the Township Board (with amendments as noted, if necessary):

THAT the 2017 Planning Commission Annual Report, as contained in PD Report No. 2018- 16 BE ACCEPTED and forwarded to the Garfield Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.

Prepared for Garfield Township Board

MTT

| Docket # | Parcel No(s) | Owner | Property Address | Year(s) In Contention | Assessor's Values | | Petitioner's Values | | Value Differences | | Status Notes | |
|--------------|--|---|--|------------------------------|--|--|------------------------------|------------------------------|--|--|--|---------------------|
| | | | | | Assessed | Taxable | Assessed | Taxable | Assessed | Taxable | | |
| 1 15-001617 | 008-027-00 008-027-10 008-028-00 900-363-98 | Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven | 4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd | 2015 2015 2015 2015 | \$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500 | \$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500 | \$ - \$ - \$ - \$ - | \$ - \$ - \$ - \$ - | \$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500) | \$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500) | 9/13/17 Rec'd Order to make EXEMPT | |
| | 008-027-00 008-027-10 008-028-00 900-363-98 | Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven | 4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd | 2016 2016 2016 2016 | \$ 926,200 \$ 334,300 \$ 1,360,000 \$ 414,000 | \$ 926,200 \$ 334,300 \$ 1,360,000 \$ 414,000 | \$ - \$ - \$ - \$ - | \$ - \$ - \$ - \$ - | \$ (926,200) \$ (334,300) \$ (1,360,000) \$ (414,000) | \$ (926,200) \$ (334,300) \$ (1,360,000) \$ (414,000) | | |
| | 008-027-00 008-027-10 008-028-00 900-363-98 | Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven | 4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd | 2017 2017 2017 2017 | \$ 890,900 \$ 332,300 \$ 1,223,000 \$ 442,600 | \$ 890,900 \$ 332,300 \$ 1,223,000 \$ 442,600 | \$ - \$ - \$ - \$ - | \$ - \$ - \$ - \$ - | \$ (890,900) \$ (332,300) \$ (1,223,000) \$ (442,600) | \$ (890,900) \$ (332,300) \$ (1,223,000) \$ (442,600) | | |
| 2 17-002491 | 013-003-20 | Serra Works of Traverse City LLC | 1747 S Garfield Ave | 2017 | \$ 2,529,600 SETTLED: | \$ 2,314,458 SETTLED: | \$ 1,900,000 \$ 2,000,000 | \$ 1,900,000 \$ 2,000,000 | \$ (629,600) \$ (2,000,000) | \$ (414,458) \$ (314,458) | 9/14/17 Rec'd judgment. | |
| 3 16-003616 | 015-025-22 015-025-30 | WODA Boardman Lake Ltd Div Boardman Lake Dr | 2960 Feiger Ln Boardman Lake Dr | 2016 | \$ 708,300 \$ 1,739,700 | \$ 666,499 \$ 1,719,441 | \$ 435,000 \$ 1,065,000 | \$ 435,000 \$ 1,065,000 | \$ (273,300) \$ (674,700) | \$ (231,499) \$ (654,441) | 5/2/17 Rec'd Order of Dismissal. | |
| 4 17-001664 | 016-016-40 | True North Company Inc McDonald's | 3606 N US 31 South | 2017 | \$ 698,100 SETTLED: | \$ 554,358 SETTLED: | \$ 415,000 \$ 484,200 | \$ 415,000 \$ 484,200 | \$ (283,100) \$ (213,900) | \$ (139,358) \$ (70,158) | 2/13/18 Judgment rec'd. | |
| 5 17-003766 | 016-054-10 | Northfield Restaurant Corp Pizza Hut | 3050 N US 31 South | 2017 | \$ 324,200 SETTLED: | \$ 271,911 SETTLED: | \$ 200,000 \$ 299,500 | \$ 200,000 \$ 247,211 | \$ (124,200) \$ (24,700) | \$ (71,911) \$ (24,700) | 11/16/17 Judgment rec'd. | |
| 6 15-003858 | 021-009-00 | Wellington Real Estate, Inc Olive Garden | 2800 N US 31 South | 2015 | \$ 903,500 SETTLED: | \$ 775,533 SETTLED: | \$ 450,000 \$ 732,000 | \$ 450,000 \$ 732,000 | \$ (453,500) \$ (171,500) | \$ (325,533) \$ (43,533) | 4/14/17 Rec'd judgment. | |
| 7 16-003585 | 021-009-00 | Darden #0021670 Olive Garden | 2800 N US 31 South | 2016 | \$ 762,400 SETTLED: | \$ 762,400 SETTLED: | \$ 450,000 \$ 753,400 | \$ 450,000 \$ 753,400 | \$ (312,400) \$ (9,000) | \$ (312,400) \$ (28,204) | 4/18/17 Rec'd judgment. | |
| 8 016-002436 | 021-015-00 021-015-70 | 021-015-00 & Grand Traverse Mall LLC Olive Garden | 3200 W South Airport Rd | 2016 | \$ 21,593,800 \$ 89,500 | \$ 21,483,557 \$ 64,709 | \$ 12,462,460 \$ 37,540 | \$ 12,462,460 \$ 37,540 | \$ (9,131,340) \$ (51,960) | \$ (9,021,097) \$ (27,169) | 2/28/18 Rec'd Order to Add 2018 to appeal and change dates for Trial. New Trial dates: July 30 - August 2, 2018 | |
| NEW | 021-015-00 021-015-70 | Valuation Disclosure Due: 10/3/17 021-015-00 & Grand Traverse Mall LLC | Judge: Steven Lasher 3200 W South Airport Rd | 2017 | \$ 21,683,300 \$ 89,400 | \$ 21,548,266 \$ 65,291 | \$ 12,500,000 \$ 37,540 | \$ 12,500,000 \$ 37,540 | \$ (9,183,300) \$ (51,860) | \$ (9,048,266) \$ (27,751) | | |
| 9 17-002286 | 021-015-10 | Airport 31, LLC MC Sports, et al | 3450 W South Airport Rd | 2017 | \$ 2,049,700 SETTLED: | \$ 1,828,226 SETTLED: | \$ 1,000,000 \$ 1,000,000 | \$ 1,000,000 \$ 1,000,000 | \$ (1,049,700) \$ (828,226) | \$ (828,226) \$ (51,500) | 2/8/18 Rec'd email from atty. They are reviewing all appeals later this month, and will respond at that point. | |
| 10 17-002044 | 021-015-20 | Macy's Valuation Disclosure Due: 7/8/18 | Judge: Preeti Gadola 3160 W South Airport Rd | 2017 | \$ 2,005,200 SETTLED: | \$ 1,523,685 SETTLED: | \$ 1,523,685 \$ 250,000 | \$ 1,523,685 \$ 250,000 | \$ (481,515) \$ (95,500) | \$ (481,515) \$ (80,500) | 3/5/18 Rec'd Macy's appraisal. Analyzing and have an appt to speak with Atty on March 13 re: potential settlement. | |
| 11 17-000916 | 021-015-60 | GT Mall/Brookfield Huntington National Bank | 3160 W South Airport Rd | 2017 | \$ 330,500 SETTLED: | \$ 330,500 SETTLED: | \$ 235,000 \$ 250,000 | \$ 235,000 \$ 250,000 | \$ (95,500) \$ (80,500) | \$ (95,500) \$ (80,500) | 9/25/17 Rec'd judgment. | |
| 12 16-003409 | 021-028-00 | ARCP RL Portfolio V LLC Red Lobster | 2691 N US 31 South | 2016 | \$ 583,800 WITHDRAWN | \$ 569,403 WITHDRAWN | \$ 350,000 \$ 350,000 | \$ 350,000 \$ 350,000 | \$ (233,800) \$ (219,403) | \$ (219,403) \$ (39,397) | 3/10/17 Rec'd order of dismissal. | |
| 13 16-003352 | 021-043-00 | Fifth Third Bank Valuation Disclosure Due: 3/5/18 | 3535 W South Airport Rd | 2016 | \$ 1,320,600 SETTLED: | \$ 661,653 SETTLED: | \$ 300,000 \$ 1,096,764 | \$ 300,000 \$ 1,096,764 | \$ (1,020,600) \$ (223,836) | \$ (361,653) \$ (661,653) | 8/15/17 Judgment Rec'd - NO reduction in TV | |
| 14 17-002920 | 022-034-00 | Broad George E | 2180 Cass Rd | 2017 | \$ 278,900 SETTLED: | \$ 157,258 SETTLED: | \$ 264,400 \$ 273,000 | \$ 264,400 \$ 273,000 | \$ (147,035) \$ (151,358) | \$ (10,223) \$ (5,900) | 10/31/17 Judgment Received | |
| 15 17-002493 | 350-008-00 | Serra Works of Traverse City LLC | 1302 S Garfield Ave | 2017 | \$ 358,400 DISMISSED | \$ 358,400 DISMISSED | \$ 300,000 \$ 300,000 | \$ 300,000 \$ 300,000 | \$ (58,400) \$ (58,400) | \$ (58,400) \$ (58,400) | 9/15/17 Rec'd order of dismissal | |
| | TOTALS: | | | 2015 | \$ 1,829,700 | \$ 1,701,733 | \$ 450,000 | \$ 450,000 | \$ (1,379,700) | \$ (1,251,733) | | |
| | TOTALS: | | | 2016 | \$ 27,689,000 | \$ 26,818,562 | \$ 15,100,000 | \$ 15,100,000 | \$ (12,589,000) | \$ (11,718,562) | | |
| | TOTALS: | | | 2017 | \$ 32,492,000 | \$ 31,036,735 | \$ 18,520,720 | \$ 18,520,720 | \$ (13,853,915) | \$ (12,516,015) | | |
| | | | | SETTLED VALUES: | | | 2015 | 2016 | 2017 | 2015 | 2016 | 2017 |
| | | | | | | | \$ (1,097,700) | \$ (969,733) | \$ (1,123,736) | \$ (919,104) | \$ (1,385,442) | |
| | | | | | | | \$ (1,992,036) | \$ (1,385,442) | \$ (2,503,477) | \$ (2,503,477) | Garfield Potential Tax Loss | |
| | | | | | | | 2015 | 2016 | 2017 | 2015 | 2016 | 2017 |
| | | | | | | | \$ (23,437.12) | \$ (25,032.03) | \$ (1,939.47) | \$ (23,437.12) | \$ (25,032.03) | \$ (1,939.47) |
| | | | | | | | | | | | | ACTUAL TWP TAX LOSS |

3. d.

MTT
Prepared for Gas...wp Board

By: Amy LI
1A(4) - Assessor
Jf: March 5, 2018

| | | |
|------|----|------------|
| 2016 | \$ | (1,838.21) |
| 2017 | \$ | (2,770.88) |

Grand Traverse Conservation District
February 2018 Report

CONSERVATION TEAM

OWNER/PARKLAND: Garfield Township – Various

Administration

- Conducted the 2nd day of a two day planning retreat.
- Attended and provided updates at the monthly Parks and Recreation Commission meeting.
- Collaborated with TC West Middle School and the Grand Traverse Stewardship Initiative to continue informational signage at Kid’s Creek Park.
- Developed a 2017 annual report for Garfield parks.
- Planned reroute for Miller Creek trail that floods out behind Cass Road industrial buildings.
- Developed interim map depicting ‘loop’ trail opportunities at Boardman Valley Nature Reserve.
- Met with SEEDS and YouthWork to discuss potential projects for 2018 field season.

Routine Monitoring and Maintenance

- Monitored trails and trailheads at all Garfield parklands and replaced dog waste bags as needed.
- Removed down trees and cleared trails at Garfield parks.
- Cleared snow to maintain access to American Waste disposal totes as necessary.
- Switched garbage totes at Silver Lake dog park on a regular basis to accommodate disposal needs.
- Repaired damaged fencing at trailhead parking lots as needed.

Other

- Posted “Attn: Dog Guardians” informational signs at trailheads.
 - Purchased replacement vehicle barrier bollards for installation at bridge adjacent to the Greenspire School at the Commons.
 - Continued to work with the Michigan Department of Transportation railroad division, NRCS, and the GT Band to receive permission to apply for EQIP funding to help replace this crossing and restore aquatic organism connectivity.
-

OWNER/PARKLAND: Recreational Authority – Hickory Meadows**Administration**

- Conducted the 2nd day of a two day planning retreat.
- Attended and prepared the agenda for the monthly Hickory Meadows Advisory Committee (HMAC) meetings.
- Attended and provided updates at the monthly Rec Authority Board meeting.
- Continued outreach with City staff and the HMAC in regards to Hickory Hills Infrastructure Development Plans.
- Reviewed budget details to determine remaining funds left for this fiscal year's work plan.

Routine Monitoring and Maintenance

- Monitored all trails and trailheads, picked-up trash, and replaced dog waste bags as needed.
- Cleared trailheads and American Waste trash totes of piled snow for ease of access.
- Downloaded trail counters for review and analysis.
- Continued to supply, collect, and record user surveys at main trailheads.
- Cleared down trees along gated maintenance access off Randolph St. at Hickory Meadows.

Other

- Posted "Attn: Dog Guardians" informational signs all trailheads.
- Posted trail etiquette signs along groomed trails to best accommodate shared use.
- Assessed potential trail development and maintenance needs.
- Met with parkland neighbor, Tom Bensley, to discuss trail grooming opportunities.

BOARDMAN RIVER STEWARDSHIP

- Coordinated and attended a meeting with Boardman River property owners and Trout Unlimited to discuss issues related to the management of the river and watershed.
 - Reviewed & commented on draft snow storage signs that were prepared by the Watershed Center GT Bay for the Kids Creek Watershed.
 - Worked with our Conservation Team, AmeriCorps crew on loan from Grand Traverse Regional Land Conservancy, and a crew on loan from the GT Band to place 17 tons of rock rip-rap to restore a 50' eroding bank at Grasshopper Bridge.
 - Received word from the USFWS that our Great Lakes Fish and Wildlife Restoration Act pre-proposal titled, "Boardman River: Brown Bridge – Aquatic Habitat Improvement & Bank Stabilization Project Using Wood – Phase-II" was selected for submission of a full proposal which is due March 30th.
 - Attended monthly Boardman River Dams Project Implementation Team meeting.
 - Attended a Boardman River Dams Project Monitoring Team meeting.
-

ENVIRONMENTAL EDUCATION

Nature Center Visitation this Month: 352
Program Participants this month: 286
Drop ins this month: 66
Nature Center Visitation this year: 631

Nature Center Visitation February 2017: 474
Program Participants February 2017: 413
Drop in February 2017: 61
Nature Center Visitation since 2008: 79,454

Program Participation & Program Planning:

- 51 preschoolers and their families served through Boardman River Nature Center preschool programming
- Planned and opened registration for the 2018 Nature Day Camp Program. Received roughly \$10,000 in registration dues in the first 24 hours. Over \$24,000 total sign up dues in the first week
- Received 2% grant funding for our "No Barrier to Nature Program" through the Grand Traverse Band
- Continued planning for outdoor exhibits along with children's garden project outside the Nature Center
- Executed using a new camp registration software that will cut down on administrative staff time spend on Nature Day Camp
- Began Scheduling spring NEST programs
- Continued planning for 2018 Native Plant and Seedling sale
- Continued work on migrating server items over to new One Drive

MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)

Farm Visits: 5 (Antrim/Grand Traverse), 4 (Benzie/Leelanau)

Risk Assessments Completed: 2 (Antrim/Grand Traverse), 4 (Benzie/Leelanau)

Farms Verified: 1

Updates:

- 2/1: Taste the Local Difference Partnership Meeting
- 2/2: Antrim County Reverification
- 2/6: Grand Traverse Fruit Grower's Council Meeting
- 2/7: Farmer Field Day Partner Meeting (NRCS, GTCD, GTRLC)
- 2/13: Pesticide Applicator Exam
- 2/15: Reister's Grower Services Winter Meeting and Expo
- 2/20: Agriculture Day with Grow Benzie
- 2/21: Benzie Conservation District Board Meeting
- 2/28-3/2: Michigan Grape and Wine Conference

Current Projects:

- Working with:
 - 10 farms in Benzie
 - 15 farms in Leelanau
 - 13 farms in Grand Traverse
 - 13 farms in Antrim
- Risk Assessments Completed in February: 6
- Partnering with Taste the Local Difference on promotion/education opportunities for MAEAP and TLD.
- Working with Jason Kimbrough with NRCS to help growers pursuing MAEAP get EQIP funding
- Collaborating with the Migrant Resource Council and other partners on Agricultural Labor Day event in March.
- Promoting 2018 cost-share opportunities with growers.
- Researching grant opportunities to increase cost-share funding available to growers.
- Collaborating with Northwest Michigan County Farm Bureau on 2018 Conservation Education Grant opportunity to implement local field day for farmers and other parties interested in agriculture. Partnering with GTRLC and USDA-NRCS to plan and execute field day.
- Working with Michigan Envirothon to participate in educational day for high school students and conducting session on sustainable agricultural practices.
- Planning Agriculture Container Recycling Program dates for the upcoming growing season.

Upcoming Events:

- 3/5: Earth Day Partner Meeting
 - 3/6: Grand Traverse Fruit Grower's Council Meeting
 - 3/7: Agricultural Labor Meeting
 - 3/9: Michigan Envirothon
 - 3/13: Irrigation and Drainage Update
 - 3/19: Quarterly Meeting with Regional Coordinator of Conservation Programs
 - 3/19: Antrim Conservation District Board Meeting
 - 3/21: Food and Farming Network Annual Summit
 - 3/21: Benzie Conservation District Board Meeting
 - 3/26: NW MI County Farm Bureau Board Meeting
-

NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)**Public Inquiry Responses: >6****Active Contacts: 105****Passive Contacts: 16,019****Volunteer Hours: 0****Volunteers: 0****Acres Surveyed: 0****Sites Surveyed: 0****Acres Treated: 0****Sites Treated: 0****Meetings/Presentations:**

- 2/2 – Advised at NRCS/EQIP payment schedule brainstorming
- 2/8-2/9 - Attended DNR's Tools for Engaging Landowners Effectively training; 5 new contacts
- 2/20 - "Attended" MISGP conference call re: new grant
- 2/21 - Participated in Rotary Environmental Sector meeting; ~20 attendees
- 2/21 - Attended Northsky professional development: Better Stories by Design
- 2/25-3/3 – National Invasive Species Awareness Week (NISAW)—Facebook outreach
- 2/27 - Met w/ TWC re: spring event; 1 contact
- 2/28 - Met with SEEDS re: future work; 1 contact

Other Accomplishments:

- **New GBB Participants! Cre Woodland (Empire-based landscaper) and Dawn Garrock (homeowner)**
- **Hired ISN Seasonal workers!**
- Created JB flier for townships/municipalities
- Created Top 20 flier
- Mailed GBB meeting postcards; >60 + digital invites
- ISN Gear [available for purchase!](#)
- ISN coloring book [available on website](#) for free download!
- Completed ISN Business Plan draft for Steering Committee review
- Completed ISN FY18 budget amendment
- Submitted DNR Pesticide Application Permit for state lands treatment
- Completed & submitted USFS 2016 progress report
- Facebook reach: 8,061
- Website reach: 7,898

Upcoming Events:

- April 4 – *Go Beyond Beauty* spring meeting
- **ISN Spring Partner Meeting: Wednesday, April 11, 1-3pm, Boardman River Nature Center**
- Garlic Mustard Workbees (and more) in May! (Dates on our website)
- June 1 – Jane Kramer [Foreshadowing](#) Gallery Opening
- June 2 – Garlic mustard paper making with Jane Kramer
- June 7 – ID and GPS training for seasonal crews & partners

| |
|-----------------------------------|
| Acronyms and Abbreviations |
|-----------------------------------|

| | |
|--------|--|
| AECOM | Boardman River Dams Project Engineers |
| BBAC | Brown Bridge Advisory Committee |
| BRNC | Boardman River Nature Center |
| CRA | Conservation Resource Alliance |
| DDA | Downtown Development Authority |
| DNR | Department of Natural Resources |
| ECR | East Creek Reserve |
| EPA | Environmental Protection Agency |
| EQIP | Environmental Quality Incentive Program |
| GBB | Go Beyond Beauty |
| GIS | Geographic Information System |
| GLRI | Great Lakes Restoration Initiative |
| GM | Garlic mustard |
| GTCD | Grand Traverse Conservation District |
| HMAC | Hickory Meadows Advisory Committee |
| ISN | Invasive Species Network |
| JB | Japanese barberry |
| MACD | Michigan Association of Conservation Districts |
| MAEAP | Michigan Agriculture Environmental Assurance Program |
| MDARD | Michigan Department of Agriculture & Rural Development |
| MISC | Michigan Invasive Species Coalition |
| MNLA | Michigan Nursery & Landscape Association |
| NER | Natural Education Reserve |
| NMC | Northwestern Michigan College |
| NRCS | Natural Resources Conservation Service |
| NWMFFN | Northwest Michigan Food and Farming Network |
| NWISN | Northwest Michigan Invasive Species Network |
| OB | Oriental Bittersweet |
| USFWS | United State Fish & Wildlife Service |
| SEEDS | 501(c)3 nonprofit organization |
| SFP | Safe Food Program |
| Tx | Treatment |

Judith Battle

From: Chuck Korn
Sent: Thursday, March 01, 2018 11:01 AM
To: Judith Battle
Subject: FW: Tree Removal

For Correspondence, March 13

From: Kevin Klein [mailto:kevin.klein@tvcairport.com]
Sent: Wednesday, February 28, 2018 4:49 PM
To: Laurie Dwyer; Mike Green; Chuck Korn; citycommissioners@traversecitymi.gov
Subject: RE: Tree Removal

Dear Ms. Dwyer:

Thank you for the email and your perspective on the project. I want to assure you that the Cherry Capital Airport understands your concerns and what you are currently seeing on Boon Street, Robinwood Court and the Town and Country mobile home community **is not the final result**. I welcome you to visit me at the Airport and I would be more than happy to walk you through the project.

Tree cutting is almost complete and the next phase is removing stumps. Final grading, top soiling, and seeding of the affected areas will be taking place in the spring months. Each impacted property owner has negotiated an easement with the Airport for this work and some of the property owners with existing easements were provided with the opportunity for a new easement. The process allowed an amount for the value of the easement as well as the opportunity to submit plans for new landscaping and receive payment to perform those improvements. Once the airport work is complete, your neighbors as agreed too, will be using these payments to replant trees and landscaping.

This project has been communicated to the public in many different ways. The airport sent letters to the property owners that were directly involved, legal notices were placed in the local paper and online at the airport website TVCAirport.com. The public process must be followed for federal program dollars to be used for the project. Cherry Capital Airport has followed that process completely and the Michigan Attorney General's Office was assured of this fact by the Michigan Department of Transportation, Office of Aeronautics. Presentations about this project have taken place in both Grand Traverse and Leelanau Counties. Many news stories have been written and have been on television about the runway extension project.

It should be noted that the majority of your neighbors on Boon Street where removal has occurred have had easements on their properties since the late 1960's restricting the height of trees and other obstructions on the properties. The FAA's interpretation of these easements is that the property owners had a legal obligation to remove trees that penetrated the heights outlined in their easements. Since the trees penetrated the heights set forth in those easements, the Airport was required by the FAA to correct this situation regardless of the runway project. The obstruction into the airspace defined by the existing easement resulted in many safety impacts to our traveling public, thus reducing our air service to the community.

Rather than enforcing the existing aviation easements, the Airport felt it was important to provide the property owners with existing aviation easements the same opportunity as the other property owners impacted by the project. This was done in the interest of fairness and to provide those property owners with the opportunity to re-landscape. The Airport made this case to the FAA. Fortunately, the FAA agreed with the Airport that new easements should be offered as well as mitigation. It was very important to the Airport to ensure our environment was planned for in the long term and your neighborhood taken care of.

Please do not miss the bright spot of this project as the airport was able to negotiate with the FAA to allow new easements for those with existing easements. The airport did this so the FAA would fund new easements and mitigation for the replanting of trees, landscaping, air conditioning, and sprinkler systems. Generally speaking, our Boon Street neighbors received between \$25,000 and \$34,000 per property for the easement and mitigation to replant a healthy tree environment. This mitigation payment provides your neighbor's with the opportunity to improve the Boon Street neighborhood with fresh landscaping. I have already seen a few of your neighbors begin projects on their properties.

The Town and Country mobile home community had an existing avigation easement and the Airport was able to be provide for a new easement for them as well, receiving \$234,122.01. The property owner rents mobile homes and was not able to cost effectively remove trees that were obstructions to the existing avigation easement, a safety hazard to airplanes, and a hazard to many of the homes. It is the Airport's understanding that many of the homes in the community were being negatively affected by trees in water and sewer systems. Many of the trees were dead or diseased and needed removal. If you remember the August storm of 2015, these homes were impacted by trees and falling limbs. The property owner and the insurance companies were very appreciative of our efforts to reduce these hazards. The Town and County park owners have informed the Airport that each tenant will be able to select a new tree to plant and several other updates will also occur to the overall community in the spring/summer months. This is a very exciting opportunity to improve their community.

Also, when driving along Garfield Road you will see installed later this spring a new 10 foot privacy fence along the airport boundary. This privacy fence will shield the home owners from lights from the airport along the property line. Many of the property owners we spoke with are positive about this new fence not only for its shielding capabilities but also for security reasons as many homeowners were experiencing a lot of trespassing their yards as a result of people walking through the Airport property.

I hope that the above addresses your concerns, and I want to reiterate that I understand your frustrations. When the trees have to be cut in the winter months by regulation it does create a very dramatic visual impact on the area especially with all the snow melting.

Thank you for reaching out to me, again I invite you to visit me at the airport. Please call at your convenience 231 947 2250 ext. 0.

Sincerely,

Kevin C. Klein, A.A.E.
Airport Director
Cherry Capital Airport
727 Fly Don't Drive
Traverse City, MI 49686
Phone 231 947 2250
Fax 231 947 4329





From: Laurie Dwyer [<mailto:ldwyer1000@gmail.com>]

Sent: Tuesday, February 27, 2018 12:24 PM

To: Kevin Klein <kevin.klein@tvcairport.com>; mgreen@garfield-twp.com; ckorn@garfield-twp.com; citycommisioners@traversecitymi.gov

Subject: Tree Removal

My name is Laurie Dwyer and I live on Boon Street. We were never informed of the tree removal plans, which has lowered our property value and completely devastated our neighborhood and the neighborhoods surrounding us. The decimation stopped with our next-door neighbors, who used to be able to sit in their backyard and enjoy the scenery, now look upon buildings from Robinwood Court. These are not even houses that are abutted to the airfield. We drove through Town and Country Mobile home park yesterday and couldn't believe our eyes! If this were in an area with higher property values, this would not have been allowed!

I googled the airport expansion and saw a small article that stated that they would be removing trees "north of Garfield" never mentioning Boon Street. I'm sure that, as Mr. Klein stated in the Record Eagle, they received positive feedback at the meeting, since no one whose property was affected was in attendance. Also, if people realized what the end result would be, no one would have wanted this, regardless of being paid a paltry few thousand dollars. To state that it would look more beautiful when people replanted trees, shows the callous attitude towards the people whose homes have been irreversibly altered. It reminds me of "The Lorax". Very sad and inexcusable!

Laurie Dwyer

Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
February 2018

| Day of Week | Mon | Tues | Weds | Thurs | Fri | Sat | Sun | TOTAL | | | | | |
|------------------|-----------|------|------|-----------------|----------|--------|---------|-------|----------|--------------|-----------------|--------|-----|
| | 410 | 380 | 493 | 433 | 415 | 353 | 341 | 2,825 | | | | | |
| Hour of Day | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 132 |
| | 93 | 52 | 46 | 25 | 27 | 35 | 60 | 81 | 131 | 153 | 127 | 132 | |
| | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 130 |
| | 124 | 124 | 167 | 185 | 179 | 179 | 180 | 137 | 106 | 171 | 181 | 130 | |
| Location | Citations | | | Traffic Crashes | | | Arrests | | Criminal | Non-Criminal | Traffic Crashes | Totals | |
| | Fatal | PIA | PDA | OWI | Criminal | *Other | | | | | | | |
| 01 Acme | 7 | 0 | 3 | 6 | 2 | 11 | 88 | 25 | 39 | 9 | 161 | | |
| 02 Blair | 37 | 0 | 1 | 17 | 3 | 25 | 195 | 51 | 96 | 18 | 360 | | |
| 03 East Bay | 19 | 0 | 1 | 20 | 1 | 13 | 195 | 34 | 81 | 21 | 331 | | |
| 04 Fife Lake | 8 | 0 | 0 | 3 | 0 | 7 | 60 | 3 | 7 | 3 | 73 | | |
| 05 Garfield | 46 | 0 | 5 | 53 | 8 | 57 | 578 | 222 | 270 | 58 | 1,128 | | |
| 06 Grant | 2 | 0 | 0 | 8 | 0 | 1 | 12 | 6 | 1 | 8 | 27 | | |
| 07 Green Lake | 7 | 0 | 3 | 9 | 0 | 17 | 129 | 29 | 37 | 12 | 207 | | |
| 08 Long Lake | 5 | 0 | 2 | 13 | 0 | 1 | 53 | 21 | 28 | 15 | 117 | | |
| 09 Mayfield | 3 | 0 | 0 | 7 | 0 | 0 | 46 | 6 | 6 | 7 | 65 | | |
| 10 Peninsula | 0 | 0 | 0 | 3 | 1 | 1 | 38 | 9 | 32 | 3 | 82 | | |
| 11 Paradise | 5 | 0 | 1 | 11 | 1 | 2 | 48 | 18 | 17 | 12 | 95 | | |
| 12 Union | 2 | 0 | 0 | 3 | 0 | 0 | 10 | 0 | 1 | 3 | 14 | | |
| 13 Whitewater | 4 | 0 | 1 | 8 | 0 | 1 | 35 | 6 | 10 | 9 | 60 | | |
| 29 Fife Lake Vlg | 1 | 0 | 0 | 0 | 0 | 0 | 9 | 1 | 8 | 0 | 18 | | |
| 30 Kingsley Vlg | 5 | 0 | 1 | 2 | 0 | 1 | 57 | 10 | 18 | 3 | 88 | | |
| 66 Traverse City | 4 | 0 | 0 | 0 | 2 | 65 | 0 | 0 | 0 | 0 | 0 | | |
| 84 Out of County | 0 | 0 | 0 | 0 | 1 | 28 | 0 | 0 | 0 | 0 | 0 | | |
| Totals | 155 | 0 | 18 | 163 | 19 | 230 | 1,553 | 441 | 651 | 181 | 2,826 | | |

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 As of 1/01/18, MIP alcohol citations are civil infractions, therefore no arrest is applicable.
 Ticket stats are based on what District Court has entered as of 3/01/18.
 Arrest stats are as of 3/01/18.

Clerk's Report

For February 28, 2018

Submitted 3/7/18

To The Garfield Township Board;

On the following pages you will find a copy of the Revenue and Expenditure Report. This Report is an informational report that gives you an overview of what has happened in that particular month, along with what has happened for the whole year. It also compares what has happened for the year with the Budget and gives you a final figure of what is left in that budgeted line item. The Budget is a tool to go by for that year. Nothing is guaranteed in the Budget, it is your best estimate. The Township's Budget is also a Cost Center Budget not a Line Item Budget, which means that what is important is the final figure. Some line items may run over as long as the final cost center total is not over. On this Report you will find the following captions on the top: Original and Amended Budget, Annual and Current Month, and finally Balance.

For the month of February in the General Fund, you will find that we had a total of \$823,000.38 Revenues and \$140,484.27 Expenditures. For the year we have a total of \$1,547,851.73 Revenues and \$356,705.87 Expenditures.

If you have any questions or would like further clarification please feel free to contact me at: 231-941-1620.

Lanie McManus

Township Clerk

PERIOD END 2/28/2018

| GL NUMBER | DESCRIPTION | 2018 | | YTD BALANCE 02/28/2018 | ACTIVITY FOR MONTH 02/28/2018 | AVAILABLE BALANCE |
|------------------------------------|---------------------------------|--------------------|------------------------|---------------------------|-------------------------------------|----------------------|
| | | ORIGINAL BUDGET | 2018 AMENDED BUDGET | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | |
| Revenues | | | | | | |
| Dept 000 | | | | | | |
| 101-000-403.000 | CURRENT REAL PROPERTY TAXES | 1,729,825.24 | 1,729,825.24 | 1,427,532.73 | 734,055.57 | 302,292.51 |
| 101-000-407.000 | DEL PERSONAL PROP TAXES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 |
| 101-000-412.000 | SWAMP TAX COLLECTIONS | 80.00 | 80.00 | 0.96 | 0.00 | 79.04 |
| 101-000-414.000 | Protested R/E Interest | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 |
| 101-000-423.000 | TRAILER PARK FEES | 6,000.00 | 6,000.00 | 1,310.50 | 0.00 | 4,689.50 |
| 101-000-445.000 | PENALTIES & INT. ON TAXES | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 |
| 101-000-476.000 | BUILDING PERMITS | 200,000.00 | 200,000.00 | 46,520.00 | 15,103.00 | 153,480.00 |
| 101-000-476.001 | PLANNING FEES | 8,000.00 | 8,000.00 | 2,000.00 | (750.00) | 6,000.00 |
| 101-000-476.002 | MAINT INSPECTION FEES | 750.00 | 750.00 | 900.00 | 180.00 | (150.00) |
| 101-000-476.003 | TREASURER FEES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 |
| 101-000-476.004 | PARK USE FEES | 2,500.00 | 2,500.00 | 220.00 | 120.00 | 2,280.00 |
| 101-000-476.005 | ZONING FEES | 25,000.00 | 25,000.00 | 3,500.00 | 2,000.00 | 21,500.00 |
| 101-000-574.000 | STATE SHARED REVENUE | 1,240,000.00 | 1,240,000.00 | 0.00 | 0.00 | 1,240,000.00 |
| 101-000-574.001 | STATE SHARED REV. - LIQUOR LA | 19,000.00 | 19,000.00 | 0.00 | 0.00 | 19,000.00 |
| 101-000-575.000 | Road Right of Way | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 |
| 101-000-612.000 | CHARGES FOR TOWNSHIP SERVICES | 7,000.00 | 7,000.00 | 1,006.38 | 977.38 | 5,993.62 |
| 101-000-627.000 | TAX COLLECTION FEES | 22,000.00 | 22,000.00 | 0.00 | 0.00 | 22,000.00 |
| 101-000-656.000 | Ordinance Enforcement Fees | 500.00 | 500.00 | 66.67 | 0.00 | 433.33 |
| 101-000-664.000 | EARNED INTEREST | 35,000.00 | 35,000.00 | 8,560.26 | 0.00 | 26,439.74 |
| 101-000-668.002 | RENTS & ROYALTIES CABLE VIS | 265,000.00 | 265,000.00 | 67,157.63 | 67,157.63 | 197,842.37 |
| 101-000-668.003 | RENTS & ROYALTIES CABLE EQUIP | 13,000.00 | 13,000.00 | 4,156.80 | 4,156.80 | 8,843.20 |
| 101-000-670.000 | UNREALIZED LOSS ON INVESTMENT | 0.00 | 0.00 | (15,080.20) | 0.00 | 15,080.20 |
| 101-000-676.001 | Reimbursed Treasurer Legal Fees | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 |
| Total Dept 000 | | 3,602,255.24 | 3,602,255.24 | 1,547,851.73 | 823,000.38 | 2,054,403.51 |
| TOTAL REVENUES | | 3,602,255.24 | 3,602,255.24 | 1,547,851.73 | 823,000.38 | 2,054,403.51 |
| Fund 101 - GENERAL OPERATING FUND: | | | | | | |
| TOTAL REVENUES | | 3,602,255.24 | 3,602,255.24 | 1,547,851.73 | 823,000.38 | 2,054,403.51 |

| GL NUMBER | DESCRIPTION | 2018 | | ACTIVITY FOR MONTH | YTD BALANCE | AVAILABLE BALANCE | % BDDT USED |
|--------------------------------------|-------------------------------|-----------------|----------------|--------------------|-------------|-------------------|-------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| Dept 101 - TOWNBOARD | | | | | | | |
| 101-101-701.100 | WAGES - TRUSTEE | 12,000.00 | 12,000.00 | | 1,700.00 | 10,300.00 | 14.17 |
| 101-101-701.101 | WAGES - FILE CLERK | 28,111.20 | 28,111.20 | | 3,270.25 | 24,840.95 | 11.63 |
| 101-101-701.102 | WAGES - TRUSTEE | 12,000.00 | 12,000.00 | 1,756.95 | | 10,400.00 | 13.33 |
| 101-101-701.103 | WAGES - TRUSTEE | 12,000.00 | 12,000.00 | 750.00 | | 10,400.00 | 13.33 |
| 101-101-701.104 | WAGES - TRUSTEE | 12,000.00 | 12,000.00 | 750.00 | | 10,400.00 | 13.33 |
| 101-101-701.105 | WAGES - OFFICE COORDINATOR | 31,961.38 | 31,961.38 | 800.00 | | 10,600.00 | 11.67 |
| 101-101-726.000 | SUPPLIES | 5,000.00 | 5,000.00 | 5,414.40 | | 21,187.78 | 33.71 |
| 101-101-726.001 | POSTAGE | 7,000.00 | 7,000.00 | 250.95 | | 4,108.13 | 17.84 |
| 101-101-726.002 | SUPPLIES - COPIER MAINTENANCE | 7,500.00 | 7,500.00 | 0.00 | | 7,000.00 | 0.00 |
| 101-101-801.002 | LEGAL SERVICES - TOWNBOARD | 15,000.00 | 15,000.00 | 335.15 | | 6,717.01 | 10.44 |
| 101-101-801.004 | LEGAL -Tax Tribunal | 10,000.00 | 10,000.00 | 0.00 | | 13,462.43 | 10.25 |
| 101-101-802.000 | AUDIT AND ACCOUNTING | 16,500.00 | 16,500.00 | 0.00 | | 10,000.00 | 0.00 |
| 101-101-805.000 | CONTRACTED AND OTHER SERVICES | 6,000.00 | 6,000.00 | 7,000.00 | | 9,500.00 | 0.00 |
| 101-101-860.000 | MILEAGE | 500.00 | 500.00 | 397.50 | | 5,441.50 | 9.31 |
| 101-101-900.000 | PRINTING & PUBLISHING | 3,500.00 | 3,500.00 | 0.00 | | 500.00 | 0.00 |
| 101-101-901.000 | ADVERTISING | 7,000.00 | 7,000.00 | 1,096.08 | | 2,403.92 | 31.32 |
| 101-101-960.000 | EDUCATION & TRAINING | 4,000.00 | 4,000.00 | 80.00 | | 6,920.00 | 1.14 |
| 101-101-965.101 | DUES & PUBLICATIONS -TOWNBOAR | 2,500.00 | 2,500.00 | 11.46 | | 3,988.54 | 0.29 |
| 101-101-965.102 | DUES - MICHIGAN TOWNSHIP ASSO | 6,500.00 | 6,500.00 | 180.00 | | 1,880.06 | 24.80 |
| | | | | 0.00 | | 6,500.00 | 0.00 |
| Total Dept 101 - TOWNBOARD | | 199,072.58 | 199,072.58 | 19,572.49 | 32,922.26 | 166,150.32 | 16.54 |
| Dept 171 - TOWNSHIP SUPERVISOR | | | | | | | |
| 101-171-701.201 | WAGES - SUPERVISOR | 73,399.69 | 73,399.69 | 5,646.14 | | 62,165.51 | 15.31 |
| 101-171-701.202 | WAGES - APPRAISER II | 42,882.00 | 42,882.00 | 3,297.60 | | 36,320.40 | 15.30 |
| 101-171-701.204 | WAGES - APPRAISER III | 51,117.39 | 51,117.39 | 7,341.01 | | 43,776.38 | 14.36 |
| 101-171-701.205 | WAGES - ASSESSOR | 90,625.58 | 90,625.58 | 6,971.20 | | 76,784.68 | 15.27 |
| 101-171-726.000 | SUPPLIES | 2,000.00 | 2,000.00 | 300.00 | | 1,700.00 | 15.00 |
| 101-171-726.001 | POSTAGE | 3,500.00 | 3,500.00 | 12.05 | | (133.10) | 103.80 |
| 101-171-805.000 | CONTRACTED AND OTHER SERVICES | 25,000.00 | 25,000.00 | 0.00 | | 24,758.22 | 0.97 |
| 101-171-860.200 | MILEAGE - SUPERVISOR | 1,000.00 | 1,000.00 | 0.00 | | 1,000.00 | 0.00 |
| 101-171-860.201 | MILEAGE - ASSESSOR | 1,000.00 | 1,000.00 | 0.00 | | 786.14 | 21.39 |
| 101-171-900.000 | PRINTING & PUBLISHING | 2,000.00 | 2,000.00 | 0.00 | | 737.28 | 63.14 |
| 101-171-901.000 | ADVERTISING | 500.00 | 500.00 | 1,262.72 | | 500.00 | 0.00 |
| 101-171-960.000 | EDUCATION & TRAINING | 7,000.00 | 7,000.00 | 36.03 | | 6,259.48 | 10.58 |
| 101-171-960.200 | EDUCATION - SUPERVISOR | 1,000.00 | 1,000.00 | 0.00 | | 1,000.00 | 0.00 |
| 101-171-965.000 | DUES & PUBLICATIONS | 3,000.00 | 3,000.00 | 0.00 | | 3,000.00 | 0.00 |
| Total Dept 171 - TOWNSHIP SUPERVISOR | | 304,024.66 | 304,024.66 | 21,456.94 | 45,369.67 | 258,654.99 | 14.92 |
| Dept 191 - ELECTIONS | | | | | | | |
| 101-191-701.000 | WAGES | 45,000.00 | 45,000.00 | 0.00 | | 45,000.00 | 0.00 |
| 101-191-726.000 | SUPPLIES | 10,000.00 | 10,000.00 | 73.80 | | 9,926.20 | 0.74 |
| 101-191-726.001 | POSTAGE | 9,000.00 | 9,000.00 | 0.00 | | 9,000.00 | 0.00 |
| 101-191-860.000 | MILEAGE | 400.00 | 400.00 | 0.00 | | 400.00 | 0.00 |
| 101-191-901.000 | ADVERTISING | 500.00 | 500.00 | 0.00 | | 500.00 | 0.00 |
| 101-191-935.010 | MACHINE MAINTENANCE | 3,000.00 | 3,000.00 | 0.00 | | 3,000.00 | 0.00 |
| 101-191-935.015 | COMPUTER SUPPORT SYSTEMS | 5,000.00 | 5,000.00 | 0.00 | | 5,000.00 | 0.00 |
| Total Dept 191 - ELECTIONS | | 72,900.00 | 72,900.00 | 29.81 | 73.80 | 72,826.20 | 0.10 |
| Dept 215 - TOWNSHIP CLERK | | | | | | | |

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENI 2/28/2018

2018

ACTIVITY FOR MONTH

AVAILABLE BALANCE

% BDDT USED

YTD BALANCE 02/28/2018

2018 ORIGINAL BUDGET AMENDED BUDGET

GL NUMBER DESCRIPTION

Fund 101 - GENERAL OPERATING FUND

Expenditures

| | | | | | | | |
|-----------------|------------------------|-----------|-----------|-----------|----------|-----------|-------|
| 101-215-701.300 | WAGES - CLERK | 73,399.69 | 73,399.69 | 11,234.18 | 5,646.14 | 62,165.51 | 15.31 |
| 101-215-701.302 | WAGES - DEPUTY CLERK | 43,660.28 | 43,660.28 | 6,607.10 | 3,358.48 | 37,053.18 | 15.13 |
| 101-215-701.303 | WAGES - ACCOUNTANT | 5,000.00 | 5,000.00 | 510.00 | 510.00 | 4,490.00 | 10.20 |
| 101-215-726.000 | SUPPLIES | 1,500.00 | 1,500.00 | 290.02 | 290.02 | 1,209.98 | 19.33 |
| 101-215-860.300 | MILEAGE - CLERK | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 101-215-860.301 | MILEAGE - DEPUTY CLERK | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 101-215-956.016 | MISCELLANEOUS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-215-960.000 | EDUCATION & TRAINING | 6,000.00 | 6,000.00 | 352.62 | 75.42 | 5,647.38 | 5.88 |
| 101-215-965.000 | DUES & PUBLICATIONS | 700.00 | 700.00 | 0.00 | 0.00 | 700.00 | 0.00 |

Total Dept 215 - TOWNSHIP CLERK

| | | | | | |
|------------|------------|-----------|----------|------------|-------|
| 131,559.97 | 131,559.97 | 18,993.92 | 9,880.06 | 112,566.05 | 14.44 |
|------------|------------|-----------|----------|------------|-------|

Dept 247 - BOARD OF REVIEW

| | | | | | | | |
|-----------------|----------------------|----------|----------|--------|------|----------|------|
| 101-247-701.400 | WAGES - B OF R | 1,500.00 | 1,500.00 | 100.00 | 0.00 | 1,400.00 | 6.67 |
| 101-247-701.401 | WAGES - B OF R | 1,500.00 | 1,500.00 | 100.00 | 0.00 | 1,400.00 | 6.67 |
| 101-247-701.402 | WAGES - B OF R | 1,500.00 | 1,500.00 | 100.00 | 0.00 | 1,400.00 | 6.67 |
| 101-247-701.403 | WAGES - B OF R | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-247-960.000 | EDUCATION & TRAINING | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 |

Total Dept 247 - BOARD OF REVIEW

| | | | | | |
|----------|----------|--------|------|----------|------|
| 6,200.00 | 6,200.00 | 300.00 | 0.00 | 5,900.00 | 4.84 |
|----------|----------|--------|------|----------|------|

Dept 253 - TOWNSHIP TREASURER

| | | | | | | | |
|-----------------|----------------------------|-----------|-----------|-----------|----------|-----------|-------|
| 101-253-701.500 | WAGES - TREASURER | 73,399.69 | 73,399.69 | 11,234.57 | 5,646.14 | 62,165.12 | 15.31 |
| 101-253-701.501 | WAGES - ASSISTANT | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-253-701.502 | WAGES - DEPUTY TREASURER | 43,660.28 | 43,660.28 | 6,607.10 | 3,358.48 | 37,053.18 | 15.13 |
| 101-253-726.000 | SUPPLIES | 2,500.00 | 2,500.00 | 72.99 | 0.00 | 2,427.01 | 2.92 |
| 101-253-726.001 | POSTAGE | 6,500.00 | 6,500.00 | 0.00 | 0.00 | 6,500.00 | 0.00 |
| 101-253-801.000 | LEGAL SERVICES | 3,000.00 | 3,000.00 | 150.00 | 150.00 | 2,850.00 | 5.00 |
| 101-253-809.000 | Bank Fees | 300.00 | 300.00 | 2.00 | 0.00 | 298.00 | 0.67 |
| 101-253-860.500 | MILEAGE - TREASURER | 700.00 | 700.00 | 59.95 | 59.95 | 640.05 | 8.56 |
| 101-253-860.501 | MILEAGE - DEPUTY TREASURER | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-253-900.000 | PRINTING & PUBLISHING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-253-901.000 | ADVERTISING | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 101-253-960.000 | EDUCATION & TRAINING | 4,500.00 | 4,500.00 | 148.09 | 25.16 | 4,351.91 | 3.29 |
| 101-253-965.000 | DUES & PUBLICATIONS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |

Total Dept 253 - TOWNSHIP TREASURER

| | | | | | |
|------------|------------|-----------|----------|------------|-------|
| 142,659.97 | 142,659.97 | 18,274.70 | 9,239.73 | 124,385.27 | 12.81 |
|------------|------------|-----------|----------|------------|-------|

Dept 258 - COMPUTER SUPPORT

| | | | | | | | |
|-----------------|--------------------------|-----------|-----------|-----------|-----------|-----------|-------|
| 101-258-726.000 | SUPPLIES | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 6,000.00 | 0.00 |
| 101-258-935.015 | COMPUTER SUPPORT SYSTEMS | 27,000.00 | 27,000.00 | 11,954.00 | 11,954.00 | 15,046.00 | 44.27 |
| 101-258-935.016 | COMPUTER NETWORK | 4,000.00 | 4,000.00 | 150.00 | 75.00 | 3,850.00 | 3.75 |

Total Dept 258 - COMPUTER SUPPORT

| | | | | | |
|-----------|-----------|-----------|-----------|-----------|-------|
| 37,000.00 | 37,000.00 | 12,104.00 | 12,029.00 | 24,896.00 | 32.71 |
|-----------|-----------|-----------|-----------|-----------|-------|

Dept 265 - TOWNSHIP HALL

| | | | | | | | |
|-----------------|--------------------|-----------|-----------|----------|----------|-----------|-------|
| 101-265-701.011 | Maintenance | 10,000.00 | 10,000.00 | 861.58 | 508.54 | 9,138.42 | 8.62 |
| 101-265-726.003 | SUPPLIES-MAINTANCE | 3,500.00 | 3,500.00 | 0.00 | 0.00 | 3,500.00 | 0.00 |
| 101-265-850.000 | TELEPHONE | 15,000.00 | 15,000.00 | 2,329.39 | 1,274.35 | 12,670.61 | 15.53 |
| 101-265-920.601 | HEATING / GAS | 12,000.00 | 12,000.00 | 2,610.03 | 2,610.03 | 9,389.97 | 21.75 |
| 101-265-920.602 | WATER / SEWER | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 6,000.00 | 0.00 |
| 101-265-920.603 | LIGHTS BUILDING | 13,500.00 | 13,500.00 | 2,219.75 | 1,141.05 | 11,280.25 | 16.44 |

| GL NUMBER | DESCRIPTION | 2018 | | YTD BALANCE 02/28/2018 | ACTIVITY FOR MONTH 02/28/18 | AVAILABLE BALANCE | % BDDT USED |
|---|-------------------------------|---------------------|---------------------|---------------------------|-----------------------------------|----------------------|----------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-265-935.601 | SNOW PLOWING | 10,000.00 | 10,000.00 | 850.00 | 850.00 | 9,150.00 | 8.50 |
| 101-265-935.602 | LAWN MAINTENANCE | 10,000.00 | 10,000.00 | 135.00 | 0.00 | 9,865.00 | 1.35 |
| 101-265-935.603 | CLEANING SERVICE | 15,000.00 | 15,000.00 | 1,489.00 | 1,489.00 | 13,511.00 | 9.93 |
| 101-265-935.604 | RUBBISH REMOVAL | 1,000.00 | 1,000.00 | 158.00 | 79.00 | 842.00 | 15.80 |
| 101-265-935.605 | BUILDING REPAIR | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 101-265-935.606 | ELECTRONIC PROTECTION SYSTEM | 1,500.00 | 1,500.00 | 365.40 | 0.00 | 1,134.60 | 24.36 |
| 101-265-935.608 | MAINTENANCE-OTHER | 15,000.00 | 15,000.00 | 125.00 | 125.00 | 14,875.00 | 0.83 |
| Total Dept 265 - TOWNSHIP HALL | | 162,500.00 | 162,500.00 | 11,143.15 | 8,076.97 | 151,356.85 | 6.86 |
| Dept 301 - POLICE SERVICES | | 1,100,000.00 | 1,100,000.00 | 0.00 | 0.00 | 1,100,000.00 | 0.00 |
| 101-301-830.000 POLICE CONTRACT | | | | | | | |
| Total Dept 301 - POLICE SERVICES | | 1,100,000.00 | 1,100,000.00 | 0.00 | 0.00 | 1,100,000.00 | 0.00 |
| Dept 371 - TOWNSHIP BUILDING INSPECTOR | | | | | | | |
| 101-371-701.702 | WAGES BUILDING ASSISTANT | 15,510.98 | 15,510.98 | 0.00 | 0.00 | 15,510.98 | 0.00 |
| 101-371-701.703 | WAGES - BUILDING | 71,262.00 | 71,262.00 | 10,784.10 | 5,481.70 | 60,477.90 | 15.13 |
| 101-371-701.704 | WAGES - BUILDING | 22,000.00 | 22,000.00 | 2,270.03 | 1,445.04 | 19,729.97 | 10.32 |
| 101-371-701.705 | WAGES - CONSTRUCTION BOARD | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-371-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 246.58 | 246.58 | 753.42 | 24.66 |
| 101-371-960.000 | EDUCATION & TRAINING | 1,000.00 | 1,000.00 | 238.00 | 0.00 | 762.00 | 23.80 |
| 101-371-965.000 | DUES & PUBLICATIONS | 1,500.00 | 1,500.00 | 135.00 | 135.00 | 1,365.00 | 9.00 |
| Total Dept 371 - TOWNSHIP BUILDING INSPECTOR | | 113,272.98 | 113,272.98 | 13,673.71 | 7,308.32 | 99,599.27 | 12.07 |
| Dept 400 - PLANNING COMMISSION | | | | | | | |
| 101-400-701.800 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-701.801 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 200.00 | 200.00 | 1,800.00 | 10.00 |
| 101-400-701.802 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-701.804 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-701.805 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-701.806 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-701.808 | WAGES - PLANNING | 2,000.00 | 2,000.00 | 300.00 | 200.00 | 1,700.00 | 15.00 |
| 101-400-801.000 | LEGAL SERVICES | 22,000.00 | 22,000.00 | 5,605.50 | 200.00 | 16,394.50 | 25.48 |
| 101-400-805.000 | CONTRACTED AND OTHER SERVICES | 6,000.00 | 6,000.00 | 255.50 | 0.00 | 5,744.50 | 4.26 |
| 101-400-900.000 | PRINTING & PUBLISHING | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-400-901.000 | ADVERTISING | 2,000.00 | 2,000.00 | 389.75 | 389.75 | 1,610.25 | 19.49 |
| 101-400-960.000 | EDUCATION & TRAINING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-400-965.000 | DUES & PUBLICATIONS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 400 - PLANNING COMMISSION | | 47,500.00 | 47,500.00 | 8,250.75 | 7,395.25 | 39,249.25 | 17.37 |
| Dept 401 - TOWNSHIP PLANNER | | | | | | | |
| 101-401-701.900 | WAGES - PLANNER | 71,751.75 | 71,751.75 | 10,907.31 | 5,519.36 | 60,844.44 | 15.20 |
| 101-401-701.901 | WAGES - DEPUTY PLANNER | 51,371.62 | 51,371.62 | 7,860.81 | 3,950.41 | 43,510.81 | 15.30 |
| 101-401-701.902 | WAGES -PLANNER ASSISTANT | 11,633.23 | 11,633.23 | 0.00 | 0.00 | 11,633.23 | 0.00 |
| 101-401-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 209.35 | 209.35 | 790.65 | 20.94 |
| 101-401-860.900 | MILEAGE - TOWNSHIP PLANNER | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-401-860.901 | MILEAGE - DEPUTY PLANNER | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-401-900.000 | PRINTING & PUBLISHING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-401-960.000 | EDUCATION & TRAINING | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |

PERIOD ENL 2/28/2018

2018 ORIGINAL BUDGET 2018 AMENDED BUDGET

YTD BALANCE 02/28/2018

ACTIVITY FOR MONTH 02/28/18

AVAILABLE BALANCE

% BDOT USED

| GL NUMBER | DESCRIPTION | ORIGINAL BUDGET | 2018 AMENDED BUDGET | YTD BALANCE 02/28/2018 | ACTIVITY FOR MONTH 02/28/18 | AVAILABLE BALANCE | % BDOT USED |
|--|-------------------------------|-----------------|---------------------|------------------------|-----------------------------|-------------------|-------------|
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-401-965.000 | DUES & PUBLICATIONS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 401 - TOWNSHIP PLANNER | | 144,356.60 | 144,356.60 | 18,977.47 | 9,679.12 | 125,379.13 | 13.15 |
| Dept 410 - ZONING BOARD OF APPEALS | | | | | | | |
| 101-410-701.001 | WAGES - ZONING | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-410-701.002 | WAGES - ZONING | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-410-701.003 | WAGES - ZONING | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-410-701.004 | WAGES - ZONING | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-410-701.005 | WAGES - ZONING | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-410-801.000 | LEGAL SERVICES | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-410-805.000 | CONTRACTED AND OTHER SERVICES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-410-901.000 | ADVERTISING | 2,000.00 | 2,000.00 | 115.00 | 115.00 | 1,885.00 | 5.75 |
| 101-410-960.000 | EDUCATION & TRAINING | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 410 - ZONING BOARD OF APPEALS | | 20,000.00 | 20,000.00 | 115.00 | 115.00 | 19,885.00 | 0.58 |
| Dept 412 - ZONING ADMINISTRATOR | | | | | | | |
| 101-412-701.601 | WAGES | 50,454.55 | 50,454.55 | 7,705.72 | 3,881.12 | 42,748.83 | 15.27 |
| 101-412-701.602 | WAGES ZONING | 16,000.00 | 16,000.00 | 856.81 | 419.29 | 15,143.19 | 5.36 |
| 101-412-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 455.92 | 455.92 | 544.08 | 45.59 |
| 101-412-860.601 | MILEAGE - ZONING ADMIN | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 0.00 |
| 101-412-860.602 | MILEAGE - DEPT ZONING | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 0.00 |
| 101-412-960.000 | EDUCATION & TRAINING | 2,000.00 | 2,000.00 | 95.00 | 0.00 | 1,905.00 | 4.75 |
| 101-412-965.000 | DUES & PUBLICATIONS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 412 - ZONING ADMINISTRATOR | | 70,254.55 | 70,254.55 | 9,113.45 | 4,756.33 | 61,141.10 | 12.97 |
| Dept 448 - STREET LIGHTS - TOWNSHIP | | | | | | | |
| 101-448-920.005 | STREET LIGHTS TOWNSHIP | 80,000.00 | 80,000.00 | 7,871.40 | 6,992.58 | 72,128.60 | 9.84 |
| Total Dept 448 - STREET LIGHTS - TOWNSHIP | | 80,000.00 | 80,000.00 | 7,871.40 | 6,992.58 | 72,128.60 | 9.84 |
| Dept 747 - COMMUNITY PROMOTIONS | | | | | | | |
| 101-747-880.003 | COM. PROM. - TRAVERSE BAY EDC | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-747-880.004 | COM. PROM. - TC-TALUS | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-747-880.007 | COM. PROM. - COMMUNITY AWAREN | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-747-880.008 | COM. PROM. - CONTRACTED SERVI | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-747-880.011 | COM. PROM. - P.E.G. | 100,000.00 | 100,000.00 | 23,779.71 | 0.00 | 76,220.29 | 23.78 |
| 101-747-880.017 | COM. PROM. - TV BOARD | 2,500.00 | 2,500.00 | 190.00 | 190.00 | 2,310.00 | 7.60 |
| 101-747-880.018 | COM. PROM. - MILFOIL | 8,000.00 | 8,000.00 | 0.00 | 0.00 | 8,000.00 | 0.00 |
| Total Dept 747 - COMMUNITY PROMOTIONS | | 168,500.00 | 168,500.00 | 23,969.71 | 190.00 | 144,530.29 | 14.23 |
| Dept 806 - TOWNSHIP VEHICLES | | | | | | | |
| 101-806-862.000 | GAS & CAR WASHES | 2,500.00 | 2,500.00 | 89.77 | 0.00 | 2,410.23 | 3.59 |
| 101-806-863.000 | OIL CHANGES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-806-864.000 | MISCELLANEOUS | 1,500.00 | 1,500.00 | 36.40 | 0.00 | 1,463.60 | 2.43 |
| Total Dept 806 - TOWNSHIP VEHICLES | | 4,500.00 | 4,500.00 | 126.17 | 0.00 | 4,373.83 | 2.80 |

PERIOD ENL 2/28/2018

2018 ORIGINAL BUDGET 2018 AMENDED BUDGET

ACTIVITY FOR MONTH 02/28/18

GL NUMBER DESCRIPTION YTD BALANCE 02/28/2018 AVAILABLE BALANCE % BDOT USED

Fund 101 - GENERAL OPERATING FUND

Expenditures

| | | | | | | |
|---|------------|------------|------------|-----------|------------|-------|
| Dept 851 - EMPLOYEE BENEFITS & INSURANCES | 6,000.00 | 6,000.00 | 988.00 | 494.00 | 5,012.00 | 16.47 |
| 101-851-701.000 WAGES | 90,000.00 | 90,000.00 | 0.00 | 0.00 | 90,000.00 | 0.00 |
| 101-851-873.001 John Hancock 403B | 80,000.00 | 80,000.00 | 10,651.72 | 5,400.20 | 69,348.28 | 13.31 |
| 101-851-873.010 SOCIAL SECURITY - EMPLOYER | 5,000.00 | 5,000.00 | 870.12 | 0.00 | 4,129.88 | 17.40 |
| 101-851-873.020 VACATION & PERSONAL PAYOUT | 275,000.00 | 275,000.00 | 101,229.96 | 17,062.62 | 173,770.04 | 36.81 |
| 101-851-873.030 INSURANCE - EMPLOYEE HEALTH | 9,000.00 | 9,000.00 | 2,558.91 | 805.85 | 6,441.09 | 28.43 |
| 101-851-873.040 INSURANCE - EMPLOYEE LIFE | 13,000.00 | 13,000.00 | 12,139.00 | 0.00 | 861.00 | 93.38 |
| 101-851-912.001 INSURANCE - LIABILITY | 7,500.00 | 7,500.00 | 6,989.00 | 0.00 | 511.00 | 93.19 |
| 101-851-912.002 INSURANCE - WORKMENS COMP. | | | | | | |

Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES

| | | | | | | |
|--|------------|------------|------------|-----------|------------|-------|
| | 485,500.00 | 485,500.00 | 135,426.71 | 23,762.67 | 350,073.29 | 27.89 |
|--|------------|------------|------------|-----------|------------|-------|

Dept 900 - CAPITAL OUTLAY

| | | | | | | |
|---|-----------|-----------|------|------|-----------|------|
| 101-900-970.001 CAPITAL OUTLAY - ELECTIONS | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-900-970.002 CAPITAL OUTLAY - TOWNSHIP HAL | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-900-970.003 CAPITAL OUTLAY - COMPUTER | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-900-970.004 CAPITAL OUTLAY - VEHICLES | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-900-970.005 CAPITAL OUTLAY - LAND | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |

Total Dept 900 - CAPITAL OUTLAY

| | | | | | | |
|--|-----------|-----------|------|------|-----------|------|
| | 46,000.00 | 46,000.00 | 0.00 | 0.00 | 46,000.00 | 0.00 |
|--|-----------|-----------|------|------|-----------|------|

Dept 965 - TRANSFERS TO OTHER FUNDS

101-965-990.308 TRANSFERS TO #308 PARK SYS

| | | | | | | |
|--|------------|------------|------|------|------------|------|
| | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
|--|------------|------------|------|------|------------|------|

Total Dept 965 - TRANSFERS TO OTHER FUNDS

| | | | | | | |
|--|------------|------------|------|------|------------|------|
| | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
|--|------------|------------|------|------|------------|------|

TOTAL EXPENDITURES

| | | | | | | |
|--|--------------|--------------|------------|------------|--------------|-------|
| | 3,485,801.31 | 3,485,801.31 | 356,705.87 | 140,484.27 | 3,129,095.44 | 10.23 |
|--|--------------|--------------|------------|------------|--------------|-------|

Fund 101 - GENERAL OPERATING FUND:

TOTAL EXPENDITURES

| | | | | | | |
|--|--------------|--------------|------------|------------|--------------|-------|
| | 3,485,801.31 | 3,485,801.31 | 356,705.87 | 140,484.27 | 3,129,095.44 | 10.23 |
|--|--------------|--------------|------------|------------|--------------|-------|

PERIOD ENL 02/28/2018

| GL NUMBER | DESCRIPTION | 2018 | | YTD BALANCE 02/28/2018 | ACTIVITY FOR MONTH 02/28/18 | AVAILABLE BALANCE | % BDCGT USED |
|--|-------------------------------|--------------------|------------------------|---------------------------|-----------------------------------|----------------------|-----------------|
| | | ORIGINAL BUDGET | 2018 AMENDED BUDGET | | | | |
| Fund 308 - PARK SYSTEM FUND | | | | | | | |
| Expenditures | | | | | | | |
| Dept 000 | | | | | | | |
| 308-000-701.308 | WAGES - PARKS AND RECREATION | 8,400.00 | 8,400.00 | 200.00 | 0.00 | 8,200.00 | 2.38 |
| 308-000-801.000 | LEGAL SERVICES | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 308-000-864.000 | MISCELLANEOUS | 0.00 | 0.00 | 6,091.60 | 5,764.35 | (6,091.60) | 100.00 |
| 308-000-880.001 | COM. PROM. - SILVER LAKE PARK | 7,000.00 | 7,000.00 | 3,443.02 | 559.66 | 3,556.98 | 49.19 |
| 308-000-880.006 | COM. PROM. - BVNP (YMCA) | 500.00 | 500.00 | 949.38 | 0.00 | (449.38) | 189.88 |
| 308-000-880.008 | COM. PROM. - Cont. Serv GTCD | 41,500.00 | 41,500.00 | 11,500.00 | 0.00 | 30,000.00 | 27.71 |
| 308-000-880.012 | COM. PROM. - GT COMMONS | 30,700.00 | 30,700.00 | 1,945.98 | 445.00 | 28,754.02 | 6.34 |
| 308-000-880.014 | COM. PROM. - MILLER CREEK | 3,000.00 | 3,000.00 | 8,263.11 | 0.00 | (5,263.11) | 275.44 |
| 308-000-880.015 | COM. PROM. - PARK & TRAIL MAI | 11,900.00 | 11,900.00 | 3,076.82 | 0.00 | 8,823.18 | 25.86 |
| 308-000-880.016 | COM. PROM. - KIDS CREEK PARK | 0.00 | 0.00 | 3,862.90 | 0.00 | (3,862.90) | 100.00 |
| 308-000-880.019 | RIVER EAST RECREATION AREA | 0.00 | 0.00 | 920.00 | 0.00 | (920.00) | 100.00 |
| 308-000-935.000 | MAINTENANCE - MISC, EQUIP | 40,000.00 | 40,000.00 | 26,029.24 | 8,904.26 | 13,970.76 | 65.07 |
| 308-000-935.110 | TRAIL MAINTENANCE & REPAIR | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| Total Dept 000 | | 150,000.00 | 150,000.00 | 66,282.05 | 15,673.27 | 83,717.95 | 44.19 |
| Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | | | | | | |
| 308-851-873.010 | SOCIAL SECURITY - EMPLOYER | 0.00 | 0.00 | 15.30 | 0.00 | (15.30) | 100.00 |
| Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | 0.00 | 0.00 | 15.30 | 0.00 | (15.30) | 100.00 |
| TOTAL EXPENDITURES | | 150,000.00 | 150,000.00 | 66,297.35 | 15,673.27 | 83,702.65 | 44.20 |
| Fund 308 - PARK SYSTEM FUND: | | | | | | | |
| TOTAL EXPENDITURES | | 150,000.00 | 150,000.00 | 66,297.35 | 15,673.27 | 83,702.65 | 44.20 |

**CHARTER TOWNSHIP OF GARFIELD
RESOLUTION 2018-07-T**

**APPROVING THE APPLICATION OF TRAVERSE AREA MACHINING
FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE**

WHEREAS, (pursuant to 1974 P.A. 198, MCLA Sec. 207.551, et seq.) after a duly noticed public hearing held on the 13th day of February, 2018, the Charter Township of Garfield, by Resolution established an Industrial Development District (Resolution 2018-05-T), known as the Hammond Industrial Centre District, encompassing Units 4, 5, 14, 17, 25, 26, 27, 28, 31, 32, 33, 34, 35, 36 & 37 of the Hammond Industrial Centre Condominium, Grand Traverse County Condominium Subdivision Plan No. 160, Section 26, Town 27 North, Range 11 West, and

WHEREAS, the Charter Township of Garfield is in receipt of an Application for an Industrial Facilities Exemption Certificate from Traverse Area Machining relating to the above mentioned District and to be located on Unit 28, also known as 1394 Industry Drive; and

WHEREAS, the Garfield Township Clerk has notified the Township Assessor and the legislative body of each taxing unit which levies ad valorem taxes on the real and personal property located within said District, and that an opportunity to be heard would be provided to the Assessor and to a representative of each of the bodies so notified;

WHEREAS, during a regular meeting of the Township Board held on March 13, 2018, the applicant, the assessor, and the representatives of the affected taxing units were afforded an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Charter Township of Garfield finds:
 - (a) That the real and personal property investment is calculated to and will at the time of issuance of the Certificate have the reasonable likelihood to retain employment in the Township of Garfield.
 - (b) The aggregate SEV of real and personal property exempt from ad valorem taxes with the Township of Garfield, after granting this Certificate, will

not exceed five (5) percent of an amount equal to the sum of SEV of the Township plus the SEV of real and personal property thus exempted.

- (c) The Garfield Township Board finds that the granting of this exemption will not substantially impede the operation of the financial soundness of any of the affected taxing units.

2. That the Application of Traverse Area Machining for an Industrial Facilities Exemption Certificate with regard to the real and personal property located in the Industrial Development District (see Resolution 2018-05-T) be and is hereby approved, said Exemption Certificate shall be in force and effect for a maximum for two (2) years, beginning December 31, 2018, and eligible for renewal for an additional (10) years beginning December 31, 2020, for a possible maximum of twelve (12) years.

Motion:

Supported:

Upon roll call vote for the motion:

Yes:

No:

Absent and excused:

The Chairman declared the motion carried and Resolution 2018-07-T duly adopted this 13th day of March, 2018.

RESOLUTION DECLARED ADOPTED

By: _____

Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, does hereby certify that the above is a true and correct copy of a Resolution 2018-07-T, which was passed and approved by the Township Board of the Charter Township of Garfield on the 13th day of March, 2018..

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

| | |
|--|-----------------------------|
| To be completed by Clerk of Local Government Unit | |
| Signature of Clerk | Date Received by Local Unit |
| STC Use Only | |
| Application Number | Date Received by STC |

APPLICANT INFORMATION
All boxes must be completed.

| | |
|---|--|
| <p>1a. Company Name (Applicant must be the occupant/operator of the facility) <i>Traverse Area Machining</i></p> <p>1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <i>Lot # 28, Industry Dr. Traverse City, MI 49786</i></p> <p>1d. Type of Approval Requested</p> <p><input checked="" type="checkbox"/> Now (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment</p> | <p>1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <i>3541</i></p> <p>1e. County <i>Grand Traverse</i></p> <p>1f. City/Township/Village (indicate which) <i>Traverse City</i></p> <p>1g. School District where facility is located <i>Traverse City Area Public Schools</i></p> <p>1h. School Code <i>233585</i></p> <p>4. Amount of years requested for exemption (1-12 Years) <i>12</i></p> |
|---|--|

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

10,000 Sq. Ft. facility to be built in Hammond Industrial Center. Traverse Area Machining will produce precision metal parts with CNC equipment.

| | |
|--|--|
| <p>6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun. <i>742,665.00</i></p> <p>6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total <i>742,665.00</i></p> <p>6c. Total Project Costs * Round Costs to Nearest Dollar <i>742,665.00</i></p> | <p>7a. Real Property Costs <i>742,665.00</i></p> <p>7b. Personal Property Costs <i>742,665.00</i></p> <p>7c. Total of Real & Personal Costs <i>742,665.00</i></p> |
|--|--|

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period at the effective date of this certificate unless otherwise approved by the STC.

| | |
|---|--|
| <p>Real Property Improvements Begin Date (M/D/Y) End Date (M/D/Y)</p> <p><i>4/1/18</i> <i>9/1/18</i></p> <p>Personal Property Improvements</p> | <p><input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased</p> <p><input type="checkbox"/> Owned <input type="checkbox"/> Leased</p> |
|---|--|

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

9. No. of existing jobs at this facility that will be retained as a result of this project. *6* No. of new jobs at this facility expected to create within 2 years of completion. *1*

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and absence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) _____
b. TV of Personal Property (excluding inventory) _____
c. Total TV _____

12a. Check the type of District the facility is located in:
 Industrial Development District Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) *2-13-18* 12c. Is this application for a speculative building (Sec. 3(8))?
 Yes No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

| | | | |
|--|--|--|---|
| 13a. Preparer Name <i>Jeremy McKellan</i> | 13b. Telephone Number <i>2319418548</i> | 13c. Fax Number <i>2319418693</i> | 13d. E-mail Address <i>traverscaraea-fam,inc@machining.com</i> |
| 14a. Name of Contact Person <i>Jeremy McKellan</i> | 14b. Telephone Number <i>2319418548</i> | 14c. Fax Number <i>2319418693</i> | 14d. E-mail Address <i>traverscaraea-fam,inc@machining.com</i> |
| 15a. Name of Company Officer (No Authorized Agents) <i>Jeremy McKellan</i> | | | |
| 15b. Signature of Company Officer (No Authorized Agents) <i>Jeremy McKellan</i> | | 15c. Fax Number <i>2319418693</i> | 15d. Date <i>1-11-18</i> |
| 15e. Mailing Address (Street, City, State, ZIP Code) <i>1165 Hastings St Traverse City MI 49686</i> | | 15f. Telephone Number <i>2319418548</i> | 15g. E-mail Address <i>traverscaraea-fam,inc@machining.com</i> |

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

| | |
|--|--|
| <p>6. Action taken by local government unit</p> <p><input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Denied (Include Resolution Denying)</p> | <p>16b. The State Tax Commission requires the following documents be filed for an administratively complete application:</p> <p>Check or Indicate N/A if Not Applicable</p> <p><input type="checkbox"/> 1. Original Application plus attachments, and one complete copy</p> <p><input type="checkbox"/> 2. Resolution establishing district</p> <p><input type="checkbox"/> 3. Resolution approving/denying application.</p> <p><input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 6. Building Permit for real improvements if project has already begun</p> <p><input type="checkbox"/> 7. Equipment List with dates of beginning of installation</p> <p><input type="checkbox"/> 8. Form 3222 (if applicable)</p> <p><input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)</p> |
| 16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable | |
| <p><input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district.</p> <p><input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing.</p> <p><input type="checkbox"/> 3. List of taxing authorities notified for district and application action.</p> <p><input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.</p> | |
| 16c. LUCI Code | 16d. School Code |
| 17. Name of Local Government Body | 18. Date of Resolution Approving/Denying this Application |

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

| | | |
|--|--------------------|---------------------|
| 19a. Signature of Clerk | 19b. Name of Clerk | 19c. E-mail Address |
| 19d. Clerk's Mailing Address (Street, City, State, ZIP Code) | | |
| 19e. Telephone Number | 19f. Fax Number | |

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

| STC USE ONLY | | | | |
|------------------------------------|--|--|--|--|
| <input type="checkbox"/> LUCI Code | <input type="checkbox"/> Begin Date Real | <input type="checkbox"/> Begin Date Personal | <input type="checkbox"/> End Date Real | <input type="checkbox"/> End Date Personal |

DESIGN BUILD CONSTRUCTION AGREEMENT

THIS DESIGN BUILD CONSTRUCTION AGREEMENT (the "Agreement") has been executed as of January 24, 2018, between TRAVERSE AREA MACHINING, INC., a Michigan corporation ("Owner"), and WESTWIND CONSTRUCTION & DEVELOPMENT, INC., a Michigan corporation ("Design Builder").

Owner hires Design Builder, and Design Builder agrees to work for Owner, as an independent contractor, on the following terms and conditions:

ARTICLE 1.

BASIC AGREEMENT AND DEFINITIONS

1.1. Design Builder shall provide the materials and perform the services described in this Agreement, and such other services as may be requested by Owner from time to time, with respect to the Project. All design and construction services furnished to Owner by Design Builder in connection with the Project shall be governed by this Agreement.

1.2. The "Project" is the total design and construction of the Work performed under the Contract Documents. The "Work" means the design, construction and services required by the Contract Documents, unless the Contract Documents contemplate that any such Work is to be the responsibility of someone else.

1.3. The "Contract Sum" is the Cost of the Work plus the Design Builder's Fee, both as defined in Article 6 below. Based upon its current knowledge, Design Builder estimates that the Contract Sum will be **Seven Hundred Forty-Two Thousand Six Hundred Sixty-Five Dollars and 00/100 (\$742,665.00)**. Owner acknowledges that this estimate is just that—an estimate. The actual Contract Sum could be higher or lower. **A Preliminary Scope of Work and Schedule of Estimated Costs pertaining to the Project is attached to this Agreement as Exhibit A.** It allocates the estimated Contract Sum among the various components of the Work, and it will be updated periodically by Design Builder as the Work progresses. Design Builder shall be paid the Contract Sum in the manner provided in Article 6 below.

1.4. The "Contract Documents" consist of this Agreement, and any amendments to it, the design documents for the Project completed pursuant to this Agreement ("Design Documents" as defined in Article 2 of this Agreement), the construction documents for the Project completed pursuant to this Agreement ("Construction Documents" as defined in Article 2 of this Agreement), and any Change Orders. A "Change Order" is any document calling for a change in the Work. A sample Change Order is attached as Exhibit B. The Design Documents, the

Construction Documents, and any Change Orders shall be deemed to have been incorporated into this Agreement by reference.

1.4.1. If the Contract Documents contain words or abbreviations which have well-known technical or trade meanings, those meanings shall be ascribed to them.

1.4.2. If there is a conflict between or among any of the Contract Documents, the following rules of construction shall apply:

(a) Figured dimensions shown on the Construction Documents shall govern, even though they may differ from dimensions scaled on the Construction Documents;

(b) Detailed Construction Documents shall govern over those of smaller scale of the same date;

(c) Construction Documents shall govern over Design Documents;

(d) Documents of later date shall always govern; except that

(e) This Agreement, and any amendments to it, shall govern over all other documents.

1.5. A "**Subcontractor**" is a person or entity other than Design Builder who is hired to perform a portion of the Work at the Project Site. A "**Supplier**" is a person or entity hired to provide materials, equipment or supplies in connection with the Work.

1.6. The "**Project Site**" is the place where the Work is being conducted. If Design Builder encounters unanticipated and materially adverse conditions at the Project Site ("**Adverse Site Conditions**"), it shall report them to Owner in writing, suspend Work, and advise Owner in writing (i) whether such conditions require a change in design details or some other remedial action and (ii) approximately what cost and delay would result from the change or other remedial action. Owner may authorize a Change Order on account of such Adverse Site Conditions or terminate this Agreement pursuant to Section 12.6 below.

1.7. Design Builder shall be responsible for managing the Work and shall have exclusive possession of the Project Site. Owner shall be entitled to enter and take possession of the Project only when the Work is Substantially Complete and Owner has paid all sums due under this Agreement.

1.8. Design Builder will provide Owner with a "**Construction Schedule**" as part of the services to be provided by Design Builder under his Agreement. The Construction Schedule will be revised by Design Builder at appropriate intervals as required by the conditions of the Work. Owner will be notified of changes in the Construction Schedule.

ARTICLE 2.

DESIGN SERVICES

2.1. Design Services

2.1.1. Design Builder will provide design services through the performance of persons or entities duly licensed to practice their professions.

2.1.2. Design Builder will provide to the Owner for Owner's written approval Design Documents sufficient to establish the size, quality and character of the Project; its architectural, structural, mechanical and electrical systems; and the materials and such other elements of the Project to the extent required by the Contract Documents. Owner's approval of the Design Documents shall not be unreasonably withheld, delayed or conditioned.

2.1.3. Upon the Owner's approval of the Design Documents submitted by Design Builder, Design Builder will provide Construction Documents for review and approval by the Owner. Owner's approval of the Construction Documents shall not be unreasonably withheld, delayed or conditioned. The Construction Documents will set forth in detail the requirements for construction of the Project. The Construction Documents will include drawings and specifications that establish the quality levels of materials and systems required. Construction Documents may include drawings, specifications, and other documents and electronic data setting forth in detail the requirements for construction of the Work.

2.1.4. Design Builder will meet with the Owner periodically, either in-person or telephonically, to review progress of the Design Documents and Construction Documents.

2.1.5. Upon the Owner's approval of the Construction Documents, Design Builder, with the assistance of the Owner, will prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.

2.2. Ownership and Use of Documents and Electronic Data

2.2.1. Design Builder shall retain all common law, statutory and other reserved rights, including copyright, in all Design Documents, including without limitation any drawings, specifications, and other documents (including those in electronic form) furnished by Design Builder. All Design Documents, materials and electronic data that are furnished by Design Builder are furnished for use solely with respect to the Project.

2.2.2. Design Builder grants to the Owner a non-exclusive license to reproduce and use the Design Documents solely in connection with subsequent repairs, alterations or additions to the Project, provided that the Owner shall comply with all obligations,

including prompt payment of sums when due, under the Contract Documents. The Owner shall not otherwise assign or transfer any such license to another party without the prior written agreement of Design Builder. If the Owner uses the Design Documents for any purpose other than the original construction of the Project (whether or not such reuse is permitted by this Agreement) or makes any modification to the Design Documents without Design Builder's written authorization, Owner agrees that it does so at its own risk and without liability on the part of Design Builder. To the fullest extent permitted by law, Owner shall defend and indemnify Design Builder, including its members, officers, directors, employees and consultants, against and hold them harmless from any damages, loss, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in connection with Owner's modification of the Design Documents or its reuse of such Design Documents, but such indemnification shall not apply or be enforceable in connection with the use of such Design Documents in connection with any repair, alteration or addition to the Project to the extent any damage, loss or liability arises out of Design Builder's gross negligence or willful misconduct. The exculpatory, liability limiting, indemnification and hold harmless provisions of this Section are in addition to and shall not be construed to limit any immunity or exculpation available to Design Builder under applicable law or equitable principles.

2.3. Shop Drawings, Product Data and Samples

2.3.1. Design Builder shall maintain at the Project Site one record copy of the drawings, specifications, addenda, Change Orders, and one copy of approved Shop Drawings (as defined below), Product Data (as defined below), Samples (as defined below) and similar required submittals. "Shop Drawings" are drawings, diagrams, schedules and other data specially prepared for the Work. "Product Data" are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information to illustrate materials or equipment for some portion of the Work. "Samples" are physical examples that illustrate materials, equipment or workmanship.

2.3.2. Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which Design Builder proposes to conform to the Contract Documents.

ARTICLE 3.

CONSTRUCTION SERVICES

3.1. Construction Services.

3.1.1. Design Builder shall perform the Work, or cause it to be performed.

3.1.2. Any features of the Project that are not explicitly described in the Contract Documents shall be determined in consultation with Owner.

3.1.3. Design Builder shall provide all of its services in a good and workmanlike manner, consistent with the orderly progress of construction.

3.1.4. Labor shall be performed by qualified personnel, and materials shall be supplied by qualified Suppliers selected and paid by Design Builder.

3.1.5. Nothing contained in this Agreement shall create a contractual relationship between any third party and Owner.

3.2. Design Builder's Responsibilities.

3.2.1. With monies to be provided by the Owner, Design Builder shall obtain all permits, licenses, certificates, and similar approvals required for the Project and shall see that all inspections and tests are carried out by appropriate authorities on a timely basis.

3.2.2. Design Builder shall provide or arrange for all labor, equipment, machinery, materials, supplies, tools, utilities, and other facilities and services necessary for proper execution and completion of the Work.

3.2.3. Design Builder shall be responsible for and shall coordinate all construction means, methods, techniques, sequences and procedures.

3.2.4. Design Builder shall keep Owner, or Owner's designated representative, informed of the progress of the Work.

3.2.5. With monies to be provided by the Owner, Design Builder shall pay all sales, consumer, use, and similar taxes payable in connection with the Project, if and to the extent it pays invoices to which such taxes attach.

3.2.6. Design Builder shall comply in all material respects with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities relating to the Project.

3.2.7. Design Builder shall keep the Project Site clean and orderly. Upon completion of the Work, Design Builder shall remove its tools, equipment, machinery, surplus materials, and all debris.

3.2.8. Within ten (10) business days after Design Builder's receipt of final payment from Owner of the entire unpaid balance due under this Agreement, Design Builder will provide to Owner all separate, written manufacturer warranties and equipment manuals with respect to the Project in its possession. Except for Design Builder's limited warranty as set forth in Section 10.1 below, Owner agrees to look solely to the manufacturers for any warranty claims and not to Design Builder. Provided, however, that nothing in any such manufacturer warranty shall extend Design Builder's limited warranty as set forth in Section 10.1 below.

3.2.9. Following Substantial Completion (as defined below), Design Builder shall collaborate with Owner to prepare a "punch list." All punch list items shall be resolved within a reasonable time after Substantial Completion.

3.3. Allowances

3.3.1. Design Builder shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but Design Builder shall not be required to employ persons or entities to which Design Builder has reasonable objection.

3.3.2. Unless otherwise provided in the Contract Documents:

(a) Allowances shall cover the cost to Design Builder of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

(b) Costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses; and

(c) Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect: (1) the difference between actual costs and the allowances under Section 3.3.2(a); and (2) changes in Design Builder's costs under Section 3.3.2(b).

ARTICLE 4.

OWNER'S RESPONSIBILITIES

4.1. Owner shall:

4.1.1. Upon Design Builder's request from time to time, periodically consult with Design Builder and provide information regarding Owner's requirements, including, but not limited to, Owner's design objectives, constraints and criteria, and provide unrestricted access to the Project Site at all times. Additionally, Owner shall cooperate with Design Builder in securing building and other permits, licenses, certificates, consents and approvals, and conducting tests and inspections.

4.1.2. Communicate with Subcontractors and Suppliers only through Design Builder, so long as this Agreement is not terminated as a result of Design Builder's default.

4.1.3. Avoid conflicts with, or interference in, the Work, and promptly (within a period of time that will not result in any delay of the Work) make all decisions and provide all information reasonably requested by Design Builder.

4.1.4. Warrant that the Work that Owner has ordered is in full compliance with all zoning and land use ordinances and private restrictive covenants. In addition, Owner is responsible for correctly locating all work site lines, building envelopes, easements and rights of way and for any additional costs incurred as a result of such work site lines, building envelopes, easements or rights of way.

4.1.5. Before Work begins at the Project Site, furnish evidence that Owner owns the Project Site in fee simple, subject only to the lien of Owner's construction lender (or direct Design Builder to secure such evidence at Owner's expense), and at all times during the course of the Work maintain such title and pay all property taxes in respect of the Work or the Project Site before penalty or interest attaches.

4.1.6. Designate one individual who will serve as Owner's single point of contact with Design Builder. Design Builder shall be entitled to rely upon all decisions made and all instructions given by this person. Owner designates **JEREMY MCCLELLAN** as Owner's representative. Owner may also appoint an on-site Project representative to observe the Work.

4.1.7. Abide by all reasonable Project Site rules established by Design Builder.

4.1.8. Prior to commencement of the Work, and thereafter upon request, furnish to Design Builder evidence that financial arrangements to fulfill Owner's obligations under this Agreement reasonably satisfactory to Design Builder have been made and are continuing. Furnishing of such evidence shall be a condition precedent to commencement or continuation of the Work. After such evidence has been furnished, Owner shall not materially vary such financial arrangements without prior notice to Design Builder, and any loan agreement shall provide for notice to Design Builder if Owner defaults.

4.1.9. Allow Design Builder to rely upon the accuracy, adequacy, and completeness of all reports and information furnished by Owner.

4.2. Owner shall furnish to Design Builder all information or services required of the Owner by the Contract Documents with reasonable promptness. Owner shall also promptly make available to Design Builder all information which may affect the Work and which becomes available to Owner at any time before or after execution of this Agreement.

4.3. Owner shall have an authorized representative of Owner attend each construction meeting on Owner's behalf.

4.4. Owner shall give prompt written notice to Design Builder of any fault or defect in the Work or non-conformity with the Contract Documents that Owner observes or otherwise becomes aware of.

4.5. Owner shall provide the results and reports of prior tests, inspections or investigations conducted for the Project involving chemical, air and water pollution, hazardous materials or environmental and subsurface conditions and information regarding the presence of pollutants at the Project Site.

4.6. Owner shall be responsible to provide surveys describing physical characteristics, legal limitations, and utility locations for the Project Site, and a written legal description of the site. The surveys and legal information shall include, as applicable: grades and lines of streets and adjoining property and structures; adjacent

drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries, and contours of the site; locations, dimensions, and necessary data pertaining to existing buildings; and information concerning available utility services and lines. All the information on the survey shall be referenced to a Project benchmark.

4.7. Owner shall furnish to Design Builder information necessary and relevant for Design Builder to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located and the Owner's interest in the property.

4.8. Owner shall prepare and record a Notice of Commencement, deliver a recorded copy to Design Builder, and otherwise comply with the Michigan Construction Lien Act.

ARTICLE 5.

TIME LIMITATIONS

5.1. The "**Commencement Date**" will be the later of (i) February 15, 2018, (ii) the date on which Design Builder receives an executed written notice to proceed from Owner, or (iii) if applicable, the date on which Design Builder receives full payment from Owner for any outstanding contractual obligations owed to Design Builder by Owner. Subject to one or more executed Change Orders, and to the provisions of Section 5.4 below, Design Builder shall endeavor to substantially complete the Project in accordance with the Construction Schedule. If no completion date is shown on the Construction Schedule or no Construction Schedule has been prepared, the completion date of the Project is open.

5.2. "**Substantial Completion**" shall mean that stage in the progress of the Work when the Work or its designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or use the Work or a portion of it for its intended use.

5.2.1. In the event of a dispute regarding whether the Work or its designated portion has achieved Substantial Completion, the dispute shall be resolved pursuant to Article 11.

5.2.2. When the Work or designated portion thereof has achieved Substantial Completion, Design Builder will prepare for the Owner's signature an Acknowledgement of Substantial Completion which, when signed by the Owner, will establish (1) the date of Substantial Completion of the Work (or designated portion thereof), (2) responsibilities between the Owner and Design Builder for security, maintenance, heat, utilities, damage to the Work (or designated portion thereof) and insurance, and (3) the time within which Design Builder must finish any punch list items associated with the Work (or designated portion thereof). Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work (or designated portion thereof).

5.3. "Final Completion" shall have occurred when all Work, including punch list items, is done.

5.4. If Design Builder is delayed in the performance of the Work by Owner Delay (as defined below) or any other cause or circumstance beyond its reasonable control (as described in further detail below), the Construction Schedule shall be appropriately extended. For purposes of this Agreement, "Owner Delay" means delay to Design Builder's completion of the Work caused by: (i) changes in the Work, but excluding changes made necessary by the negligent or willful act or omission of Design Builder or any of its Subcontractors, (ii) Adverse Site Conditions, (iii) Owner's failure to provide in a timely manner any data or information requested by Design Builder, or to otherwise comply with the terms of this Agreement, (iv) interference by Owner with Design Builder's performance of the Work, or (v) the failure of Owner or Owner's authorized representative to attend any construction meeting. Causes beyond Design Builder's reasonable control include, by way of example but not limitation, governmental action, strikes or other labor disputes, fire or other casualty, accidents, Adverse Site Conditions, failure or delays in delivery that are not caused by the negligent or willful acts or omissions of Design Builder or its Subcontractors, financial or monetary crises, force majeure, acts of God, war, civil commotion, flood, earthquake or weather. Owner shall also be responsible for all additional costs, expenses and damages Design Builder incurs as a result of any such delay.

ARTICLE 6.

COMPENSATION OF DESIGN BUILDER; PAYMENTS

6.1. Compensation of Design Builder. The Contract Sum, which is the aggregate of the Cost of the Work plus the Design Builder's Fee, shall be paid in accordance with the provisions of this Article 6.

6.1.1. The term "Cost of the Work" shall mean all those costs and expenses incurred by Design Builder in connection with the performance of its responsibilities under this Agreement.

6.1.2. The "Design Builder's Fee" shall be fourteen percent (14%) of the Cost of the Work.

6.2. Retainer. Upon execution of this Agreement by Owner and Design Builder, Owner shall deposit **Seventy-Four Thousand Two Hundred Sixty-Six Dollars and 00/100 (\$74,266.00)** with Design Builder as earnest money. This deposit shall, until it is exhausted, be applied against payments first coming due under Section 6.4 below. This earnest deposit shall be retained by Design Builder as liquidated damages if the Project does not proceed due to circumstances beyond the control of Design Builder.

6.3. Application for Payment.

6.3.1. Prior to receipt of any payment under this Agreement, Design Builder shall have delivered to Owner an itemized application for payment (which may take the form of Design Builder's invoice) ("**Application for Payment**"), describing the Work for which payment is sought.

6.3.2. Each Application for Payment shall allocate the entire Contract Sum among the various portions of Design Builder's Work and be prepared in such form and supported by such data as may be appropriate to substantiate its accuracy.

6.3.3. Payments shall be made on account of materials and equipment delivered and stored both on and off the Project Site for subsequent incorporation in the Work.

6.3.4. Owner may require Design Builder to provide evidence satisfactory to Owner (such as sworn statements and lien waivers up to the date of the immediately previous payment) that Design Builder has paid for all Work, materials, equipment, services, and subcontracts in connection with the Work for which payment is sought.

6.4. Payment.

6.4.1. Owner shall make payment to Design Builder, and Design Builder shall receive payment, no later than 10 days after Owner's receipt of an Application for Payment.

6.4.2. Owner shall have no obligation to pay or to be responsible in any way for payment to any of Design Builder's Subcontractors or Suppliers.

6.5. Final Payment. Upon Substantial Completion, Owner shall pay the entire unpaid balance due under this Agreement.

6.6. Failure of Payment. If the Owner does not issue a payment in a timely manner, then Design Builder may suspend its performance of the Work until payment of the amount owing has been received. The Construction Schedule shall be extended appropriately and the Contract Sum shall be increased by the amount of Design Builder's costs of shutdown, delay and start-up, plus interest as provided for in Section 6.7 below.

6.7. Interest Payments. Payments due Design Builder under this Agreement which are not paid when due shall bear interest from the date due at the greater of the rate of seven percent (7%) per annum, or any higher rate permitted by applicable law.

6.8. Payment for Design and Pre-Construction Services. Notwithstanding anything in the Contract Documents to the contrary, including without limitation the other provisions in this Article 6, Design Builder may, but shall not be required to, invoice the Owner for design and pre-construction services separately from the procedures set forth above; provided, however, that the amount of any such separate invoice(s) shall still be based upon the Cost of the Work plus the Design Builder's Fee. If Design Builder elects to invoice the Owner for design and pre-construction services separately, then Owner

shall make payment to Design Builder, and Design Builder shall receive payment, no later than 21 days after Owner's receipt of Design Builder's invoice.

ARTICLE 7.

PROTECTION OF PERSONS AND PROPERTY

7.1. Design Builder shall be solely responsible for initiating, maintaining, and providing supervision of all safety precautions and programs in connection with the Work.

7.2. Design Builder shall take all appropriate precautions for safety of, and shall provide all appropriate protection to prevent damage, injury, or loss to: (i) its employees and all other persons involved in or affected by the Project; and (ii) the Work and all materials and equipment to be incorporated into it.

7.3. Design Builder shall comply in all material respects with all applicable laws, ordinances, rules, regulations, and orders of any public authorities bearing on the safety of persons and property and their protection from damage, injury, or loss.

7.4. For safety reasons, neither Owner nor any of its representatives shall be entitled to enter the Project Site unless accompanied by a representative of Design Builder. If and when on site, Owner will exercise appropriate care to prevent injury to persons or damage to property. To the fullest extent permitted by law, Owner, on behalf of Owner and anyone on the Project Site at Owner's direction or with Owner's permission (except only Design Builder and its Subcontractors or Suppliers) ("Owner's Invitees") shall defend and indemnify Design Builder, and its officers, directors, employees, agents and subcontractors, against, and release and hold them harmless from, any and all loss, liability or damage arising out of or in connection with the presence on the Project Site of one or more of Owner's Invitees, unless any such loss, liability or damage was caused by the sole negligence of Design Builder.

ARTICLE 8.

INSURANCE

8.1. Design Builder shall purchase and maintain insurance of the following types of coverage and limits of liability, issued by a responsible insurer:

- A. Employer's liability insurance and worker's compensation insurance in accordance with all requirements of state law, covering all liabilities that may be imposed by law for injury to or death of Design Builder's employees sustained or suffered in the progress of the Work with coverage limits of not less than Five Hundred Thousand Dollars (\$500,000);

- B. Commercial general liability insurance with coverage limits for personal injury or property damage of not less than One Million Dollars (\$1,000,000); and
- C. Automobile liability insurance covering all owned or leased automobiles used in conjunction with the Work with coverage limits of not less than Five Hundred Thousand Dollars (\$500,000) for property damage.
- D. At Owner's expense, with monies to be provided by Owner, Design Builder shall purchase and maintain property insurance written on a builder's risk, "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus the value of subsequent Agreement modifications and cost of materials supplied or installed by others, comprising the total value for the entire Project at the site on a replacement cost basis without optional deductibles. The property insurance shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Design Builder's services and expenses required as a result of such insured loss.

8.2. Coverages, whether written on an occurrence or claims made basis, shall be maintained without interruption from the Commencement Date of the Work until the date of final payment.

8.3. Owner shall purchase and maintain the following insurance coverage:

8.3.1. General liability insurance adequate to protect it.

8.4. Owner's general liability insurance policy shall be underwritten by a company acceptable to Design Builder in its reasonable judgment and shall include a provision that it will not be amended, modified, canceled or terminated except upon thirty (30) days' prior written notice to Design Builder. Owner's policy required under this Article 8 shall name Design Builder as an additional named insured and also include a provision that it will not be amended, modified, canceled, or terminated except upon thirty (30) days' prior written notice to Owner.

8.5. Before commencing the Work, each party shall provide the other with insurance certificates or other satisfactory proof of the insurance coverages required by this Article 8.

8.6. Owner waives all rights of recovery against Design Builder, Design Builder's Subcontractors and Suppliers, and its and their officers, agents and employees for accidental loss or damage arising out of or in connection with the Work.

ARTICLE 9.

CHANGES IN THE WORK

9.1. Changes in the Work. Owner may order changes in the Work so long as they do not alter the original scope of the Work.

9.1.1. Any changes in the Work desired by Owner shall be initiated by Owner's giving to Design Builder a written Change Order request setting forth the nature of the requested change. Design Builder shall, as soon as reasonably possible, and if practical within fifteen (15) days following receipt of the Change Order request, furnish to Owner a statement setting forth an approximation of the proposed adjustment, if any, of the Construction Schedule, if there is one, resulting from such Change Order request. Changed Work shall be priced in accordance with Section 6.1 above. If Owner wishes to proceed with the change in the Work, the parties shall execute a Change Order. Design Builder shall not be obligated to make any changes in the Work until the parties have executed a Change Order.

9.1.2. If at any time Design Builder reasonably believes that (i) the acts or omissions of Owner or anyone acting directly or indirectly under its control, (ii) Adverse Site Conditions, or (iii) delays (other than delays arising out of the willful or negligent act or omission of Design Builder or its Subcontractors), constitute a change to or require a change in the Work not covered by a Change Order, or if Design Builder reasonably believes it is entitled to a change in the Construction Schedule, Design Builder shall have the right to claim a Change Order.

9.1.3. If a Change Order is necessary or appropriate, Design Builder shall prepare one for Owner's approval and execution.

9.1.4. The failure of the parties to agree upon a Change Order shall be a dispute subject to resolution under Article 11 below.

9.2. Regulatory Changes. Design Builder shall be compensated for changes in the Work necessitated by the enactment or revision of codes, laws, or regulations subsequent to the execution of this Agreement by means of the execution of a Change Order.

ARTICLE 10.

DESIGN BUILDER'S LIMITED WARRANTY

10.1. Design Builder warrants to Owner that materials and equipment incorporated into the Work will be new unless otherwise specified in the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the Work will conform to the requirements of the Contract Documents. This warranty shall be in effect for a period of one (1) year ("Warranty Period") following the date of Substantial Completion. This warranty shall not apply to Work done or materials supplied by persons (other than Design Builder) selected solely by Owner. **ALTHOUGH THIS WARRANTY BEGINS ON THE DATE OF SUBSTANTIAL COMPLETION, NO PERFORMANCE OF THIS WARRANTY WILL BE MADE BY DESIGN BUILDER UNTIL DESIGN BUILDER HAS RECEIVED PAYMENT IN FULL FROM OWNER.**

THIS WARRANTY DOES NOT APPLY TO:

1. Material or workmanship supplied by Owner, Owner's Suppliers or Subcontractors.
2. Any defect, unless written notice of defect is given to Design Builder as soon as practical after the defect appears. The right to file warranty claims on Design Builder's warranty expires thirty (30) days after the end of Design Builder's Warranty Period.
3. The defects resulting from alteration, modification or improper maintenance or operation of any materials, systems, appliances, equipment or fixtures supplied pursuant to this Agreement.
4. Normal wear and tear, or deterioration of the Work.
5. Any loss or damage resulting directly or indirectly from misuse, abuse, negligence, acts of God, accident or casualty.
6. Loss or damage which occurs after the Work is no longer used for the purpose for which it was intended.
7. Insect or rodent damage.
8. Repair or re-caulking of joints between back of countertops and walls which is caused by shrinkage or deflection of joist. This is a normal maintenance item.
9. Drywall nail pops or cracks which occur after expiration of the Warranty Period. Drywall nail pops or cracks which occur during the Warranty Period are included in this limited warranty if written notice of the nail pops or cracks is given to Design Builder within the Warranty Period.
10. Manufactured items, which shall carry only the manufacturers' warranties.

10.2. THIS LIMITED WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. IN PARTICULAR, DESIGN BUILDER MAKES NO WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. DESIGN BUILDER SHALL NOT BE LIABLE FOR LOST REVENUES OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY KIND ARISING FROM ANY DEFECT OR BREACH OF WARRANTY. THIS LIMITATION ON LIABILITY FOR LOST REVENUES OR CONSEQUENTIAL OR INCIDENTAL DAMAGES SHALL SURVIVE ANY FAILURE OF ESSENTIAL PURPOSE OF THIS LIMITED WARRANTY.

ARTICLE 11.

DISPUTE RESOLUTION

11.1. The parties recognize that differences sometimes arise in the course of a relationship and wish to avoid litigation. Accordingly, all claims, disputes and other matters in question between Design Builder and Owner arising out of or relating to this Agreement or the breach thereof, the Project, or the Work ("disputes") shall be submitted to negotiation and arbitration as follows:

11.1.1. If any dispute arises, Owner and Design Builder shall each meet for the purpose of resolving it. If they are able to reach an agreement, the dispute will be deemed resolved.

11.1.2. If after fifteen (15) days these negotiations prove unsuccessful in whole or in part, the parties shall submit the dispute to mediation in accordance with the mediation rules of the American Arbitration Association applicable to Construction Industry Disputes.

11.1.3. If the dispute is not fully resolved through mediation, whatever portion may be remaining shall be resolved by arbitration in accordance with the "fast track" rules of the American Arbitration Association applicable to Construction Industry Disputes. Any award rendered pursuant to arbitration may include reasonable attorneys' fees and costs, shall be final and binding upon the parties, and judgment may be entered upon it in a court of competent jurisdiction. All applicable statutes of limitations and the like shall be tolled while the requirements of this provision are pending, but only as to the issues hereby submitted for negotiation or arbitration.

11.2. Claims by either party must be made by written notice promptly upon the recognition of the event giving rise to such claim. Except as provided elsewhere in the Contract Documents, pending final resolution of any dispute, including arbitration, Design Builder shall proceed diligently with performance of the Work to the extent it is unrelated to the dispute and the subject matter of the dispute does not inhibit the progress of the Work generally, and Owner shall continue to make payments to Design Builder in accordance with this Agreement to the extent unrelated to the dispute. To the extent reasonably necessary in light of the circumstances, the Construction Schedule shall be extended by the period of time necessary to resolve any dispute. Such

performance by Design Builder and payment by Owner shall not operate to waive or estop either party from pursuing the claim which gave rise to the dispute.

11.3. This Article 11 shall not be deemed a limitation of rights or remedies which the Parties may have under federal law, under state construction lien laws, or under applicable labor or material payment bonds unless such rights or remedies are expressly waived by the party against whom the waiver is asserted.

ARTICLE 12.

TERM; TERMINATION, SUSPENSION OR ABANDONMENT

12.1. The term of this Agreement shall be the amount of time necessary to perform all Work necessary to complete the Work.

12.2. Design Builder may suspend performance of the Work at any time when Owner has failed to make a payment by its due date.

12.3. If the Project is suspended for any reason other than the fault of Design Builder, Design Builder shall be compensated for services performed prior to notice of such suspension. In addition, Design Builder's compensation shall be increased on the basis of Design Builder's usual and customary rates, and the Construction Schedule shall also be adjusted in an appropriate manner.

12.4. Design Builder may terminate this Agreement if (i) any payment is more than seven (7) days past due, (ii) the Work is suspended for more than fifteen (15) days for any reason other than the fault of Design Builder, or (iii) Owner otherwise breaches this Agreement following seven (7) days' written notice and opportunity to cure, unless the cure of a non-monetary breach is of a nature that requires additional time and Owner is diligently pursuing cure, in which case Owner shall be entitled to an additional reasonable amount of time to cure the breach. Design Builder may also terminate this Agreement if (1) a court or other public authority having jurisdiction orders all Work to be stopped, or (2) an act of government, such as declaration of a national emergency, requires all Work to be stopped.

12.4.1. In case of any such termination, Design Builder shall be entitled to receive payment for (i) all Work executed to the date of termination, (ii) all obligations reasonably incurred in respect of the Work prior to termination, (iii) any costs incurred by reason of such termination, and (iv) fifteen percent (15%) fee for overhead and profit on the Work not executed.

12.5. Owner may terminate this Agreement if Design Builder breaches this Agreement following fifteen (15) days' written notice and opportunity to cure, unless the breach is of a nature that requires additional time to cure and Design Builder is diligently pursuing cure, in which case Design Builder shall be entitled to an additional reasonable amount of time to cure the breach.

12.5.1. If Owner terminates this Agreement as a result of Design Builder's breach and failure to cure, Design Builder shall be paid for all Work executed to the date of termination.

12.6. Owner may terminate this Agreement at any time without cause for its convenience. If it does, Design Builder shall be paid for: (i) all Work performed to the date of termination, (ii) all obligations reasonably incurred in respect of the Work prior to termination, (iii) any costs incurred by reason of such termination, and (iv) a fourteen percent (14%) fee for overhead and profit on Work contemplated by this Agreement, but not executed.

ARTICLE 13.

MISCELLANEOUS PROVISIONS

13.1. This Agreement shall be governed by the laws of the State of Michigan that are applied to contracts made and to be performed in that state.

13.2. Owner and Design Builder respectively bind themselves, their successors, and assigns to the other party in respect to covenants, agreements and obligations contained in the Contract Documents. Neither Owner nor Design Builder shall assign this Agreement without the written consent of the other; provided, however, that Design Builder may subcontract portions of the Work.

13.3. This Agreement represents the entire agreement between Owner and Design Builder and supersedes all prior negotiations, representations, or agreements, either written or oral.

13.4. There are no third-party beneficiaries to this Agreement. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either party.

13.5. In case a provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

13.6. The following provisions shall apply with respect to hazardous materials:

13.6.1. If hazardous substances of a type of which an employer is required by law to notify its employees are being used on the Project Site by Owner, Owner and/or Owner's Subcontractor, if any, shall, prior to harmful exposure of Design Builder's employees and/or Design Builder's Subcontractor(s) to such substance, give written notice of the chemical composition thereof to Design Builder, in sufficient detail and time to permit Design Builder's compliance with such laws.

13.6.2. If hazardous substances of a type of which an employer is required by law to notify its employees are being used on the Project Site by Design Builder, Design Builder's Subcontractors or anyone directly or indirectly employed by them, Design

Builder shall, prior to harmful exposure of any employees on the Project Site to such substance, give written notice of the chemical composition thereof in sufficient detail and time to permit compliance with such laws, to Owner, other Subcontractors and other employees on the Project Site.

13.6.3. Owner represents and warrants that the Project Site is free from contamination and hazardous materials of any kind. Regardless of whether or not it had knowledge of them, Owner shall, to the fullest extent permitted by law, defend and indemnify Design Builder against and hold it harmless from any and all loss, liability or damage it may incur as a result of the presence of contamination or hazardous materials at the Project Site, except contamination caused by, or hazardous materials brought or released onto the Project Site by, Design Builder or any of Design Builder's Subcontractors or Suppliers.

13.6.4. If Design Builder encounters on the site a material or substance which it reasonably believes to be hazardous, including but not limited to asbestos or polychlorinated biphenyl (PCB), Design Builder shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner. The Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by Design Builder and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. When the material or substance has been rendered harmless, work in the affected area shall resume upon written agreement of the Owner and Design Builder. The Construction Schedule shall be extended appropriately, and the Contract Sum shall be increased in the amount of Design Builder's additional costs of shutdown, delay and start-up, which adjustments shall be accomplished by a Change Order.

13.7. The headings of Articles and Sections are for convenience only and shall not modify rights and obligations created by this Agreement.

13.8. Where reference is made in this Agreement to a provision in another Contract Document, the reference refers to the provision as amended or supplemented by other provisions of the Contract Documents.

13.9. All notices to be delivered to any of the parties under this Agreement shall be deemed served if provided by hand delivery, overnight courier delivery, or e-mail to the parties at the following addresses:

If to Owner:

Traverse Area Machining, Inc.
1165 Hastings St.
Traverse City, MI 49686
Attn: Jeremy McClellan
E-mail: _____

If to Design Builder:

Westwind Construction & Development, Inc.
1435 Fulton St., 2nd Floor
Grand Haven, MI 49417
Attn: Scott Knowlton
E-mail: scott@westwind.build

Any party may change the address to which notices and documents are to be sent by notice in writing to the other party to this Agreement in accordance with the foregoing provisions. Notices shall be effective upon receipt, if personally delivered or e-mailed, or one (1) business day following deposit in the case of overnight delivery service.

13.10. Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

13.11. A delay or failure by Owner or Design Builder to exercise any right, power or privilege granted to them under this Agreement, or by law, shall not be deemed or implied to be a waiver or forgiveness of any performance or payment by Owner or Design Builder or any other party responsible for payment or performance. An express waiver of any such performance shall only apply to the specific occurrence and time to which the waiver is directed and shall not constitute a continuing waiver or forgiveness of performance or payment.

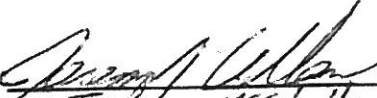
13.12. If any action or legal proceeding (including any court action or administrative proceeding) is instituted in which any party thereto makes any claim or seeks any recovery or conclusion which would affect the rights, duties, liability or security of the parties to this Agreement, Design Builder shall have the right to appear in, intervene in or defend any such action or proceeding. In all events, Design Builder shall have the right to appear in, intervene in or defend at its own expense any action or proceeding for the taking or purchase of the Project Site or any portion thereof by the exercise or the power of eminent domain or any similar right or power, or the exercise of any right to purchase or to designate a purchaser or purchasers thereof.

13.13. This Agreement may be executed in one or more counterparts. Each executed counterpart shall constitute an original Agreement once both parties hereto have executed at least one such counterpart. The counterparts shall together constitute one Agreement.

13.14. UNDER NO CIRCUMSTANCES SHALL OWNER BE ENTITLED TO RECOVER INCIDENTAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES OF ANY KIND ON ACCOUNT OF A BREACH OF THIS AGREEMENT BY DESIGN BUILDER OR ANY ACTION TAKEN BY DESIGN BUILDER UNDER THIS AGREEMENT, AND ALL SUCH DAMAGES ARE SPECIFICALLY WAIVED.

OWNER:

TRAVERSE AREA MACHINING, INC.,
a Michigan corporation

By: 
Name: Jeremy McClellan
Its: President

DESIGN BUILDER:

WESTWIND CONSTRUCTION &
DEVELOPMENT, INC., a Michigan
corporation

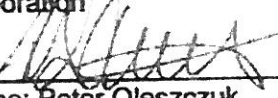
By: 
Name: Peter Oleszczuk
Its: Vice President

Exhibit A

Preliminary Scope of Work and Schedule of Estimated Costs

Foundation: Poured concrete footing with two (2) #5 rebar top & bottom, continuous and foundation with Poured concrete walls & pier pads with vertical #5 rebar at 48" O.C. and two (2) #5 rebar top & bottom, continuous Foundation design to be completed to coordinate with NUCOR PEMB specifications.

Floor slab: 2,500 s/f of 6" floor, 6,771 s/f of 12" floor and 729 s/f of 4" floor

Parking: 3" Asphalt over 8" compacted gravel base with striping per plan.

Construction: Building to be a PEMB (Pre-engineered metal building) from NUCOR which carries a 20 year, watertightness warranty from the manufacturer, along with a 25 year finish warranty on all metal siding and trim.

Insulation: 8" R-25 wall and R-43 roof insulation to maintain climate control and meet energy code requirements, as well as sound attenuation batts in interior wall partitions for reduced sound transmission.

Wall finishes: Interior of exterior walls to be unfinished except in Office and Restroom areas, which will be painted drywall.

Electrical: 400 Amp Electrical Service with LED lighting package

Plumbing: Two (2) toilets, two (2) wall hung sinks, One (1) coffee bar sink, One (1) Gas Water heater, One (1) slop sink in Shop area. One (1) drinking fountain. Supply lines to be Pex, with PVC drain lines

HVAC: Four (4) Concentric RTU heat unit with A/C

Floor Covering: Carpet and or LVT in Office and restrooms at \$4 00 s/f allowance

Cabinetry: Cabinets for Coffee bar area to be laminate with counter top and 4" backsplash

Interior trim: Hollow metal frame doors, with pre-finished solid core Birch slab doors. Vinyl base trim, with mill finished lever handle hardware. Office ceiling to be 2x2 white metal grid with flat lay in tile. Shop ceiling to be open to deck.

CONTINUED ON FOLLOWING PAGE

Overhead door: Two (2) Insulated 14'x14' steel overhead doors with two (2) openers and (4) remotes One (1) 16'x14' door with Opener and two (2) remotes. Add exterior key pad for \$45.00 Two (2) concrete filled bump posts will be located on the interior, and two (2) concrete filled bump posts on the exterior of the overhead doors

Entry Canopy: Timber Framed Entry Canopy, with Galvalume Roof and Masonry column bases. Constructed of 8x8 cedar posts and beams, heavy steel bracketry with cathedral ceiling.

Storm water basin: sufficient to collect storm water to manage on site collection.

Additional Inclusions:

All testing & special inspections, Permits, staking, Supervision and Project Management.

Included allowances:

| | |
|---------------------------|-------------|
| Architectural/Engineering | \$20,000.00 |
| Landscape | \$15,000.00 |

Total Contract Sum: \$742,665.00

This total specifically excludes the following: Shop painting, 14' liner panel around exterior walls, lot/land cost, benefits charges, and any environmental testing.

Exhibit B - Form of Change Order



Westwind Construction & Development Inc.

618 842-2030

License

Change Order

Order#:

Order Date:

To:

Project:

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Ordered By:

Customer Order:

Description of Work

Amount

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

[Empty box for Requested Amount of Change]

The original Contract Sum was _____

Net change by previous Change Orders _____

The Contract Sum prior to this Change Order _____

The Contract Sum will be changed by this Change Order _____

The new Contract Sum including this Change Order will be _____

Owner: _____ Date: _____

Contractor: _____ Date: _____

CHARTER TOWNSHIP OF GARFIELD

**RESOLUTION 2018-05-T
ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT
DISTRICT – Farm Lane Properties LLC**

WHEREAS, Public Act 198 of 1974, as amended, allows the Township, as a qualifying local governmental unit, pursuant to Section 4 of the Act, to provide tax incentives to industry for such construction and expansion by the establishment of an Industrial Development District, and the entertaining of an Application for an Industrial Facilities Tax Exemption Certificate; and

WHEREAS, Farm Lane Properties LLC (Jim Schmuckal) has petitioned the Township Board to establish an Industrial Development District on its property located on Industry Drive (consisting of Units #4, 5, 14, 17, 25, 26, 27, 28, 31, 32, 33, 34, 35, 36 & 37, Hammond Industrial Centre), within Garfield Township hereinafter described; and

WHEREAS, construction, acquisition, alteration or installation of a proposed facility has not commenced at the time of filing the request to establish the district; and

WHEREAS, Farm Lane Properties LLC is desirous of offering the ability for purchasers of these units to file an Application for an Industrial Facilities Tax Exemption Certificate, should they qualify; and

WHEREAS, an Industrial Facilities Tax Exemption Certificate may not be applied for until after the establishment of a District; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district, and to the public by newspaper advertisement, on February 3, 2018, in the *Traverse City Record Eagle* and/or public posting of the hearing on the establishment of the district; and

WHEREAS, on February 13, 2018 a public hearing was held at which all owners of real property within the proposed Industrial Development District and all residents and taxpayers of the Charter Township of Garfield were afforded an opportunity to be heard thereon; and

WHEREAS, the Garfield Township Board desires to retain and increase employment within the Township; and

WHEREAS, the Township Board deems it to be in the public interest of the Township to establish the Industrial Development District as proposed.

NOW, THEREFORE, BE IT RESOLVED, by the Township Board of the Charter Township of Garfield that the following described parcels, located on various lots along Industry

Drive, situated in the Charter Township of Garfield, Grand Traverse County and State of Michigan, to wit:

Units #4, 5, 14, 17, 25, 26, 27, 28, 31, 32, 33, 34, 35, 36 & 37, Hammond Industrial Centre Condominium, Grand Traverse Condominium Subdivision Plan No. 160, Section 26, Town 27 North, Range 11 West.

is hereby established as an Industrial Development District pursuant to the provisions of PA 198 of 1974, as amended, to be known as the Hammond Industrial Centre Industrial Development District.

Motion by Denise Schmuckal, supported by Dan Walters, to adopt Resolution 2018-05-T.

Upon roll call for the motion:

Yes: Schmuckal, Walters, Blood Law, Duell, Agostinelli, McManus, Korn

No: None

Absent and excused: None

The Chairman declared the motion carried and Resolution 2018-05-T duly adopted this 13th day of February, 2018.



Lanie McManus, Clerk



Chuck Korn, Supervisor

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February, 2018.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

Industrial Facilities Exemption Certificate

Letter of Agreement

This Agreement, made this 1 day of March, 2018, by and between Traverse Area Machining (Company name), of 1394 Industry Drive (address), Traverse City, Michigan 49696 ["Company"] and the Charter Township of Garfield, a Michigan municipal corporation, of 3848 Veterans Drive, Traverse City, Michigan 49684 ["Township"] for the purposes of fulfilling the requirements of Act No. 198 of the Public Acts of 1974, as amended, and to set forth the rights, duties and obligations of the respective parties.

WHEREAS, the Company has submitted an application to the Township requesting an Industrial Facilities Exemption Certificate ("IFT") pursuant to Michigan Public Act 198 of 1974, as amended; and

WHEREAS, the Company desires to encourage the granting of the IFT, and recognizes the investment that the Township and other taxing jurisdictions will be making toward the economic growth of the Company; and

WHEREAS, the Township recognizes that granting the IFT will contribute to the economic growth of the Township; and

WHEREAS, a written agreement is required between the Company and the Township, which agreement is to be filed with the Michigan Department of Treasury, MCL 207.572;

NOW THEREFORE, the Township and Company hereby agree as follows:

1. Initial IFT Period. The Company agrees that the initial period of the IFT shall be only for a period of two (2) years. Not later than the 10th day of January, immediately following the second year after the issuance of the IFT, the Company shall submit a signed letter to the Township stating:

- a. The number of new jobs promised, 1, in the IFT application and the actual number of new jobs created.
- b. If the IFT was granted on the basis of job retention, the number of employees at the time of the application, 6, and the current number of employees.
- c. If projection for creation or retention of jobs was not reached, provide explanation.
- d. The estimated project cost given in the application, \$ 742,665.
- e. If the actual project cost differs substantially from the project cost, provide explanation.

The letter shall be from an independent third party with the professional expertise appropriate to the terms of this contract to provide the required information and shall be based upon the business records of the Company, or other verifiable source. The Chief Executive Officer of the Company shall co-sign the letter, and swear or affirm its truthfulness.

2. Additional IFT Period. If the Company successfully completes compliance review by the Township Supervisor or Designee, the Township may award the Company up to an additional ten (10) year period for the IFT, and the terms and conditions of this Agreement shall remain in full force and effect.

3. Reporting. In the event that the Company's IFT is extended beyond the initial two (2) year period, the Company further agrees, beginning with the fourth (4th) year after the original issuance date of the IFT, to submit a report regarding the status of employment every two (2) years on or before December 31. If employment has not been retained or reached the number given in the application, an explanation for this shall be included. The Company shall also promptly provide the Township with verifiable supporting information, as requested.

4. Breach by Company. The Company understands that if, at any time, employment has not been retained or reached, as stated in the application, or the capital expenditures described in the application have not been completed, the Township has the right to reduce the term of, or revoke, the IFT and to declare a breach of this Agreement.

5. Recapture of Taxes. The Company agrees to continuously abide by this Agreement, and all representations and premises in its application, and supporting documents, and to so remain within the Township at the level described in the application for the period of the IFT, unless permission for relocation is granted by the Township. The Company further understands that if it leaves the Township, in whole or in part, without permission for relocation, or if it ceases or reduces operations in the Township prior to the end of the term of the IFT, it is a breach of this Agreement and the Township has the right to recapture from the Company up to, and including, the total difference between the Industrial Facilities Tax and the normal Ad Valorem tax, which would have been due if the IFT had not been granted, plus interest, penalties and costs, including actual attorney fees. Upon breach and revocation, such taxes, in total, shall be entered upon the next tax roll as a charge against the property, and a lien therefore, and shall be collected and enforced in the same manner as the general ad valorem taxes against the property are collected. The Company agrees and consents to the enforcement and collection of these amounts as taxes pursuant to the General Property Tax Act.

6. Tax Appeal. The Company agrees and understands that in the event an appeal of the assessment on the facility is filed with the Michigan Tax Tribunal, the Township, at its discretion, has the right to reduce the term of the Industrial Facilities Certificate, provided that the Company, or its representative, and the Township Assessor are first given the opportunity to address the Township Board as to the merits of the appeal.

7. Payment of IFT. The Company agrees to pay all ad valorem taxes and industrial facilities taxes on or before they are due. The Company understands that in the event that any taxes, owed by the Company to the Township, become delinquent, the IFT is automatically revoked and there is a breach of this Agreement.

8. Ordinance Compliance. The Company agrees to comply with all Township Ordinances, regulations and codes during the term of the IFT. The Company understands that in the event the Company fails to comply, the Township may reduce the term of, or revoke, the IFT, provided that the Company, or its representative, and the Township Official responsible for administering the Ordinance, regulation or code that the Company is in violation of, are first given the opportunity to address the Township Board.

9. Other. The Company agrees: N/A

10. Penalties and Costs. If the Company breaches this Agreement, in addition to seeking revocation, the Township shall be entitled to, and awarded, its costs and actual attorney fees in enforcing the terms and conditions of this Agreement, including but not limited to, collection of back taxes and the reinstatement of previously waived general property taxes, together with the statutory penalties and interest on delinquent taxes from the date of the breach.

11. Special Assessment for Breach by Company. In addition to all other Township remedies, the Company consents to a special assessment for all amounts due the Township under the terms of this Agreement in the event of a breach by the Company, and waives all notices and hearings, and consents to the benefits of the special assessment, if the Township chooses to exercise its special assessment remedy under this Agreement.

12. No Excess Fee Promise. The Township and the Company do swear, or affirm, by their signatures below, that no payment of any kind in excess of the fee allowed by Public Act 198 of 1974, as amended, has been made, or promised, in exchange for favorable consideration of an exemption certificate application.

13. Correction Opportunity. By the signatures of the representatives of both the Company and the Township, below, it is understood that certain economic conditions can, at times, prohibit the maintenance of the Company's targeted status. It is understood that if such conditions exist at the time of the designated Company reports, the Township Board will carefully evaluate the Company's situation, and will inform the Company if any action is considered in order to give the Company an opportunity for correction.

14. Bankruptcy. If the Company files for bankruptcy, or if another person successfully petitions to place the Company in bankruptcy, and if the Bankruptcy Trustee rejects this Agreement, or attempts to materially alter it, the IFT is automatically revoked and the Company is in breach of this Agreement. Personal property taxes will be jeopardy assessed, and the due date accelerated by the Township Treasurer. The Company agrees that such acts will not be a violation of an automatic stay. Recaptured

taxes, as described in paragraph 5, shall be non-dischargeable taxes of the Company under the US Bankruptcy Code.

15. Severability. In the event that a term, condition or agreement is deemed unlawful, or unenforceable, such term, condition or agreement shall be deemed severable and the remaining terms, conditions and agreements shall be given full force and effect.

16. No Waiver. In the event that the Township fails to enforce any term or condition of this Agreement, such action shall not be considered a waiver of the terms and conditions of the Agreement, and all other terms shall be given full force and effect.

17. Assignment. This Agreement shall not be assigned without the express written consent of the Township Board. If an assignment is approved by the Township Board, any assignment shall be binding on the successors, or assigns, or the Company. This assignee of an approved assignment shall execute the Township's then standard IFT agreement.

18. Time of the Essence. Time is of the essence for the obligations of this Agreement.

19. Authority to Sign. The Township and the Company agree that the signatories below have the authority, and are duly authorized, to execute this Agreement on behalf of the part to the Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

Rosemarie A. Swartout

Rosemarie H. Swartout

COMPANY:

Jeremy McClellan
Jeremy McClellan, President

Jeremy McClellan

WITNESSES:

TOWNSHIP:

Chuck Korn, Supervisor

(Signatures continued on next page.)

AFFIDAVIT

STATE OF MICHIGAN)
)ss.
COUNTY OF GRAND TRAVERSE)

The undersigned, being first duly sworn deposes and says as follows:

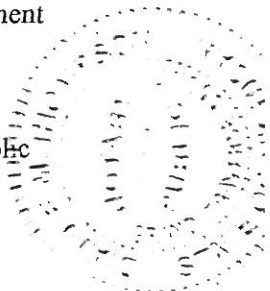
“No payment of any kind in excess of the fee allowed by Act 198, as amended, has been made or promised in exchange for favorable consideration of the exemption certificate application.”

COMPANY

Jeremy McClellan

On the 1 day of March, 2018, before me, a Notary Public in and for said County, appeared Jeremy McClellan (name), to me personally known, who being duly sworn did say that (s)he is the President (title) of Traverse Area Machining, the Company named herein and which executes the within instrument, and that said instrument was signed in behalf of said Company by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said Company.

Dianne M. Thompson
Dianne M. Thompson, Notary Public
Grand Traverse County, Michigan
My Commission Expires: 12-08-2021

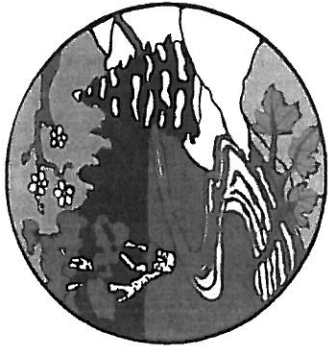


TOWNSHIP

Supervisor or Designee

On the ____ day of March, 2018, before me, a Notary Public in and for said County, appeared Chuck Korn (name), to me personally known, who being duly sworn did say that (s)he is the Supervisor (title) of the Charter Township of Garfield, the municipal corporation named herein and which executes the within instrument, and that said instrument was signed and sealed in behalf of said corporation by authority of its Township Board, and acknowledged said instrument to be the free act and deed of said corporation.

Melanie S McManus, Notary Public
Grand Traverse County, Michigan
My Commission Expires: July 5, 2019



Charter Township of Garfield
Grand Traverse County, MI

Provided by: Amy L. DeHaan, MMAO(4)
Assessor

Traverse Area Machining

Traverse City, Michigan (Traverse City Area Public Schools District)

12 -Year PA 198 Real Property Tax Estimate

| 29-Jan-2018 | |
|---------------------------------|------------|
| Total 12-Year Investment | |
| Land: | \$ 82,400 |
| Building: | \$ 748,000 |
| M&E: | \$ - |
| F&F: | \$ - |
| Computer: | \$ - |
| OM/Elec/Test: | \$ - |
| Millage Rate (Real): | 45.4810 |
| Millage Rate (Personal): | 19.1310 |
| SET Mills Abated: | 0.0000 |
| School Operating Mills Abated: | 9.0000 |
| Rate w/Abatement (Real): | 26.9154 |
| Rate w/Abatement (Personal): | 9.5654 |

| Year | Building ONLY | | Tax on Building | | Tax on Land | | Total Tax without Abatement | Total Tax with Abatement | Local School | | Total Value of Abatement |
|---------|---------------|-------------|-----------------|-----------|--------------|----------|-----------------------------|--------------------------|--------------------------|----------------------|--------------------------|
| | Value | w/Abatement | NO Abatement | Building | NO Abatement | On Land | | | Operating Millage Abated | Non-School Abatement | |
| 1 2019 | \$ 374,000 | \$ 10,066 | \$ 17,010 | \$ 1,874 | \$ 17,010 | \$ 1,874 | \$ 18,884 | \$ 11,940 | \$ 3,366 | \$ 3,578 | \$ 6,944 |
| 2 2020 | \$ 377,740 | \$ 10,167 | \$ 17,180 | \$ 1,874 | \$ 17,180 | \$ 1,874 | \$ 19,054 | \$ 12,041 | \$ 3,400 | \$ 3,613 | \$ 7,013 |
| 3 2021 | \$ 381,517 | \$ 10,269 | \$ 17,352 | \$ 1,874 | \$ 17,352 | \$ 1,874 | \$ 19,226 | \$ 12,143 | \$ 3,434 | \$ 3,649 | \$ 7,083 |
| 4 2022 | \$ 385,333 | \$ 10,371 | \$ 17,525 | \$ 1,874 | \$ 17,525 | \$ 1,874 | \$ 19,399 | \$ 12,245 | \$ 3,468 | \$ 3,686 | \$ 7,154 |
| 5 2023 | \$ 389,186 | \$ 10,475 | \$ 17,701 | \$ 1,874 | \$ 17,701 | \$ 1,874 | \$ 19,574 | \$ 12,349 | \$ 3,503 | \$ 3,723 | \$ 7,225 |
| 6 2024 | \$ 393,078 | \$ 10,580 | \$ 17,878 | \$ 1,874 | \$ 17,878 | \$ 1,874 | \$ 19,751 | \$ 12,454 | \$ 3,538 | \$ 3,760 | \$ 7,298 |
| 7 2025 | \$ 397,009 | \$ 10,686 | \$ 18,056 | \$ 1,874 | \$ 18,056 | \$ 1,874 | \$ 19,930 | \$ 12,559 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| 8 2026 | \$ 397,009 | \$ 10,792 | \$ 18,232 | \$ 1,874 | \$ 18,232 | \$ 1,874 | \$ 19,930 | \$ 12,666 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| 9 2027 | \$ 397,009 | \$ 10,792 | \$ 18,408 | \$ 1,874 | \$ 18,408 | \$ 1,874 | \$ 19,930 | \$ 12,773 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| 10 2028 | \$ 397,009 | \$ 10,792 | \$ 18,584 | \$ 1,874 | \$ 18,584 | \$ 1,874 | \$ 19,930 | \$ 12,880 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| 11 2029 | \$ 397,009 | \$ 10,792 | \$ 18,760 | \$ 1,874 | \$ 18,760 | \$ 1,874 | \$ 19,930 | \$ 12,987 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| 12 2030 | \$ 397,009 | \$ 10,792 | \$ 18,936 | \$ 1,874 | \$ 18,936 | \$ 1,874 | \$ 19,930 | \$ 13,094 | \$ 3,573 | \$ 3,798 | \$ 7,371 |
| | | \$ 126,049 | \$ 211,918 | \$ 22,486 | | | \$ 234,403 | \$ 148,534 | \$ 41,935 | \$ 44,571 | \$ 86,506 |

These tax estimates represent general approximations, and are not meant as precise projections of tax liability.

These tax estimates do not have the force of law, nor should they be construed as an incentive offer from the Charter Township of Garfield.

Further consultation with a private tax attorney and/or a certified public accountant is highly recommended to firms

considering location or expansion in Michigan.



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Garfield Township PILOT Request

Aspen Hills is a 70-unit multifamily (Section 8) apartment complex located at 1291 Oak Terrace, Traverse City (Garfield Township). It is owned by MHT Housing, Inc. and managed by its affiliated management company, Continental Management. The property was originally built in 1978 and residents who live there are eligible to receive rental assistance through HUD's Section 8 Project Based Rental Assistance program. This rental assistance contract is a critical safety net for the low to moderate-income families and seniors who live there. The property is fully occupied, and features a lengthy waiting list illustrating demand for affordable product in the area.

The property is well maintained and has no deferred maintenance. Though in good condition, a recently completed capital needs assessment identified that many of the property's physical components will exhaust their useful life in the next 5 to 10 years. This study was reviewed by the Michigan State Housing Development Authority ("MSHDA") and they concur that without action, the property will face significant deficits in its reserves for replacements in only a few short years. Given the revenue restrictions of the Section 8 program, there is minimal cash flow to pay all operating expenses let alone these significant replacement costs. The seniors and families living at Aspen Hills know that without this safe and decent housing, they would certainly face homelessness. Preservation of this type of affordable housing is critical to the wellbeing of the constituents living in Garfield Township.

To proactively address looming property needs, ownership applied to MSHDA for refinancing using new 35-year Tax-Exempt Bond Financing, HOME, and (4%) Low Income Housing Tax Credits ("LIHTC"). Concurrently, ownership applied for and received a new 20-Year Housing Assistance Payment contract from HUD. This comprehensive proposal includes a \$2.6 million rehabilitation of the property and the establishment of \$680,000 in project reserves to fund capital improvements in the property for the next fifteen to twenty years. Sale of LIHTCs to an investor/s (usually large banks) will provide a significant source of funds needed to complete the rehabilitation. This means that a new partnership (same managing partner with new investors) will be created. MHT Housing will remain the new partnership managing member and will provide all necessary performance guarantees.

The existing PILOT agreement with Garfield Township allows the property to pay 4% of Net Rental Revenue annually in lieu of full Ad-Valorem property taxes. The resolution awarding the PILOT was passed by Garfield Township on October 10, 2002 and assuming ownership meets all of the criteria in that ordinance, the PILOT remains in effect until October 10, 2052. In order for MSHDA to grant new LIHTCs, a new mortgage and new gap funds, they have required that the existing 4% PILOT and its remaining term (through October 10, 2052) be awarded, through resolution, to the new entity Aspen Hills II/ MHT Limited Dividend Housing Association, LLC. Ownership understands and appreciates the Township's concerns in renewing this commitment and is therefore willing to also enter into a Municipal Services Agreement in the beginning amount of \$8,750 per year, increasing by the CPI each year. This amount was arrived at through discussion



An affordable non-profit housing corporation serving Michigan's housing needs

with Garfield Township staff and it is understood that this value is NOT for Ad Valorem tax purposes, and therefore cannot be appealed to the MTT, it is simply for the purposes of determining the MSA payment each year.

In order to support our request, we offer the following background information about us, the property and the transaction.

ABOUT OWNERSHIP

MHT Housing, Inc. is a 501(c)(3) non-profit organization that has over 27 years of affordable housing development experience in the State of Michigan. MHT serves as the general or managing member of nearly 6,500 elderly and family units and has been successful in obtaining multiple funding sources for preservation, adaptive reuse, and new construction projects, that include HOME and NSP funding, Brownfield and Historic tax credits, HUD221(d)4 and Fannie Mae loans. The property is managed by MHT's affiliated management company, Continental Management. Continental Management which has won numerous local and State awards with its management of over 106 affordable housing developments

ABOUT THE PROPERTY

Aspen Hills is beautifully located at the end Oak Terrace near BATA bus system. It features nicely manicured green space, private parking on a wooded tranquil site. And it is conveniently located near Cherryland Center Mall offering residents multiple shopping options. The development has a designated four-story senior building with 60 one-bedroom units. The site also includes one six-unit building and one four-unit building containing 7 two-bedroom family townhomes and 3 three-bedroom family townhome units. All units are air conditioned and are equipped with full kitchens including refrigerators, ranges and disposals, walk-in closets, cable hook-ups and patio/balconies.

JOBS SAVED AND CREATED

It is anticipated that this transaction will preserve 3 permanent positions and 1 part-time and those of the various contractors (landscaping, laundry and security) who provide services to the site annually. Additionally, this substantial rehabilitation will result in the employment approximately 52 professionals and laborers in the construction industry.

ABOUT THE TRANSACTION

This comprehensive transaction combines a substantial \$2.6 million rehabilitation with an extension of the Section 8 contract. In addition, reserves will be fully funded from transaction proceeds in an amount that will insure that the future physical needs of the property will be met throughout the 35-year new loan with the Michigan State Housing Development Authority.



An affordable non-profit housing corporation serving Michigan's housing needs

Proposed renovations, if the PILOT request is approved, includes exterior site work, new asphalt, roofing, siding, landscaping, windows and doors, and upgrades to the HVAC systems and mechanicals. The common area and the office will see new flooring, lighting, paint and furnishings. Residential units will receive new cabinetry, lighting, flooring, and energy efficient appliances.

As mentioned, this preservation transaction will occur through the refinancing and award of Low Income Housing Tax Credits from the Michigan State Housing Development Authority. The following is a summary of the sources and uses of this transaction as proposed and the estimated effect that the transaction will have on the PILOT payments for the Township. Please note that because of the increased new rents the Township will receive an increase in the PILOT payment.

PROFORMA

Sources

| | |
|--------------------------------------|--------------------------|
| MSHDA Permanent Mortgage | \$4,530,694 |
| Equity from LIHTC Syndication | \$2,986,013 |
| MSHDA GAP Assistance | \$1,359,208 |
| General Partner | \$ 651,719 |
| Operating and Deferred Fees | <u>\$ 814,618</u> |
| TOTAL | \$10,342,252 |

Uses

| | |
|---|---------------------------|
| Acquisition (Resolving old debt) | \$4,750,000 |
| Construction Hard Costs | \$2,610,431 |
| Soft Costs, Fees and Reserves | <u>\$2,981,821</u> |
| TOTAL | \$10,342,252 |



An affordable non-profit housing corporation serving Michigan's housing needs

CALCULATION OF PAYMENT IN LIEU OF TAXES

Based on the proposed rents included in this preservation transaction PILOT payments will increase significantly.

Estimated 2017 Calculation Based on Existing Section 8 Rents

| | |
|---------------------------------|---------------------|
| Est Annual Shelter Rents | \$650,850 |
| Est Annual Utilities | (\$84,670) |
| Total Base Amount | \$566,180 |
| PILOT Ratio | 4% |
| Total Est Due | \$ 22,647.00 |

PROJECTED 2018 Based on Increased Section 8 Rents

| | |
|---------------------------------|--------------------|
| Est Annual Shelter Rents | \$732,610 |
| Annual Utilities | (\$89,130) |
| Total Base Amount | \$636,480 |
| PILOT Ratio | 4% |
| Total PILOT Due | \$25,459.00 |
| Total MSA Due | \$ 8,750.00 |

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2018-08-T

**REGARDING TAX ABATEMENT AND PAYMENT
TO BE MADE IN LIEU OF TAXES**

Board member _____ moved, and was supported by _____, Board member, to adopt the following Resolution:

RESOLUTION DESIGNATING THE REHABILITATION OF AN EXISTING 70-UNIT SECTION 8 HOUSING PROJECT COMMONLY KNOWN AS ASPEN HILLS, LOCATED AT THE 1291 OAK TERRACE, TRAVERSE CITY, MI 49686, GARFIELD TOWNSHIP, MICHIGAN, (legally described as: Part of the Southwest Quarter of the Southeast Quarter, Section 14, Town 27 North, Range 11 West, more fully described as commencing at the South quarter corner of said section 14; thence South 89 degrees 57 minutes 00 seconds East 665.29 feet along the South line of said section 14 to the point of beginning; thence South 89 degrees 57 minutes 00 seconds East 665.13' along said section line; thence North 00 degrees 27 minutes 00 seconds West 207.36 feet along the East eighth line of section 14; thence 33.03 feet Westerly along a curve to the right, with a radius of 57 feet and chord bearing North 73 degrees 20 minutes West, 32.57 feet, thence North 56 degrees 44 minutes West 65.35 feet; thence North 00 degrees 27 minutes West 406.36' thence North 89 degrees 56 minutes 58 seconds West 633.87 feet; thence South 00 degrees 26 minutes 22 seconds East 329.35 feet; thence South 89 degrees 57 minutes 00 seconds East 55 feet, parallel with the South line of section 14; thence South 00 degrees 23 minutes 00 seconds East 330 feet to the point of beginning) AS A "QUALIFIED PROJECT" UNDER THE CHARTER TOWNSHIP OF GARFIELD'S ORDINANCE NO. 18, AS AMENDED.

WHEREAS, the Township Board, pursuant to MCL 125.1401 *et seq.*, has received a request from Aspen Hills II/MHT Limited Dividend Housing Association LLC, the Developers planning a \$2.6 million rehabilitation of Aspen Hills, an existing 70-unit, Section 8 housing project (the "Development"), to be recognized as a "Qualified Project" exempt from payment of *ad valorem* property taxes and subject to the requirement that a service charge be paid to the Charter Township of Garfield in lieu of *ad valorem* property taxes in accordance with MCL 125.1415 through ; and

WHEREAS, the Township Board previously determined that the Development is a "Qualified Project" (Resolution 2002-27-T), as defined by Charter Township of Garfield's Ordinance No. 18 as amended. The Township Board has determined that the rehabilitation also is a "Qualified Project", based on the Developer's representation in correspondence dated December 4, 2017, eligible for payment of a service charge in lieu of *ad valorem* property taxes in accordance with such Ordinance No. 18 and as otherwise provided by MCL 125.1415 *et seq.*;

NOW, THEREFORE, BE IT RESOLVED THAT:

The Development is determined to be a “Qualified Project” as defined by Charter Township of Garfield Amended and Restated Ordinance No. 18, and shall pay to the Charter Township of Garfield a service charge in lieu of *ad valorem* property taxes in an amount equal to four percent (4%) of Annual Shelter Rents, along with a Municipal Services Assessment, as provided by said Amended and Restated Ordinance No. 18 for the remainder of the original agreement (through January 1, 2039).

BE IT FURTHER RESOLVED THAT:

By virtue of the adoption of this Resolution, subject to the conditions and limitations imposed under Ordinance No. 18, as amended, a contract is deemed to exist between the Charter Township of Garfield and the Developers of the Development, with the Michigan State Housing Development Authority as third party beneficiary under such contract.

Upon roll call vote, the following voted:

Yeas:

Nays:

Abstain:

Absent and Excused:

The Chairman declared the motion carried, and Resolution 2018-08-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 13, 2018, at which meeting () 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: _____

Lanie McManus, Township Clerk

Erik Perdonik

From: Joe Sarafa [jsarafa@aol.com]
Int: Wednesday, March 07, 2018 1:41 PM
To: Erik Perdonik; jsarafa@envision-development.com; dougm@maaeps.com; Petra Kuehnis
Cc: John Iacoangeli
Subject: Re: Buffalo Ridge-March 13th Township Board Meeting

Confirmed. Thanks Erik.

Sent with [AquaMail for Android](http://www.aqua-mail.com)
<http://www.aqua-mail.com>

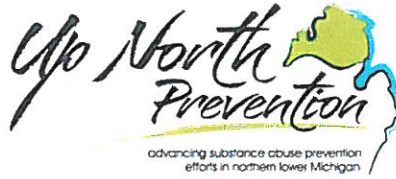
On March 7, 2018 6:28:27 PM Erik Perdonik <eperdonik@garfield-twp.com> wrote:

Greetings all,
I heard from our attorney that there is a desire on the applicant's side to push the public hearing back to March 27th. Can someone please officially confirm that this is the case and I will have it removed from the March 13th agenda.

Regards,

Erik Perdonik
Deputy Planner
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI, 49684
Phone: (231) 941-1620 | Fax: (231) 941-1588
Email: eperdonik@garfield-twp.com





8. a.

January 3, 2018

At your next official meeting, **please proclaim April as Social Host Responsibility Month**. A proclamation is attached, with a self-enclosed envelope to return a copy for our records. This is a 14-County Northern Michigan effort, inviting municipalities, school boards and all units of law enforcement to take a position on underage drinking and social host activities within our communities. This is the sixth year in promoting this effort and the participation continues to gain momentum and support, our goal is 100% participation this year, reinforcing to parents and community members that as community leaders and decision makers the safety and protection of our youth is a priority. We are coordinating our proclamation to occur in April which is also Alcohol Responsibility Month and will focus our efforts on reducing/eliminating underage drinking.

This call to action will create a strengthened framework of public officials and community leaders around illegal underage alcohol use and decrease social host activities based on the following facts:

- Underage drinking is a national public health issue with serious implications. According to a study by the National Survey on Drug Use and Health, an estimated 10 million people younger than the age of 21 drank alcohol in the past month in the United States.
- Consequences of underage drinking may include injury or death from accidents; unintended, unwanted, and unprotected sexual activity; academic problems; and drug use.
- Youth who start drinking before the age of 15 are five times more likely to develop alcohol dependence or abuse later in life than those who begin drinking at or after age 21.
- Alcohol is a factor in the four leading causes of death among persons ages 10-24: motor vehicle crashes, unintentional injuries, homicide and suicide.
- Social Host Liability Law holds homeowners legally responsible for allowing underage drinking on their property. This can result in criminal liability if that youth is killed or injured or if that youth kills or injures someone else. Homeowner insurance does not cover claims where illegal acts are the cause for the claim.
- Tolerating underage alcohol use sends a mixed message to those under 21 – it's ok to break this law!

As a community leader or public official, underage drinking affects the bottom line. Increased utilization of taxpayer services such as emergency services, law enforcement, child protective services and property damage are a few examples.

In April 2018, on our website www.upnorthprevention.com, will indicate all who have proclaimed April as Social Host Responsibility Month, with a feature article on the harms and dangers of underage drinking and social host liability. Your participation will increase the effectiveness of this campaign and reinforce a parent's decision to *not* host or turn a cheek to an underage drinking party, an adult not purchasing alcohol for a minor and most importantly and quite possibly - save a life. Deadline for submission of your proclamation is **March 27th**.

As prom, graduation and summer-time approach; risks heighten for the young people in our communities. Please take action at your next meeting. If you have any questions, please contact me, your designated substance abuse prevention specialist, Lisa Anderson, (231) 929-7070 ext 2205 or 231-883-6747 cell or email landerson@catholicumanservices.org.

Sincerely,
Lisa Anderson
Certified Substance Abuse Prevention Specialist

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2018-9-T

PROCLAIMING APRIL 2018 AS SOCIAL HOST RESPONSIBILITY MONTH

Underage drinking is a national public health issue with serious implications. Although we have done much work and made progress here in northern Michigan to address this pervasive problem, there is still much more we can do. According to a study by the National Survey on Drug Use and Health, an estimated 10 million people younger than the age of 21 drank alcohol in the past month in the United States.

WHEREAS, underage drinking is a problem that affects our community, our health, and our future. It exacts a terrible toll on individuals and families, and places a costly tax burden on the community at large for law enforcement, medical services, and other social services involved in the prevention and treatment of underage drinking, and

WHEREAS, underage drinking has severe consequences, many of which parents and caregivers may not be fully aware. Consequences of underage drinking may include injury or death from accidents; unintended, unwanted, and unprotected sexual activity; academic problems; and drug use; and

WHEREAS, parents and caregivers have a significant influence on young people's decisions about alcohol consumption, especially when they create supportive and nurturing alcohol-free environments; and

WHEREAS, youth who start drinking before age 15 years are five times more likely to develop alcohol dependence or abuse later in life than those who begin drinking at or after age 21 years; and

WHEREAS, alcohol use by young people is dangerous, not only because of the risks associated with acute impairment, but also because of the grave threat to their long-term development and well-being; and

WHEREAS, parents, educators, and community leaders who work with our young people every day are the best advocates for responsible decision-making; and

WHEREAS, one-hundred percent of any alcohol consumed by a minor came from an adult. At one time, an adult over the age of 21 was in control of the alcohol and a minor gained access to it, and

WHEREAS, it is illegal for adults to knowingly allow their child's friends to drink alcohol in their home, even with the permission of the friend's parents, and adults have the authority and should have the responsibility to take steps to reduce the likelihood that their homes will become venues for underage drinking, and

NOW, THEREFORE BE IT RESOLVED, we the Township Board of the Charter Township of Garfield of the county of Grand Traverse, a Community Committed to UNDERAGE DRINKING PREVENTION, do hereby proclaim that April 2018 is Social Host Responsibility Month. We also call upon all parents, citizens, homeowners and property owners to host gatherings responsibly and take measures to eliminate access of alcohol to persons under the age of 21.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2018-9-T DECLARED ADOPTED.

By:

Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of March, 2018.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

From: Chuck Korn
Sent: Monday, March 05, 2018 12:21 PM
To: Judith Battle
Subject: FW: Letter of support
Attachments: LOS Korn 3-18.docx

For March 13th BOT, new business.

-----Original Message-----

From: Karen Schmidt [<mailto:schmidt@acegroup.cc>]
Sent: Friday, March 02, 2018 2:32 PM
To: Chuck Korn
Subject: Letter of support

Hi Chuck,

Helen Grove, our amazing board member and grant writer, is working on an Olsen Foundation grant to help with the cost of a second well and pump. This back-up well/pump could save thousands of plants in case of a well/pump malfunction during a drought or heat wave, and it also is an important addition as we continue to add and expand gardens.

We would love to have a letter of support from you, as Garfield Township's supervisor. Our amazing Helen has even written the letter for you (below), or you can use one of your own. Thanks!

) was great visiting with you the other day. I'm meeting with Mike Green Monday afternoon.

Karen

March __, 2018

Ms. Karen Schmidt, Board Chair
The Botanic Garden at Historic Barns Park
1490 Red Drive
Traverse City, MI 49684


Dear Karen,

I am very pleased to provide this letter of support for the request to the Olsen Foundation as you seek support to install a second well and expand the Garden's irrigation capacity. This project is a wonderful sign of the Garden's growth since it opened in 2014. I've been very impressed, as have been so many others, with the steady addition of new gardens, the wide range of activities and events taking place at the Garden, and, perhaps most especially, the enthusiastic response of the community. The army of volunteers you've assembled and the exceptional number of visitors to the Garden are clear signs that the Botanic Garden at Historic Barns Park is a very welcome addition to this region.

I applaud your goal of increasing your irrigation capacity and thus keeping your infrastructure aligned with the master site plan and operational strategic plans of the Garden. Your request has my enthusiastic support.

Sincerely,

Chuck Korn
Supervisor
Garfield Township

| | | | |
|---|---------------------------------------|--|-------------------------------------|
|  | | Charter Township of Garfield | |
| | | Planning Department Report No. 2018-34 | |
| Prepared: | February 26, 2018 | Pages: | Page 1 of 1 |
| Meeting: | March 13, 2018-Township Board | Attachments: | <input checked="" type="checkbox"/> |
| Subject: | 2018 DNR Trust Fund Grant Application | | |

STAFF COMMENT:

The Michigan Natural Resources Trust Fund (MNRTF) offers grant funding for the both the acquisition and development of publicly owned parklands, provided that the applicant has an up-to-date, approved Five-Year Parks and Recreation Master Plan on file with the DNR. The grants top out at \$300,000 for development and there is no ceiling for acquisition grants. All grant amounts require a minimum 25 percent match (the Township has historically matched 50 percent, and the larger match may contribute to a higher rate of success in being awarded funding).

The Township's 2018-2023 Plan was approved by DNR staff on February 26, 2018 thereby making the Township eligible for grants for the next five years. Applications for 2018 MNRTF grants are due on April 1, 2018 and Staff is already well underway in preparing an application.

The Township has a very significant track record with regard to MNRTF grants. Over the past two decades, the Township has sought and been awarded several of these grants for both acquisition and development.

This year, as directed by the Parks and Recreation Commission, the focus will be on obtaining a development grant for the newly named River East Recreation Area off of Keystone Road (*see* the attached development plan for a location map). A development plan for this property is included in the 2018-2023 Plan approved by this Board at the January 23, 2018 Regular Meeting. The approved development plan is also attached to this report for your convenience. Planned facilities include a parking area, vault toilet, picnic pavilion, dog park, playground, paved walking trail with exercise stations, and fishing/observation platforms along the river. A brief timeline of how it came to be decided that River East should be the focus of grant seeking this year is as follows:

August 7, 2017-Staff overlaid several concepts sketched by Parks Commissioners on aerial images and the PRC discussed what features they would like to see in the eastern part of the BVNP. Submitting for a grant for these improvements and what that timeline might look like was also discussed.

September 11, 2017-Based on the input gained at the August 7th meeting, Staff presented a GIS-based draft development plan for River East that included the elements Commissioners wanted to see for discussion. Commissioners asked for a few changes, such as locating the dog park closer to the parking area. Commissioners agreed that the development plan should be incorporated into the new Master Plan with the changes suggested, which Staff did.

December 11, 2017-the PRC recommended that Master Plan with River East development plan contained in it be adopted by the Township Board.

January 9, 2018-The Township Board is given the Master Plan containing the River East development plan recommended by the Board for consideration and changes are suggested.

January 23, 2018-The Township Board is satisfied with the changes to the Master Plan containing the River East development plan and a resolution adopting it is unanimously passed.

Because applications are due on April 1, 2018 and MNRTF grant applications take significant Staff time to prepare, Staff would like the Board to decide whether it would like to commit to matching funds as soon as possible. The total estimated cost of the project is \$370,600.00, which means that a 50% percent match is \$185,300.00 (the cost estimate breakdown is attached to this report and is exactly the same as would be submitted to the DNR). A resolution would be needed to memorialize the commitment, a draft of which is attached to this report for your review and possible consideration. The absolute latest date that the resolution can be passed is March 27, 2018 for an application to be submitted for this year's grant cycle. If the Board does not regard this as feasible, please let Staff know immediately so that time that can be spent on other projects. In addition, if you would like to see any additional information, please contact Staff prior to the meeting so that we are all on the same page and we will be glad to provide it to you.

ACTION REQUESTED:

Discuss the Board's thoughts/preferences with regard to the 2018 grant application and the possibility of a 50 percent match.

If the Board is willing to make a commitment to a 50% match, the following motion is suggested:

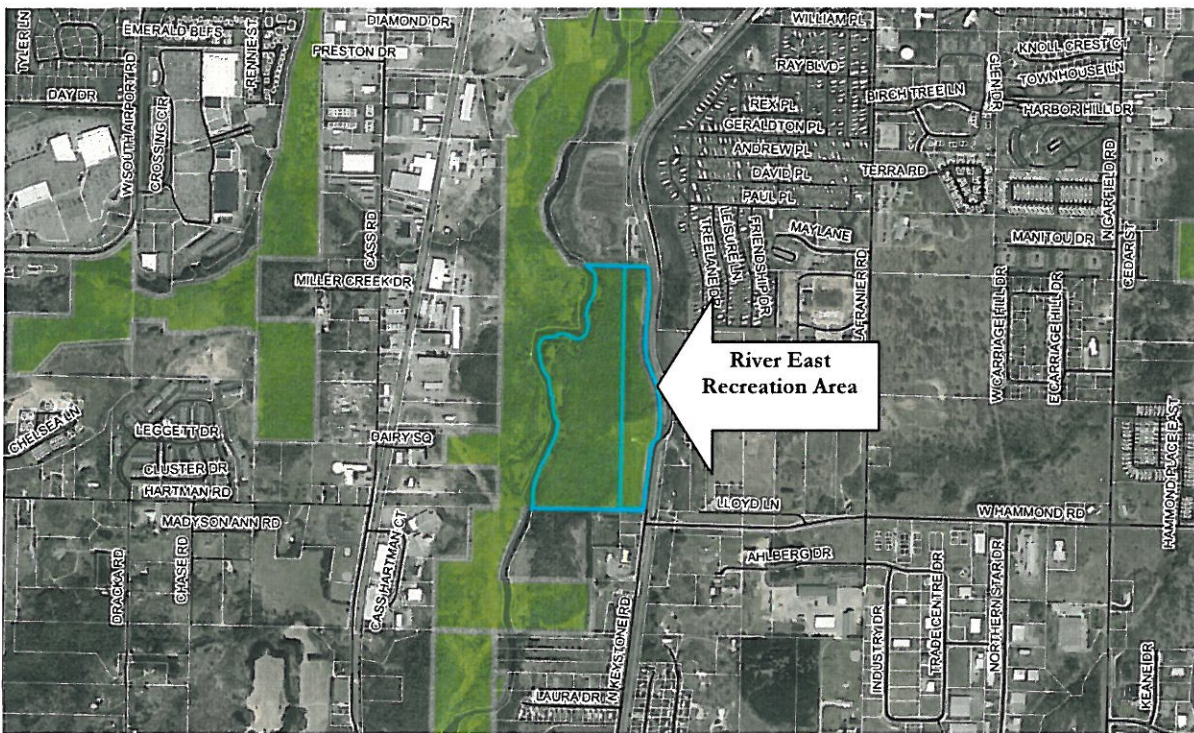
THAT Resolution # 2018-10-T to commit to a 50 percent match of \$185,300.00 for the total estimated project cost of \$370,600.00 for a Michigan Natural Resources Trust Fund development grant for the development of the River East Recreation Area BE ADOPTED.

RIVER EAST RECREATION AREA PARK DEVELOPMENT PLAN

INTRODUCTION

The Charter Township of Garfield has developed this descriptive development plan for the River East Recreation Area located at 2143 North Keystone Road. The River East Recreation Area is situated along the east banks of the Boardman River and part of the larger Boardman Valley Nature Preserve. (See the two parcels highlighted in blue in the location map below). The property was acquired by the Township via a Natural Resources Trust Fund acquisition grant. The development plan contains the following components:

- Development Plan Map
- Development Plan Descriptions
- General Policy Discussion
 - Developed-Natural Balance
 - Tree Plantings and Invasive Species Removal
 - Picnic Shelter Reservations





River East Recreation Area Park Development Plan

Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 10/10/2017

DEVELOPMENT PLAN DESCRIPTIONS

The following describes planned amenities at the River East Recreation Area which fronts on North Keystone Road. A majority of the improvements described below were identified through the Public Involvement efforts underlying this Master Plan. The number of each description corresponds to the numbers on the Development Plan Map legend.

1. Fishing Platform

One wooden fishing platform with railings is envisioned along the park's frontage on the Boardman River. Currently, there are no designated fishing areas on the property to take advantage of the Boardman River, a great river for fishing which is anticipated to become more popular as the upstream dams are removed and the River's natural course is restored.

2. Observation Deck

One wooden observation deck with railings and perhaps a fixed pair of binoculars for wildlife watching is envisioned at a point of high elevation along the Boardman River's banks. The proposed location is scenic, feels secluded, and is situated at the end of an existing dirt path.

3. Natural Trail

This trail currently exists in a rough and unmaintained condition. The idea is to improve and maintain this path as a connection between the proposed paved walking loop and the proposed observation deck and fishing platform.

4. Paved Trail (ADA Compliant)

A paved trail which is constructed to ADA standards is envisioned in a loop through the park. It would be roughly a half-mile in length and would connect the proposed amenities. Results of the Township's Public Engagement efforts indicate that walking and hiking trails are among the most popularly supported park improvements.

5. Exercise Stations

Six exercise stations are envisioned along the paved trail described above. These stations would each provide opportunity for exercising a different muscle group. For example, two low bars could be installed for push-ups at one station and two high bars at another for pull-ups.

6. Playground Area

A playground area is envisioned near the middle of the proposed paved trail. Playground areas are concentrated in the western portion of the Township and therefore this playground would bring balance by providing one that can be easily reached by eastern portion residents.

7. Picnic Pavilion

A covered picnic area is envisioned in the location of the only existing building on the property. This location is appropriate since the existing building is underutilized and the pavilion is in close proximity to parking, a restroom, and the playground. As identified through the public engagement efforts underlying this Plan, picnic areas are an amenity that Township residents would like to see more of. Existing picnic areas in the Township are reserved at a very high frequency.

8. Fenced Dog Park Area

A fenced dog park area is planned for the northernmost portion of the parcel. There is an existing well near the area which would allow for a water supply for filling dog bowls. It is located away from the pavilion, playground, and trail so as to discourage conflict between dog owners and other park users. The public engagement efforts underlying this plan indicate that dog parks are an amenity which Township residents would like to see more of. The only dog park within the Township is currently on the western side of the Township.

9. Gravel Parking Area

A gravel parking lot with capacity for 15-20 vehicles is planned for the parcel to provide parking for park visitors. Its planned location would allow for easy access to all of the park amenities, and it builds upon an area of the parcel which is already very flat and occasionally used for parking.

10. Restroom Facility

A restroom facility with a pit or vault style toilet is planned for the parcel since users would likely remain for a long period of time. It is located so as to be easily accessed by pavilion, playground, and trail users. In addition, its location close to the parking lot allows for a truck with pumping equipment to pull in and clean out the facility.

GENERAL POLICY DISCUSSION

Developed-Natural Balance

The Township's intent is to keep the western half of the parcel along the Boardman River in a relatively undeveloped state. This half is at a considerably higher elevation and more wooded than the eastern half and provides ample opportunity for taking in the natural scenery with a feeling of seclusion from urban facilities. This area will become more accessible as attention is given to improving the existing dirt trail that leads to the riverfront and planned observation deck and fishing platform. Although a paved path would vastly improve accessibility to this section of the parcel, such a path would likely be improper in light of the topography and density of the woods. The eastern half of the parcel is relatively flat and grassy where the steep slopes coming down from North Keystone Road end, which makes it conducive to active recreational features.

Tree Plantings and Invasive Species Removal

As time and budget permits, priority should be given to establish a wide variety of native vegetation in the eastern part of the park to compliment the recreational features. For example, trees could be planted along the North Keystone Road frontage to provide a visual and sound buffer. In addition, removal of invasive species on the parcel should be encouraged to the extent possible to maintain the long-term health of the natural area and its scenic quality.

Picnic Shelter Reservations

If it is observed that the picnic shelter is getting significant use, establish a timeslot reservation policy. A flat rate could be charged for 2-3 hours after which an hourly rate would be charged. Otherwise, leave the shelter open to anyone who wishes to use it.

GRAND TRAVERSE COMMONS NATURAL AREA

The Commons Natural Area is intended to remain in a natural state to provide opportunities for nature watching, hiking, and mountain biking.

Because much of the woodland within this park is of similar species and maturity, its health is at risk for a catastrophic event such as a wind storm, ice storm, or disease. Long-term woodland management plans must be developed and implemented in order to increase variety in species and maturity to lessen the risk of such a catastrophic event. Removing mature, healthy trees from the parkland will likely generate great public concern. Therefore, prior to proceeding, the Township must make great effort to educate the public on why forest management is necessary and in the best long-term interest of this park.

The trails within the Commons Natural Area have been and will continue to be challenging to manage, including trails that are neither desirable nor sustainably constructed, and difficult from a navigation standpoint. The Township has undertaken efforts to close some of these trails, but some are so well established that they may never be completely abandoned. Improvements to navigation, including trail markers, waypoints, and improved mapping will increase the user experience of this park.

A 40-acre parcel of land to the west of the Commons (the “State 40”), which was owned by the Michigan DNR and already being broadly used by the public as a natural extension to the Commons, was formally deeded to the Township in 2017.

Among the primary users of the State 40 is a group named the Copper Ridge Riders Association (CRRA), which is an organization of dedicated mountain bike riders and trail advocates committed to mountain bike trail advocacy and the development of urban mountain bike trail systems and a bike skillspark. The CRRA is envisioned as a key stakeholder in the future of this park. Properly managed, the existing mountain bike trail system on the State 40 will provide recreational opportunities that are beneficial to Township residents and statewide visitors alike. The Township should work with the CRRA to develop and adopt a vision to manage the existing trail network, including trail maintenance, safety standards, trail standards, and difficulty levels.

The remainder of this section will present a development plan map, description, and general policy discussion for the “North Parcel” at the Commons Natural Area.

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION # 2018-10-T

**RESOLUTION IN SUPPORT OF RIVER EAST RECREATION AREA DEVELOPMENT
PROJECT**

WHEREAS, the Charter Township of Garfield desires to initiate the development of the River East Recreation Area, consisting of two parcels, Parcel Identification Numbers 28-05-023-033-00 and 28-05-022-026-00, acquired via Michigan Natural Resources Trust Fund (MNRTF) grants;

AND WHEREAS, recognition of the importance of developing the River East Recreation Area was recently adopted by the Charter Township of Garfield Board of Trustees via the inclusion of a development plan for the site within the Township's 2018-2023 Five-Year Parks and Recreation Master Plan;

AND WHEREAS, the proposed development project will provide greatly increased recreational opportunities to residents of and visitors to the Charter Township of Garfield, the east side of which lacks an easily accessible community park;

AND WHEREAS, the MNRTF provides matching grants to local Michigan municipalities for recreational facility development projects;

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Garfield Board of Trustees does hereby support a 2018 application in amount of \$370,600.00 to the MNRTF for a grant for the River East Recreation Area project and commits to using up to \$185,300.00 in Township matching funds as a 50% local financial match to the project.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

By:

Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2018-10-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of March, 2018.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

**Michigan Natural Resources Trust Fund Application 2018
 Organization: Garfield Charter Township - Grand Traverse
 Section C2: Project Details**

TF18-0084

Development Applications ONLY

***Applicant's current control of the site:**

- Fee Simple
- Lease
- Easement
- Other (describe)

*Age of Park 1 Years

*Acres 61

Project Cost Estimate Table

| <u>SCOPE ITEM</u> | <u>DNR ONLY</u> <u>Accessibility Guidelines</u> | <u>QUANTITY</u> | <u>TOTAL ESTIMATED</u> <u>COST</u> |
|--------------------------------------|--|------------------|---------------------------------------|
| Vault/Pit Toilet(s) | | 1 | \$33,000.00 |
| Paved Parking Lot | | 30 spaces | \$45,000.00 |
| Pavilion | | 1 | \$15,000.00 |
| Picnic Table | | 2 | \$3,000.00 |
| Grill | | 2 | \$1,800.00 |
| Exercise Station(s) | | 6 | \$9,000.00 |
| Overlook or Observation Deck | | 1 | \$12,500.00 |
| Fishing Pier or Dock | | 1 | \$12,600.00 |
| Play Equipment (including surfacing) | | 1 | \$55,000.00 |
| Trail 6' wide or more | | 2640 linear feet | \$30,000.00 |
| Recycle Bin(s) | | 2 | \$300.00 |
| Trash Bin(s) | | 2 | \$300.00 |
| Signage | | 1 | \$3,000.00 |
| Bench | | 4 | \$6,000.00 |

(New rows will appear as rows are completed and Saved)

| | | |
|--|------------------|-------------|
| Other: Dog Park | 1 | \$43,000.00 |
| Other: Parking Lot Striping/Signage | 1 | \$800.00 |
| Other: Paved Pads and Connecting Paths | 5600 square feet | \$50,000.00 |

Michigan Natural Resources Trust Fund Application 2018
Organization: Garfield Charter Township - Grand Traverse
Section C2: Project Details

TF18-0084

not list the aspects of project execution, such as labor, construction equipment, contingency or raw materials. (New rows will appear as rows are completed and Saved)

| | | |
|---|--------------------|---------------------|
| | Permit Fees | \$1,500.00 |
| | MNRTF Sign | \$500.00 |
| | Subtotal | \$322,300.00 |
| Engineering (These fees may not exceed 15% of subtotal) | | \$48,300.00 |
| Total Estimated Cost (Must equal Total Project Cost amount on Section B page.) | | \$370,600.00 |