

Bellaire Village Council Public Hearing
Commercial Development District/Industrial Development District
Meeting Minutes
December 7, 2016

1. **Call to Order:** President Schulz called the meeting to order at 6:13 PM and read the public hearing notice. The purpose being to discuss the development of a Commercial Rehabilitation District and an Industrial Development District. No additional action items are scheduled for this meeting.
2. **Roll Call Attendance:**
 - Present:** Officers David Schulz, Trish Drollinger, Bryan Hardy, Helen Schuckel, David Ciganick, Dan Bennett & Eldon McPherson.
 - Absent:** None
 - Staff Present:** Cathy Odom, Treasurer; Lori Lockett, Clerk & Bill Drollinger, Police Officer
 - Also Present:** Tom LaPointe, Don Hoyt, Mr. & Mrs. Murray, Mr. & Mrs. Cruse, Ed Niepoth, Patty Savant, Scott Kruger, Don Seman, Rolland Fink, Patty Savant, Sarah Christensen and Hannah Sanderson.
3. **Approval of Agenda:** The Public Hearing agenda was approved.
Motion by Hardy, seconded by McPherson, to approve the Public Hearing agenda as presented. Motion carried by voice vote.
4. **Conflict of Interest:** None presented.
5. **Public Hearing: Commercial Rehabilitation District**
 - a) **Open Public Hearing:** The public hearing was opened at 6:14 pm.
Motion by McPherson, seconded by McPherson, to open the Public Hearing. Motion carried by voice vote.
 - b) **Public Comment Period:** Commercial Rehabilitation District
 - **President Schulz:** President Schulz explained the Commercial Rehabilitation District (CRD) and the Industrial Development District (IDD). The CRD refers to the establishment of a district that allows for future requests for property tax abatement. When an abatement request is approved by Council, it sets a base year. Any improvements made on the property that is the object of the approved abatement, allows for no additional tax revenue to be collected. This would allow that company to put those additional funds back into their business. Any valuation over and above the base that is set is not collected by any of the taxing entities that would levy taxes on that property. The Act that allows for the CRD has the request going to the smallest entity where the location of the property exists. If Council approves it, the County Board of Commissioners has 28 days to confirm or site their objection to the development of the district. The IDD is similar but pertains to personal property taxes. Personal property is things such as office furniture, phone systems and computer systems. The IDD allows for 100% abatement on personal property taxes with the provision that the furnishings have not previously been itemized in a different abatement. This would also affect all taxing entities.
 - **Mrs. Murray:** Mrs. Murray asked the location of the property where the district would be developed. President Schulz explained that it is the Papa K's Pizza building between the BP gas station and Family Fare. There are four parcels that would be included and it totals about seven (7) acres. Mrs. Murray also asked for a list of all taxing entities. President Schulz said they include, Antrim County General Fund, Village of Bellaire, Kearney Township, the Library, Meadowbrook, Fire Department and the Commission on Aging.

- **Don Hoyt:** Mr. Hoyt asked if abatement was for a certain time period or indefinite. President Schulz explained the maximum period for the CRD is ten (10) years.
- c) **Closing of Public Comment Period:** The public comment period was closed at 6:23 PM.
- d) **Deliberation:**
- **Trustee Bennett:** Trustee Bennett asked what voice the County and the Township had in the approval of a CRD. President Schulz explained the County has 28 days to affirm or deny the district request. If they are silent, it's approval by default. The township has nothing in terms of formal approval or denial. However, when public hearings are held for any abatement requests, they can attend and voice their opinions on the abatement request. Sarah Christensen said that they are sent a certified mail notice so they get their chance to be heard. Trustee Bennett questioned whether this was taxation without representation. President Schulz noted that this could cause some issues for Kearney Township as they have had a large decrease in their taxable value. He said Kearney Township has assisted with road repairs on roads that are in both entities and would like this relationship to continue. Mr. Niepoth agreed. Trustee Bennett also said he has a hard time making a decision that all entities have to live with if they don't also have to approve it. He also stated that there is not a guarantee that the business will stay in the area after the abatement period. He said it would be nice to have an impact study completed to see how it will affect the community, which President Schulz saying one can be requested with the abatement request.
 - **Patty Savant:** Ms. Savant asked why the township has had such a decrease and it was noted part of the cause is foreclosures and lower SEV's. She also said that this request is not all bad, as it will provide jobs and bring people in the area to live.
 - **Art Cruse:** Mr. Cruse asked if they were the most common causes and Mr. Niepoth noted that it was definitely part of the reason. He said Kearney Township has been hit hard. Trustee Ciganick noted that a 30% in housing reduction is consistent with the housing slump we recently experienced.
 - **Mr. Niepoth:** Mr. Niepoth explained that Kearney Township had a meeting on the subject a couple of weeks ago. They are currently not in favor of the abatement as they do not see the benefit; however, he does like the possibility of job creation.
 - **President Schulz:** President Schulz said we have the ability to set a time frame with the ability to extend it up to the ten (10) year maximum. Mr. Niepoth noted that they may be able to accept abatement for 2-3 years, but long term could affect them.

6. **Public Hearing:** Industrial Development District

President Schulz explained that this will develop an Industrial Development District that pertains to personal property only.

- a) **Open Public Hearing:** The Public Hearing was opened at 6:40 p.m.

Motion by Hardy, seconded by Schuckel, to open the public hearing. Motion carried by voice vote.

- b) **Public Comment Period:** Industrial Development District

- **Art Cruse:** Mr. Cruse explained that with his type of business, there is a large quantity of equipment in each cubicle and in the other rooms in the building, which can add up to a large dollar amount.
- **Trustee Dan Bennett:** Trustee Bennett discussed personal property and its use. It was noted that for the Village, it is used in the general fund, street fund and for the bond. President Schulz described personal property items and how the property is listed in abatement.

- **Ed Niepoth:** Mr. Niepoth stated that he has not previously dealt with the IDD.

c) **Closing of Public Comment Period:** The public comment period was closed at 6:49 p.m.

Motion by McPherson, seconded by Hardy, to close the public comment period at 6:49 p.m. Motion carried by voice vote.

d) **Deliberation:** None presented.

7. **Closing Member/Public Comment:** None presented.

8. **Adjourn:** Meeting adjourned at 6:50 pm.

Motion by Hardy, seconded by McPherson, to adjourn the Public Hearing at 6:50 p.m. Motion carried by voice vote.

Respectfully submitted:
Cathy Odom, Deputy Clerk

Minutes subject to approval.

Approved: _____

Date: _____