

**CHARTER TOWNSHIP OF HARRISON
SPECIAL MEETING MINUTES
MARCH 29, 2007**

PRESENT: **Anthony G. Forlini, Supervisor**
 Darrin S. York, Treasurer
 Sharon Eineman, Trustee
 Michael H. Rice, Trustee
 James A. Ulinski, Trustee

EXCUSED: **Jan P. Jorgensen, CMC, Clerk**
 Robert I. Garvin, Trustee

ALSO PRESENT: **Terri Giampetroni, Attorney Representing Township**

The meeting opened at 7:00 p.m.

The Supervisor stated that the purpose of tonight's meeting is to discuss the potential property purchase and to consider the request of the Treasurer's office to attend the Michigan Municipal Treasurer's Association 2007 Spring Basic Institute.

Motion by Mr. York, and seconded by Mrs. Eineman to appoint Mr. Ulinski as Acting Clerk for the Special Board Meeting of March 29, 2007.

Roll Call: **Ayes:** **York, Eineman, Rice, Ulinski, Forlini**
 Nays: **None**
 Excused: **Jorgensen, Garvin**
 MOTION CARRIED.

APPROVAL FOR TREASURER AND DEPUTY TREASURER TO ATTEND 2007 SPRING MUNICIPAL INSTITUTE

The Michigan Municipal Treasurers Institute will be held April 29, 2007- May 4, 2007. This training is required for certification as a Certified Public Finance Administer (CPFA), and was planned and budgeted in the 2007 calendar year. It is a three year program. A resident offered his comment.

Motion by Mr. Rice, and seconded by Mr. Ulinski to approve the Treasurer and Deputy Treasurer to attend the Michigan Municipal Treasurer's Association 2007 Spring Basic Institute as requested. MOTION CARRIED.

DISCUSSION REGARDING A POTENTIAL PROPERTY PURCHASE

The Board has been negotiating for some time with GTR Developers, for the acquisition of 155

acres that is located in the heart of Harrison Township that borders Jefferson Avenue and Metropolitan Parkway. Three years ago, this same property was lost to the Township with an offer to buy from the same developer, as the Township pursued over a three year time frame, to purchase the 155 acres by grant without a purchase agreement. The property is currently listed for \$3.5 million, GTR paid \$1.5 million for the property three years ago based on a current wetland study. Of the 155 acres, 106 are considered uplands (developable property) and 46 acres are wetlands (un-developable property). The intent of the Board is to purchase the 155 acres to have some control in future use. The Board has discussed reserving a portion of it for recreational use, and sell portions off for specific developments along Vandy and Jefferson Ave.

The 155 acres also adjoins 7 acres that the Township currently owns. The Board feels strongly about protecting green spaces within our community to ensure the quality of life for residents. Key terms for purchasing the 155 acres for \$1,800,000.00 are as follows; to pay \$1,750,000.00 at closing, retaining \$50,000 due in 8 months at 3% interest, that the Township receive all studies and surveys, and that the property must appraise at \$1.9 million. The Board intends to purchase the property using Public Act 99 (PA 99), paying \$900,000.00 out of the Township’s Fund Balance and borrowing \$900,000.00 for 7 years, under PA 99 at 4% interest. The Treasurer explained the PA 99 process. The current General Fund Balance is \$4.2 million. The payments will be \$12,301.93 per month or approximately \$150,000.00 annually on the PA 99 loan. To understand what this cost is to the average homeowner if this were done as a millage a homeowner with a SEV of \$100,000.00, would pay approximately an additional \$15.00 a year for 7 years. It was stated that the Township Attorney, Mr. Huth has not been a part of the negotiations, nor attended closed sessions discussions, because of a conflict of interest. The Board opts to purchase using PA 99 to keep the Township’s Fund Balance healthy and for the opportunity to be considered for the 80/20 grant funding that is available from the federal government for possible hike/bike trails and road repairs for our community.

Motion by Mr. Rice, seconded by Mrs. Eineman to execute the Purchase Agreement for the 155 acres that boarder Jefferson Ave and Metropolitan Parkway, contingent upon the following conditions:

- 1). that the Township receive all records (studies and surveys).**
- 2). that Chicago Title to hold \$100,000.00 in interest account.**
- 3). that the Appraisal of property is at \$1.9 million in value.**
- 4). that the Township has 30 days to satisfy all conditions.**

and to direct the Treasurer’s office to begin the loan process.

Roll Call: Ayes: Rice, Eineman, Ulinski, Forlini
Nays: York
Excused: Jorgensen, Garvin
MOTION CARRIED.

PUBLIC COMMENTS

- 1). Residents, Mr. & Mrs. Teipel, spoke in opposition of the property purchase and asked the board to address the blight issues at the end of her street. She presented photos to the board for file.
- 2). Resident, James Senstock, spoke in opposition of the property purchase.
- 3). Residents, Mr. & Mrs. Skikiewicz, spoke in favor of the property purchase.
- 4). Resident, Mike Cisilino, spoke in favor of the property purchase.
- 5). Resident, Mr. Haggerty, spoke in favor of the property purchase.
- 6). Resident, Mr. Rozek, spoke in favor of the property purchase.
- 7). Resident, Duane Saladine, spoke in favor of the property purchase.
- 8). Resident, Jim Keehn, spoke in favor of the property purchase.
- 9). Resident and Chairman of the Water Quality Board, Doug Martz, spoke in favor of the property purchase, and offered assistance through the We are Here foundation to help maintain the property.
- 10). Resident, Mr. Osis, spoke in favor of the property purchase.
- 11). Mr. Dennis Nemth, spoke in favor of the property purchase.

BOARD COMMENTS

- 1). Mr. Forlini explained the history of parkway parcel and why negotiations have been held in closed session until today's meetings. Also spoke to the land and issues relating to it. He also addressed the different types of funding options available to the community in terms of purchasing the property.
- 2). Mr. York explained Public Act 99 and the duration and terms of a \$900,000.00 loan for funding the property purchased. He also spoke to the uncertainty of the economy, loss of revenue to the Township, and the need to be conservative.
- 3). Mr. Rice spoke on how the Township has worked to address blight issues and how it has improved the community. He also spoke in favor of the property purchase and the importance to the community.
- 4). Mr. Ulinski explained that through grant applications that we can improve the quality of life in the Township. He also spoke to being in favor of PA 99 to help fund the purchase of the property.

- 5). Mrs. Eineman, spoke to the Board's efforts to maintain limits on spending while improving Township infrastructure. She also stated that she is in favor of the purchase of property.

ADJOURNMENT

Motion by Mr. York, seconded by Mr. Eineman to adjourn. Meeting adjourned at 8:50 p.m. MOTION CARRIED.

Prepared and Submitted by,

Approved by,

**Jan P. Jorgensen, CMC, Clerk
Charter Township of Harrison**

**Anthony G. Forlini, Supervisor
Charter Township of Harrison**