

Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. in the Alma Municipal Building. A quorum of the Commission was present.

Roll Call

Present: Roger Allman, Roxann Harrington, Greg Mapes, Nick Piccolo, Michelle Pitts, Audra Stahl, and Danny Wernick.

Absent: none.

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to approve the agenda with the following addition:

"L. Unfinished Business

1. Presentation on the State Street watermain project."

Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

No: none.

Mayor Mapes led those present in the Pledge of Allegiance to the United States of America.

Motion by Commissioner Piccolo, seconded by Commissioner Allman, to approve the minutes of the September 14, 2021 regular meeting, the September 21, 2021 special meeting, and the September 21, 2021 closed sessions, as presented. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

No: none.

Petitions

Communications

Hearings

Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to open a public hearing at 6:03 p.m. for the purpose of determining whether the premises at 200 W. Center Street shall be designated and established as a Commercial Rehabilitation District under P.A. 210 of 2005. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

No: none.

Assistant City Manager Aeric Ripley provided background on the project and the benefits of this exemption versus an OPRA exemption. He explained OPRA exemptions relate to obsolete property, while commercial rehabilitation relates to improvements for economic efficiency. He went on to explain some of the expected improvements. He also noted this hearing is for establishment of the district, and an application will be the next step. No comments or questions were received from members of the public present.

Motion by Commissioner Allman, seconded by Commissioner Piccolo, to close the public hearing for establishment of a commercial rehabilitation district for 200 W. Center Street at 6:08 p.m. Motion carried.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

No: none.

2021-0145 Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to set a public hearing for Tuesday, October 26, 2021 at 6:00 p.m., or as soon after as the agenda allows, to consider

a request from Avalon & Tahoe Manufacturing, Inc. for a PA 198 Industrial Facilities Tax Exemption Certificate.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

No: none.

Resolution declared adopted.

Consent Agenda

Requests for Purchase

Recommendation on Bids

Resolutions

2021-0146 Resolution Establishing Commercial Rehabilitation District for 200 West Center, LLC

The following preamble and resolution were offered by Vice-Mayor Harrington and seconded by Commissioner Allman.

WHEREAS, pursuant to PA 210 of 2005, the Alma City Commission has the authority to establish "Commercial Rehabilitation Districts" within the City of Alma at request of a commercial business enterprise; and

WHEREAS, 200 West Center, LLC has filed a written request with the clerk of the City of Alma requesting the establishment of the Commercial Rehabilitation District for an area in the vicinity of 200 West Center Street, located in the City of Alma hereinafter described; and

WHEREAS, the City Commission of the City of Alma determined that the district meets the requirements set forth in sections 2(b) and 3 of PA 210 of 2005; and

WHEREAS, written notice has been given by certified mail to the county and all owners of real property located within the proposed district as required by section 3(3) of PA 210 of 2005; and

WHEREAS, on September 28, 2021, a public hearing was held and all residents and taxpayers of the City of Alma were afforded an opportunity to be heard thereon; and

WHEREAS, the City Commission deems it to be in the public interest of the City of Alma to establish the Commercial Rehabilitation District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Alma that the following described parcel(s) of land situated in the City of Alma, County of Gratiot, and State of Michigan, to wit:

**Lot 6 and that portion of Lot 5 that lies W of a line 9' W of E line of D. Gr. W. RR ROW all in Blk 4. Elyton Add., Plat of the City of Alma, County of Gratiot, Michigan
Parcel Number: 29-51-031-028-00**

be and here is established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005 to be known as 200 West Center Street Commercial Rehabilitation District.

AYES: Allman, Harrington, Mapes, Piccolo, Pitts, Stahl, and Wernick.

NAYS: none.

Resolution declared adopted.