

The regular meeting of the Greenville City Council was called to order by Mayor Hoppough, in the Council Chambers, in the Municipal Complex located at 415 S. Lafayette Street, Greenville, Michigan 48838 at 7:30 p.m.

Present: Mayor Hoppough; Councilpersons Lehman, Cunliffe, Dora, and Warner; City Manager Bosanic; Clerk-Treasurer Rasmussen; and City Engineer Hinken.

Absent: Councilperson Moss and Linton

1. The Pledge of Allegiance was led by Mayor Hoppough.
2. The Statement of Citizens consisted of the following: None
3. Councilperson Lehman MOVED: The Consent Agenda be approved as presented. Councilperson Warner seconded. Unanimously adopted.

The Consent Agenda consisted of the following:

- a. Approval of minutes for the regular City Council meeting held February 5, 2019.
- b. Approval of payroll report for the pay period ending January 12, 2019, in the amount of \$130,255.65, and accounts payable report for period ending January 25, 2019, in the amount of \$164,972.34.
- c. Approval of the organizational minutes from the Planning Commission meeting held January 24, 2019.
- d. Approval of the regular minutes from the Planning Commission meeting held January 24, 2019.
- e. Approval of the regular minutes from the Downtown Development Authority meeting held January 8, 2019.
- f. Approval of the Mayoral reappointment of Linda Huckleberry to the Downtown Development Authority for a four-year term ending December 31, 2022.

New Business

4. Council considered a request to close certain streets, traffic lanes, and a portion of the Fred Meijer Flat River Trail for the upcoming Yellow Jacket Challenge 5K Event on Sunday, April 14, 2019.

Councilperson Lehman MOVED: To approve the following Street and Trail closures for April 14, 2019, from 1:00 p.m. to 3:00 p.m. as presented:

- Yellow Jacket Drive from Greenville West Drive to Hillcrest Street.
- Blackburn Street from the Middle School Parking Lot to Hillcrest Street.
- Northbound lanes of Hillcrest Street north of Blackburn Street to Greenville West Drive.
- Southbound lane of Franklin Street from the Fred Meijer Flat River Trail to Montcalm Avenue.
- Westbound lane of Montcalm Avenue between Franklin Street and Hillcrest Street.
- One southbound lane of Hillcrest Street between Montcalm Avenue and Yellow Jacket Drive.
- A portion of the Fred Meijer Flat River Trail from Hillcrest Street to Franklin Street.

Councilperson Warner seconded. Unanimously adopted.

5. Council received an introduction to an ordinance amendment enabling a Payment in Lieu of Tax (PILOT) in connection with Wellington Court Apartments.

Councilperson Lehman MOVED: To set a public hearing on March 5, 2019, for Ordinance 19-03 with revisions. Councilperson Dora seconded. Unanimously adopted.

6. Council considered the award of a bid for the removal and installation of sidewalks.

Councilperson Cunliffe MOVED: To award a bid for the removal and installation of sidewalk identified as being 1.5 inches or higher throughout the City to Accurate Concrete of Stanton, Michigan in the amount not to exceed \$15,378.00 as presented. Councilperson Warner seconded. Unanimously adopted.

7. Council considered the award of a bid for Building Demolition and Replacement of the Transit Building.

Councilperson Lehman MOVED: To recommend the intent to award a contract for the demolition and replacement of the current transit building to J.R. Heineman of Saginaw, Michigan in the amount not to exceed \$712,000.00 as amended. Councilperson Cunliffe seconded. Adopted with a vote of (4) Ayes: Hoppough, Cunliffe, Dora, and Warner; (1) Nay: Lehman; and (2) Absent: Moss and Linton.

8. Council considered an amendment to the current Renaissance Zone Agreement for Dicastal North America and Northland Corporation.

Councilperson Lehman RESOLVED: To approve Resolution No. 19-07 a resolution to amend a development agreement with Dicastal North America, Inc., and Resolution 19-08 a resolution to amend a Renaissance Zone Agreement with Northland Corporation:

Resolution 19-07

WHEREAS, on September 1, 2014, the City Council entered into a Development Agreement with Dicastal North America, Inc. (DNAI) (the "Development Agreement"); and

WHEREAS, as part of the Development Agreement, the City required DNAI to make an annual PILOT Payment, among other things; and

WHEREAS, pursuant to the Michigan Renaissance Zone Act, Act 376 of the Public Acts of Michigan of 1996, as amended, (the "Act"), DNAI was also granted a "Ren Zone" abatement; and

WHEREAS, the Act mandates that the amount of the Ren Zone abatement be reduced during the last 3 years of the abatement; and

WHEREAS, the parties now wish to amend the Development Agreement dated September 1, 2014, only in order to reduce the amount of the PILOT payments required during the last 3 years of the abatement, in order to stabilize the payment owed by DNAI in light of the statutory reduction in the Ren Zone abatement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Section 4(c) of the Development Agreement dated September 1, 2014 shall be amended to read as follows:

During the last 3 years of the Ren Zone abatement, DNAI agrees to make an annual payment in lieu of taxes ("PILOT Payment") to the City in an amount calculated by the City Clerk-Treasurer, arrived at by reducing the \$70,000 PILOT Payment (now due and owing annually pursuant to Section 4(c) of the original Development Agreement) by the amount of the tax generated by the statutory Ren Zone abatement reduction, in order to stabilize the payment amount and in order to

cover the City's costs of providing emergency services. If DNAI fails to timely pay the City any of the PILOT Payments when due, the City shall have the right, in addition to any other remedies available at law or in equity, to assess and levy such payments against the Site in the same manner as ad valorem real property taxes.

2. Except as provided in this Resolution, the Development Agreement dated September 1, 2014, and all of its attachments, remain in full force and effect and is ratified and confirmed.
3. The Mayor and Clerk are hereby authorized to execute the First Amendment to Development Agreement in substantially the form attached hereto and as approved by the City Attorney.

Resolution 19-08

WHEREAS, on June 13, 2008, the City Council entered into a Renaissance Zone Agreement with Northland Corporation, (Northland) (the "Ren Zone Agreement"); and

WHEREAS, as part of the Ren Zone Agreement, the City required Northland to make an annual PILOT Payment, among other things; and

WHEREAS, pursuant to the Michigan Renaissance Zone Act, Act 376 of the Public Acts of Michigan of 1996, as amended, (the "Act"), Northland was also granted a "Ren Zone" abatement; and

WHEREAS, the Act mandates that the amount of the Ren Zone abatement be reduced during the last 3 years of the abatement; and

WHEREAS, the parties now wish to amend the Ren Zone Agreement dated June 13, 2008, only in order to reduce the amount of the PILOT payments required during the last 3 years of the abatement, in order to stabilize the payment owed by Northland in light of the statutory reduction in the Ren Zone abatement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Section 3 of the Ren Zone Agreement dated June 13, 2008 shall be amended to read as follows:

During the last 3 years of the Ren Zone abatement, Northland agrees to make an annual payment in lieu of taxes ("PILOT Payment") to the

City in an amount calculated by the City Clerk-Treasurer, arrived at by reducing the current PILOT Payment (now the equivalent of 6.5 mills levied against the taxable value of the Property as it shall be improved and any personal property located therein or thereon as the taxable value may be determined by the City Assessor in accordance with applicable law and prior to the application of any tax abatements or RRZ benefits, due and owing annually pursuant to Section 3 of the Renaissance Zone Agreement dated June 13, 2008) by the amount of the tax generated by the statutory Ren Zone abatement reduction, in order to stabilize the payment amount and in order to cover the City's costs of providing emergency services. If Northland fails to timely pay the City any of the PILOT Payments when due, the City shall have the right, in addition to any other remedies available at law or in equity, to assess and levy such payments against the Site in the same manner as ad valorem real property taxes.

2. Except as provided in this Resolution, the Ren Zone Agreement dated June 13, 2008, and all of its attachments, remain in full force and effect and is ratified and confirmed.
3. The Mayor and Clerk are hereby authorized to execute the First Amendment to Renaissance Zone Agreement in substantially the form attached hereto and as approved by the City Attorney.

Councilperson Dora seconded. Adopted with a vote of (5) Ayes: Hoppough, Lehman, Cunliffe, Dora, and Warner; (0) Nays; and (2) Absent: Moss and Linton.

Councilperson Cunliffe MOVED: The meeting be adjourned. Councilperson Warner seconded. Unanimously adopted.

Meeting adjourned at 8:36 p.m.

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John M. Hoppough  
Mayor

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Norice Rasmussen  
Clerk-Treasurer