

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, Andrew Bare, Laurie Harrison, Greg Mapes, Michelle Pitts, and Daniel Wernick.
Absent: Roxann Harrington (arrived after roll call).

2023-0046 Motion by Commissioner Allman, seconded by Commissioner Wernick, to approve the agenda as presented. Motion carried.
Yes: Allman, Bare, Harrison, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington.

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

2023-0047 Motion by Commissioner Pitts, seconded by Commissioner Bare, to approve minutes of the February 7, 2023, goal setting session and the February 14, 2023, regular meeting, as presented. Motion carried.
Yes: Allman, Bare, Harrison, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington.

Hearings

2023-0048 Motion by Commissioner Pitts, seconded by Commissioner Harrison, to open a public hearing at 6:02 p.m. to consider the establishment and declaration of a Plant Rehabilitation District and an Industrial Development District for Avalon & Tahoe Mfg., Inc.
Yes: Allman, Bare, Harrison, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington.
Resolution declared adopted.

Kasey Zehner, Greater Gratiot Development, provided information regarding the requests for district establishment. She noted the request is to prepare for further development and possible future tax exemptions. Frank Nerychel, Avalon & Tahoe, was present to answer any questions. No additional Commission questions or public comment were offered.

2023-0049 Motion by Commissioner Pitts, seconded by Commissioner Bare, to close the public hearing for consideration of the establishment of a Plant Rehabilitation District and an Industrial Development District for Avalon & Tahoe Mfg., Inc. at 6:04 p.m.
Yes: Allman, Bare, Harrison, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington.
Resolution declared adopted.

2023-0050 Motion by Commissioner Pitts, seconded by Commissioner Harrison, to open a public hearing at 6:04 p.m. to consider three requests for PA 198 Industrial Facilities Tax Exemption Certificates for Avalon & Tahoe Manufacturing, Inc.
Yes: Allman, Bare, Harrison, Mapes, Pitts, and Wernick.
No: none.
Absent: Harrington.
Resolution declared adopted.

Kasey Zehner explained each of the three requests for tax exemption. Zehner said the expansion will create 18 new positions, and after the expansions are complete, the facility will total 378,000 sq. feet. Frank Nerychel was

available to answer questions. Commissioner Allman asked for clarification on the location of the expansions. Zehner explained the parcels involved are not part of the new Industrial Development/Plant Rehabilitation Districts. They are in a previously established district. Brief discussion followed. No public comments were offered.

2023-0051 Motion by Commissioner Pitts, seconded by Commissioner Allman, to close the public hearing for consideration of three requests for IFT Exemption Certificates for Avalon & Tahoe Mfg., Inc. at 6:08 p.m.

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

Consent Agenda

2023-0052 Motion by Commissioner Pitts, seconded by Commissioner Allman, to adopt a resolution to approve a request for payment to Dell Technologies in the amount of \$9,894.24 for the purchase of a new server for Alma Transit.

Vice-Mayor Harrington arrived at 6:09 p.m. Brief discussion followed regarding the server purchase.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.
Resolution declared adopted.

Recommendations on Bids

2023-0053 Motion by Commissioner Allman, seconded by Commissioner Wernick, to adopt a resolution to receive bids and award the 2020 Capital Improvement Iowa Street Project to McGuirk Sand-Gravel Inc. for a total amount of \$1,629,811.70, also to approve a corresponding request for purchase.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.
Resolution declared adopted.

2023-0054 Motion by Commissioner Pitts, seconded by Commissioner Harrison, to adopt a resolution to receive bids and award a five-year contract (2023-2027) for the hazardous household waste collection program to EQ Industrial Services, Inc. for a total amount of \$68,933.24, also to approve a corresponding request for purchase.

Yes: Allman, Bare, Harrington, Harrison, Mapes, Pitts, and Wernick.
No: none.
Resolution declared adopted.

Resolutions

2023-0055 Resolution to Establish a Plant Rehabilitation District

The following preamble and resolution were offered by Commissioner Allman and seconded by Commissioner Pitts.

Resolution Establishing Plant Rehabilitation District 2023-01

WHEREAS, pursuant to PA 198 of 1974, as amended, this City Commission has the authority to establish "Plant Rehabilitation Districts" within the City of Alma, Michigan; and

WHEREAS, Greater Gratiot Development, Inc. (on behalf of Avalon & Tahoe Mfg., Inc.) has petitioned this City Commission to establish a Plant Rehabilitation District on property located in City of Alma hereinafter described; and