

**Bellaire Village Council**  
**Public Hearing Meeting Minutes**  
**Commercial Rehabilitation Tax Exemption**  
**March 1, 2017**

1. **Call to Order:** President Schulz called the meeting to order at 6:37 PM and read the public hearing notice. The purpose is to consider the application of Crusecom Technology Consultants, LLC for a Commercial Rehabilitation Exemption Certificate, as authorized by Public Act 210 of 2005, as amended.
2. **Roll Call Attendance:**
  - Present:** President David Schulz, Trustees Trish Drollinger, Bryan Hardy, Helen Schuckel, Dave Ciganick, Dan Bennett & Eldon McPherson.
  - Absent:** None
  - Staff Present:** Cathy Odom, Treasurer; Lori Luckett, Clerk & Bill Drollinger, Chief.
  - Also Present:** Mr. & Mrs. Cruse, Hannah Sanderson and Andy Hayes from the NLEA could not attend due to weather conditions but were available for questions via cell phone.
3. **Public Hearing:** Clerk Luckett explained that this public hearing is for the application of the Commercial Rehabilitation Exemption Certificate (PA 210), providing for a tax exemption on real property taxes. It pertains to the qualified facility that is located in or on the Commercial Rehabilitation District that was previously created in December 2016. She explained the 60 day timeline runs from the date of the receipt of the application which is January 26, 2017 for this request. The second public hearing, immediately following this one, is for the new personal property (PA 328) based on the created Industrial Development District. Crusecom is an office operation, which is a qualified business, allowing them to request an exemption for new personal property that goes into the district. One of the State requirements, effective December 31, 2016, is the development of an agreement between the local unit of government and the applicant. This agreement must outline the application requirements and has specific statutory requirements that must be included. A draft was included in Council packets. The agreement incorporates both Districts. Clerk Luckett said, according to Treasury, at least the four (4) minimum statutory requirements should be included in the agreement. President Schulz noted that this agreement is a precursor to Council actually authorizing the resolution for the personal property tax exemption because the resolution states that the agreement is already in place.
  - a) **Open Public Hearing:** The public hearing was opened for public comment.
  - b) **Public Comment Period:** President Schulz noted there was no public comment.
  - c) **Closing of Public Comment Period:** The public comment period was closed.

**Motion by Schulz, seconded by Hardy, to close the public comment period. Motion carried by voice vote.**
  - d) **Deliberation:** President Schulz noted that the application & supported documentation is completed & signed. He included the estimated cost of rehabilitation, the nature of the work that is being conducted and a legal description of the facility real property. Also presented is a report from MEDC that outlines the potential amount of the abatement. These forms represent 100% abatement; however, Council can set the length and percent of the abatement. President Schulz noted that the exemption request is specific to the structure only. The property will still be taxed at the assessed value. A review of the abatement amounts occurred and included a summary of those amounts. Included were all of the millage rates on record for taxing entities. The State education tax abatement & local school exemption does not apply to real property and they will continue to receive that tax revenue. Clerk Luckett noted that an attachment in the packet of information provided by the assessor includes property and land values. She explained that depending on the length of time that is decided for abatement, some resolution language may have to be changed. She also said a date when the facility is to be completed must be noted in the resolution. This date is specific to the issuance

of the certificate of occupancy. Trustee Ciganick verified that Crusecom owned all of the parcels listed in the application and it was noted that they owned them all as of January 11, 2017. Mr. Cruse noted that his payroll, if not included in the numbers presented, would be approximately 3.5 to 4 million annually.

4. **Closing Member/Public Comment:** None presented.
5. **Adjourn:** Meeting adjourned at 6:48 pm.

Respectfully submitted:  
Cathy Odom, Deputy Clerk

Minutes subject to approval.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_