

Bellaire Village Council
Public Hearing Meeting Minutes
Industrial Development District Tax Exemption
March 1, 2017

1. **Call to Order:** President Schulz called the meeting to order at 6:49 PM and read the public hearing notice. The purpose is to consider the application of Crusecom Technology Consultants, LLC for Exemption of New Personal Property, as authorized by Public Act 328 of 1998, 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 Lockett, 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. **Approval of Agenda:** The agenda was approved.
 - Motion by Schuckel, seconded by McPherson, to approve the agenda as presented.**
Motion carried by voice vote.
4. **Conflict of Interest:** None presented.
5. **Public Hearing:**
 - a) **Open Public Hearing:** The public hearing was opened.
 - Motion by Hardy, seconded by Schulz, to open the public hearing. Motion carried by voice vote.**
 - b) **Public Comment Period:**
 - Mr. Cruse:** Mr. Cruse commented that his company makes a community investment. He stated that not only will they create jobs, renovate the building and make updates to the property; they also support community events, local parks and schools. He also said that they make an investment in the employees and their families.
 - c) **Closing of Public Comment Period:** The public comment period was closed.
 - Motion by Schulz, seconded by Hardy, to close the public hearing. Motion carried by voice vote.**
 - d) **Deliberation:** This application is for the contents of the building. Contents eligible for tax exemption can only include “new” personal property. It cannot include property that has been used at another location and has already been used for abatement. Personal property items include chairs, desks, phones, software, hardware, etc. The estimated cost of the abatement, recorded on the MEDC document, is \$250,000. This would include all eligible personal property going into the building that is currently being rehabbed. The document from the MEDC showing abatement amounts was reviewed relative to personal property. President Schulz also prepared a document showing the amount the exemption for each taxing entity. Trustee Bennett asked about the limit of years the exemption can be allowed and it was noted that for the personal property tax exemption, there is not a limit except the one that might be set by the local governmental unit. Clerk Lockett noted that with depreciation, it would eventually run out. President Schulz noted that the MEDC document was for a ten (10) year schedule and he was uncomfortable with that time frame. He said in year ten (10) the amount of revenue we would receive is less than \$600. If there is any taxable value after that, we would resume receiving the tax revenue. Trustee Ciganick said based on his calculations, over the course of the ten years the total loss of revenue to the school is approximately 2-3 new kids coming to this community for one year. He noted that if they receive 2-3 new kids

from new hires families and they attend school here, it could eliminate the loss that they would incur for the then (10) years. Affordable housing issues and the potential for possible growth was briefly discussed. Trustee Ciganick also noted that the agreement is void of some information and wanted to know when these will be addressed. President Schulz noted that Crusesom and Council will have to determine the details they want to see in the agreement, but doesn't want either side to feel rushed into making decisions.

6. **Closing Member/Public Comment:**

- **Mr. Cruse:** Mr. Cruse noted that he has spoken with someone who wants to look at bringing apartments to the area. This could help with some of the housing concerns.

7. **Adjourn:** Meeting adjourned at 7:02 pm.

**Motion by Schuckel, seconded by McPherson, to adjourn the public hearing at 7:02 pm.
Motion carried by voice vote.**

Respectfully submitted:
Cathy Odom, Deputy Clerk

Minutes subject to approval.

Approved: _____

Date: _____