

Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:04 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, and Audra Stahl.

Absent: Daniel Wernick (excused).

2022-0043 Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to approve the agenda, as presented. Motion carried.

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

No: none.

Absent: Wernick.

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

2022-0044 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve minutes of the February 8, 2022, regular meeting, as presented. Motion carried.

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

No: none.

Absent: Wernick.

Petitions

Communications

2022-0045 Motion by Vice-Mayor Harrington, seconded by Commissioner Allman, to receive a communication from Consume Cannabis. Motion carried.

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

No: none.

Absent: Wernick.

Hearings

2022-0046 Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to open a public hearing at 6:06 p.m. for the purpose of considering an application for a Commercial Rehabilitation Exemption Certificate under P.A. 210 of 2005, submitted by 200 West Center LLC, for 200 W. Center Street (also known as 29-51-031-028-00). Motion carried.

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

No: none.

Absent: Wernick.

Interim City Manager Aeric Ripley provided a brief overview of the request. He noted a Commercial Rehabilitation District for 200 W. Center was established by resolution in September of 2021. No public comments were offered.

2022-0047 Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to close the public hearing for consideration of a Commercial Rehabilitation Exemption Certificate for 200 W. Center Street at 6:09 p.m.

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

No: none.

Absent: Wernick.

Consent Agenda
Requests for Purchase

2022-0048 Motion by Commissioner Pitts, seconded by Commissioner Allman, to approve a resolution to approve a request for purchase of 200 tons of road salt at \$64.91 a ton for a total of \$12,982.00 from Detroit Salt Company.

Yes: Allman, Harrington, Mapes, Piccolo, Pitts, and Stahl.
No: none.
Absent: Wernick.
Resolution declared adopted.

Recommendation on Bids
Resolutions

2022-0049 Resolution Approving Commercial Rehabilitation Exemption Certificate Application for 200 West Center, LLC located at 200 W Center Street, Alma Michigan

The following preamble and resolution were offered by Commissioner Piccolo, and seconded by Commissioner Pitts:

WHEREAS, the Alma City Commission legally established the Commercial Rehabilitation District 200 W. Center, after a public hearing held on September 28, 2021; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 does not exceed 5% of the total taxable value of the City of Alma; and

WHEREAS, a public hearing was held on the application as provided by section 4(2) of Public Act 210 of 2005 on February 22, 2022; and

WHEREAS, the applicant 200 West Center, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for commercial property as defined in section 2(a) of Public Act 210 of 2005; and

WHEREAS, the applicant 200 West Center, LLC has provided answers to all required questions under the application instructions to the City of Alma; and

WHEREAS, the City of Alma requires that rehabilitation of the facility shall be completed by May 31, 2022; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Alma

Be and hereby is granted a Commercial Rehabilitation Exemption for the real property, excluding land, located in Commercial Rehabilitation District 200 W. Center at 200 West Center Street for a period of ten (10) years, beginning December 31, 2022, and ending December 30, 2032 pursuant to the provisions of PA 210 of 2005, as amended.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

*Ordinances
Agreements*

2022-0050

Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution approving a Lease Agreement between the City of Alma and GYM 24/7 Fitness, LLC for the rental space in the State Street Plaza, 217 N. State Street, for a term of three years.

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

No: none.

Absent: Wernick.

Resolution declared adopted.

Reports

2022-0051

Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to receive the following reports: Alma Police Department January 2022 Report, Planning Commission Draft Minutes of February 7, 2022, and DDA Draft Minutes of February 10, 2022. Motion carried.

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

No: none.

Absent: Wernick.

2022-0052

Motion by Commissioner Allman, seconded by Commissioner Stahl, to receive the Interim City Manager's Report.

Interim City Manager Ripley provided a brief summary of the following items included in his report:

- Alma Transit Training Materials
- Water – Lead & Copper
- Downtown Trees
- Solid Waste Recycling Bids
- NFPA Fire Inspection Certificate