

**Notice of an Electronically Conducted  
Regular Meeting of the Charter Township of Union  
Economic Development Authority**

Notice is hereby given that the Charter Township of Union Economic Development Authority will conduct their regularly scheduled June 15, 2021 meeting electronically at 4:30 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

There will be no in-person public attendance in the Township Hall Board Room (2010 S Lincoln Rd., Mt. Pleasant, MI 48858), although some EDA Board members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/81144214764?pwd=MDlGM3pQZDN2U0NIYVZFmGIHMk5TUT09> (Meeting ID: "811 4421 4764" Password enter "896944"). The moderator will open public access to the electronic meeting space at 4:20 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "811 4421 4764" and the "#" sign at the "Meeting ID" prompt, and then enter "896944" at the "Password" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (\*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Economic Development Authority may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on 6/15/2021 will be read aloud to the Economic Development Authority.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

## **Instructions to Participate in an Electronically Conducted Regular Meeting of the Charter Township of Union Economic Development Authority**

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<https://us02web.zoom.us/j/81144214764?pwd=MDIGM3pQZDN2U0NIYVZFMGIHMk5TUT09>

(Meeting ID: "811 4421 4764" Passcode "896944").

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The moderator will open public access to the electronic meeting space at 4:20 p.m.

### **Raise Your Hand for Citizen Participation During the Public Comment Periods**

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please **click on the "Raise Your Hand" icon** near the bottom of your screen.



Click "Lower Hand" to lower it if needed. The host will be notified that you've raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

**To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (\*9).**

The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

**Do I need to download the Zoom app to access the meeting?** No. Use of the Zoom app is recommended for the best experience, but you will have options to "download & run Zoom" or "join from your browser" when you click on the link to join the meeting.

**Can I Use Bluetooth Headset?** Yes, as long as the Bluetooth device is compatible with the computer or mobile device that you are using.

**Do I have to have a webcam to join on Zoom?** While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

**Leaving the Meeting:** Click the "Leave Meeting" link at the bottom right corner of the screen at any time to leave the meeting.

# Charter Township of Union



**Economic Development Authority Board (EDA)  
Regular Electronic Meeting**  
Instructions for access will be posted and available on the  
website home page [www.uniontownshipmi.com](http://www.uniontownshipmi.com)  
Tuesday June 15, 2021  
4:30 p.m.

## **AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - May 18, 2021, Regular Meeting
5. PRESENTATIONS
6. PUBLIC COMMENT
7. REPORTS
  - A. Accounts payable Approval – May  
East DDA District #248 – Check Register  
West DDA District #250 – Check Register
  - B. May Financial Reports: Income / Expense Statement; Balance Sheet  
East DDA District #248  
West DDA District #250
  - C. Board Member Matrix
8. NEW BUSINESS
  - A. RFBA – Reschedule the 6-22-2021 EDA Informational Meeting
  - B. Discussion Item – Proposal for property donation.
9. PENDING BUSINESS
  - A. East & West DDA Districts Development / Tax Increment Financing Plan Updates

**10. DIRECTOR COMMENTS**

**11. CONSIDERATION OF PURCHASE OR LEASE OF REAL PROPERTY**

- Motion to go into closed session to consider the purchase or lease of real property pursuant to Section 8(d) of the Open Meetings Act.

**12. ADJOURNMENT**

- Next regularly scheduled meeting Tuesday, July 20, 2021

**Charter Township of Union  
Economic Development Authority Board (EDA)  
Regular – Electronic Board Meeting  
Tuesday, May18, 2021**

**MINUTES**

A regular – electronic meeting of the Charter Township of Union Economic Development Authority was held on May 18, 2021 at 4:30 p.m. as a virtual meeting through the Zoom meeting platform.

**Meeting was called to order at 4:30 p.m.**

**ROLL CALL**

Present: Mielke – Union Township, Isabella County, MI, Figg – Union Township, Isabella County, Coyne – Union Township, Isabella County, Hunter – Union Township, Isabella County, Sweet – Union Township, Isabella County, Bacon – Union Township, Isabella County, Chowdhary – Mt. Pleasant, MI, Barz – Union Township, Isabella County, Kequom – Union Township, Isabella County

Absent: Zalud

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Ali Barnes – Yeo & Yeo, Elena Moeller-Younger – CIB Planning, Carmine Avantini – CIB Planning

**APPROVAL OF AGENDA**

MOTION by Mielke SUPPORTED by Figg to APPROVE the agenda as amended to include 8A. Election of Offices. **MOTION CARRIED 9-0.**

**APPROVAL OF MINUTES**

MOTION by Figg SUPPORTED by Barz to APPROVE minutes from the April 20, 2021 regular meeting as presented. **MOTION CARRIED 9-0.**

**PRESENTATIONS**

- A. Ali Barnes – Yeo & Yeo gave FY 2020 audit presentation. The audit had no material weaknesses or significant deficiencies, and the Township received an unmodified opinion which is the highest level of assurance. Financial records and statements are appropriately presented in accordance with generally accepted accounting practices. Audit was received and filed.

Audit received and filed by Chair Kequom

**PUBLIC COMMENT** – No public comment offered.

**REPORTS**

**ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS**

Finance Director Sherri Teall reviewed the accounts payable for the East DDA.

MOTION by Chowdhary SUPPORTED by Coyne to APPROVE the East DDA payables 4/21/21 – 5/18/21 in the amount of \$20,985.74 as presented. **MOTION CARRIED 9-0.**

Finance Director Sherri Teall reviewed the accounts payable for the West DDA.

MOTION by Figg SUPPORTED by Barz to APPROVE the West DDA payables 4/21/21 – 5/18/21 in the amount of \$152.50 as presented. **MOTION CARRIED 9-0.**

Finance Director Sherrie Teall reviewed financial reports.

Financial reports were RECEIVED AND FILED by Chair Kequom

**NEW BUSINESS**

- A. Election of Officers: MOTION by Figg SUPPORT by Hunter to nominate Tom Kequom as EDA Chair. Discussion held. **9 – YES, 0 – NO, MOTION CARRIED.**

MOTION by **Hunter** SUPPORT by **Sweet** to nominate Bryan Mielke as EDA Vice Chair. Discussion held. **9 – YES, 0 – NO, MOTION CARRIED.**

**PENDING BUSINESS**

- A. **East & West DDA Districts Development / Tax Increment Financing plans update.** Elena Moeller – Younger and Carmine Avantini with CIB Planning reviewed status updates and proposed improvement categories review.

EDA Board is extremely pleased with the information presented by CIB Planning.  
Plan update from Director Nanney – Mid Michigan College meeting update.

**GENERAL DISCUSSION**

- Vacant seat on EDA Board
- Election of EDA Treasurer

**DIRECTOR COMMENTS**

- East DDA District has several development projects up and coming.
  - Northway Dr. distribution center.
  - 5048 E Pickard for retail store.
  - SW Corner of Pickard / Isabella filling station.
  - Potential local restaurant.

Next EDA meeting to be held on June 15, 2021.  
Meeting adjourned by Chair Kequom at 5:58 p.m.

**APPROVED BY**

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**Chair Kequom**

**(Recorded by Amy Peak)**

06/10/2021 01:30 PM  
User: SHERRIE  
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
CHECK DATE FROM 05/19/2021 - 06/15/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
06/15/2021	248	4207	01600	BE GREEN LAWN SERVICES CO, INC.	FERTILIZER - PICKARD ST CORRIDOR	2,267.00
06/15/2021	248	4208	00722	CHARTER TOWNSHIP OF UNION	IRRIGATION WATER METER REPLACEMENT	675.00
06/15/2021	248	4209	01724	CIB PLANNING	EDDA DEVELOPMENT PLAN UPDATE	2,809.00
					EDDA PLAN UPDATE-PROGRESS PMT	2,035.25
						<u>4,844.25</u>
06/15/2021	248	4210	01741	GOENNER LAWNCARE LLC	SPRING CLEAN UP & MOWING ON PICKARD	3,175.00
					MOWING ON PICKARD-EAST DDA	2,175.00
						<u>5,350.00</u>
06/15/2021	248	4211	00450	M M I	PARK BENCH/GROUND MAINT-MAY 2021	922.00
						<u>922.00</u>
248 TOTALS:						
Total of 5 Disbursements:						14,058.25

06/10/2021 01:31 PM  
User: SHERRIE  
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
CHECK DATE FROM 05/19/2021 - 06/15/2021

Bank 250 WDDA CHECKING

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
06/15/2021	250	251	01724	CIB PLANNING	DEVELOPMENT PLAN UPDATE-PROGRESS PMT	2,809.00
					DEVELOPMENT PLAN UPDATE-PROGRESS PMT	2,035.25
						<u>4,844.25</u>

250 TOTALS:

Total of 1 Checks:						4,844.25
Less 0 Void Checks:						0.00
Total of 1 Disbursements:						<u>4,844.25</u>



PERIOD ENDING 05/31/2021

GL NUMBER	DESCRIPTION	YTD BALANCE		2021		YTD BALANCE		% BDGT USED	
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)		
Fund 248 - EAST DDA FUND									
Revenues									
Dept 000 - NONE									
248-000-402.000	CURRENT PROPERTY TAX	0.00		458,000.00		458,000.00	466,608.87	101.88	
248-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)		(4,000.00)	0.00	0.00	
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)		(250.00)	0.00	0.00	
248-000-420.000	DELQ PERSONAL PROPERTY CAPT	67.85		300.00		300.00	0.00	0.00	
248-000-445.000	INTEREST ON TAXES	28.28		500.00		500.00	0.00	0.00	
248-000-573.000	STATE AID REVENUE-LCSA	0.00		63,000.00		63,000.00	0.00	0.00	
248-000-665.000	INTEREST EARNED	8,928.55		6,700.00		6,700.00	2,511.31	37.48	
248-000-671.000	OTHER REVENUE	158.72		100.00		100.00	0.00	0.00	
Total Dept 000 - NONE		9,183.40		524,350.00		524,350.00		469,120.18	89.47
TOTAL REVENUES		9,183.40		524,350.00		524,350.00		469,120.18	89.47
Expenditures									
Dept 000 - NONE									
248-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	3,560.75		82,500.00		82,500.00	13,420.25	16.27	
248-000-801.001	MAINT- BENCHES/TRASH RECEPTACLES	0.00		11,000.00		11,000.00	922.00	8.38	
248-000-801.003	SIDEWALK SNOWPLOWING	3,700.00		11,000.00		11,000.00	5,900.00	53.64	
248-000-801.004	RIGHT OF WAY LAWN CARE	2,667.00		23,000.00		23,000.00	7,617.00	33.12	
248-000-801.005	IRRIGATION / LIGHTING REPAIRS	13,636.45		35,000.00		35,000.00	761.84	2.18	
248-000-801.007	FLOWER / LANDSCAPE MAINTENANCE	4,761.00		21,000.00		21,000.00	0.00	0.00	
248-000-801.015	STREET LIGHT BANNERS/CHRISTMAS	5,745.00		20,000.00		20,000.00	4,700.00	23.50	
248-000-826.000	LEGAL FEES	0.00		500.00		500.00	0.00	0.00	
248-000-880.000	COMMUNITY PROMOTION	0.00		10,000.00		10,000.00	0.00	0.00	
248-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00		40,000.00	0.00	0.00	
248-000-900.000	PRINTING & PUBLISHING	0.00		250.00		250.00	0.00	0.00	
248-000-915.000	MEMBERSHIP & DUES	0.00		260.00		260.00	152.50	58.65	
248-000-917.000	WATER & SEWER CHARGES	0.00		16,000.00		16,000.00	0.00	0.00	
248-000-920.000	ELECTRIC/NATURAL GAS	4,736.04		12,000.00		12,000.00	6,116.66	50.97	
248-000-935.000	PROPERTY/LIABILITY INSURANCE	1,297.69		1,700.00		1,700.00	1,391.61	81.86	
248-000-940.000	LEASE/RENT	0.00		700.00		700.00	0.00	0.00	
248-000-955.000	MISC.	17.97		50.00		50.00	0.00	0.00	
Total Dept 000 - NONE		40,121.90		284,960.00		284,960.00		40,981.86	14.38
Dept 336 - FIRE DEPARTMENT									
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		105,100.00		105,100.00	0.00	0.00	
Total Dept 336 - FIRE DEPARTMENT		0.00		105,100.00		105,100.00		0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT									
248-728-967.300	SEWER SYSTEM PROJECTS	0.00		435,260.00		435,260.00	0.00	0.00	
248-728-967.600	PARKS PROJECTS	0.00		117,000.00		221,000.00	19,714.91	8.92	
Total Dept 728 - ECONOMIC DEVELOPMENT		0.00		552,260.00		656,260.00		19,714.91	3.00
TOTAL EXPENDITURES		40,121.90		942,320.00		1,046,320.00		60,696.77	5.80

User: SHERRIE

DB: Union

PERIOD ENDING 05/31/2021

GL NUMBER	DESCRIPTION	YTD BALANCE		2021		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Fund 248 - EAST DDA FUND:								
TOTAL REVENUES		9,183.40		524,350.00	524,350.00		469,120.18	89.47
TOTAL EXPENDITURES		40,121.90		942,320.00	1,046,320.00		60,696.77	5.80
NET OF REVENUES & EXPENDITURES		(30,938.50)		(417,970.00)	(521,970.00)		408,423.41	78.25

PERIOD ENDING 05/31/2021

GL NUMBER	DESCRIPTION	YTD BALANCE		2021		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	0.00		334,000.00	334,000.00		341,992.49	102.39
250-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
250-000-420.000	DELQ PERSONAL PROPERTY CAPT	405.44		20.00	20.00		20.93	104.65
250-000-445.000	INTEREST ON TAXES	12.16		250.00	250.00		2.89	1.16
250-000-665.000	INTEREST EARNED	7,867.67		5,400.00	5,400.00		1,968.29	36.45
Total Dept 000 - NONE		8,285.27		335,670.00	335,670.00		343,984.60	102.48
TOTAL REVENUES		8,285.27		335,670.00	335,670.00		343,984.60	102.48
Expenditures								
Dept 000 - NONE								
250-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	2,867.50		54,200.00	54,200.00		12,414.75	22.91
250-000-880.000	COMMUNITY PROMOTION	0.00		5,000.00	5,000.00		0.00	0.00
250-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
250-000-915.000	MEMBERSHIP & DUES	0.00		260.00	260.00		152.50	58.65
250-000-967.400	STREET/ROAD PROJECTS	0.00		330,000.00	330,000.00		0.00	0.00
Total Dept 000 - NONE		2,867.50		429,460.00	429,460.00		12,567.25	2.93
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		59,000.00	59,000.00		0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00		59,000.00	59,000.00		0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-967.300	SEWER SYSTEM PROJECTS	73,533.91		0.00	0.00		0.00	0.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		250,000.00	250,000.00		0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		73,533.91		250,000.00	250,000.00		0.00	0.00
TOTAL EXPENDITURES		76,401.41		738,460.00	738,460.00		12,567.25	1.70
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		8,285.27		335,670.00	335,670.00		343,984.60	102.48
TOTAL EXPENDITURES		76,401.41		738,460.00	738,460.00		12,567.25	1.70
NET OF REVENUES & EXPENDITURES		(68,116.14)		(402,790.00)	(402,790.00)		331,417.35	82.28

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	11,574.18
248-000-002.000	SAVINGS	1,558,660.02
248-000-003.001	CERTIFICATE OF DEPOSIT	533,313.41
<b>Total Assets</b>		<b>2,103,547.61</b>
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	14,058.25
<b>Total Liabilities</b>		<b>14,058.25</b>
*** Fund Balance ***		
248-000-370.379	RESTRICTED FUND BALANCE	1,681,065.95
<b>Total Fund Balance</b>		<b>1,681,065.95</b>
<b>Beginning Fund Balance</b>		<b>1,681,065.95</b>
<b>Net of Revenues VS Expenditures</b>		<b>408,423.41</b>
<b>Ending Fund Balance</b>		<b>2,089,489.36</b>
<b>Total Liabilities And Fund Balance</b>		<b>2,103,547.61</b>

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	1,243.07
250-000-002.000	SAVINGS	610,212.73
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	947,209.15
<b>Total Assets</b>		<b>1,558,718.65</b>
*** Liabilities ***		
250-000-202.000	ACCOUNTS PAYABLE	4,844.25
<b>Total Liabilities</b>		<b>4,844.25</b>
*** Fund Balance ***		
250-000-370.379	RESTRICTED FUND BALANCE	1,222,457.05
<b>Total Fund Balance</b>		<b>1,222,457.05</b>
<b>Beginning Fund Balance</b>		<b>1,222,457.05</b>
<b>Net of Revenues VS Expenditures</b>		<b>331,417.35</b>
<b>Ending Fund Balance</b>		<b>1,553,874.40</b>
<b>Total Liabilities And Fund Balance</b>		<b>1,558,718.65</b>

## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Mike	Darin	2/15/2022
8	Alex	Fuller	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



## Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2021
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021



## REQUEST FOR EDA BOARD ACTION

**To:** Economic Development Authority Board      **DATE:** June 10, 2021  
**FROM:** Rodney C. Nanney, AICP, Community and Economic Development Director      **DATE FOR CONSIDERATION:** 6/15/2021

**ACTIONS REQUESTED:** To revise the 2021 Economic Development Authority meeting schedule to postpone and reschedule the June 22, 2021 EDA Informational Meeting required by Public Act 57 of 2018.

Current Action  Emergency

Funds Budgeted: If Yes \_\_\_\_\_ Account # \_\_\_\_\_ No \_\_\_\_\_ N/A

Finance Approval \_\_\_\_\_

### BACKGROUND INFORMATION

The EDA Board included two (2) “informational meetings” on the calendar for 2021, setting them for June 22, 2021 and September 28, 2021. As required by Public Act 57 of 2018, these must be separate from regular EDA meetings and are intended to inform the public and taxing jurisdictions subject to capture by the EDA about the goals and direction of the authority and projects to be undertaken in the coming year.

Isabella County is the principal taxing jurisdiction impacted by the DDA Districts’ tax capture under Act 57. To avoid confusion with an upcoming meeting between Township staff and County officials to discuss our East and West DDA Districts development and tax increment financing plan updates and proposed East DDA District expansion areas, I would respectfully ask the EDA Board to postpone and reschedule the 6/22/2021 Informational Meeting.

The Informational Meeting set for 9/28/2021 is unaffected and remains on the schedule as adopted by the EDA.

### SCOPE OF ACTIVITY

Potential dates that are open on the Township’s calendar to consider for a rescheduled Informational Meeting include:

- Tuesday, July 27, 2021
- Tuesday, August 24, 2021
- Thursday, October 14, 2021
- Thursday, October 28, 2021

The rescheduled Informational Meeting would be held at 4:30 p.m. unless an alternative time is agreed-upon. A quorum of members would need to be in attendance. Last year these meetings ran less than 30 minutes in length.



**JUSTIFICATION**

Adopting and noticing the annual meeting schedule, including the required Informational Meetings, alerts the citizens when EDA meetings will be held and is required by Public Act 57 of 2018 and the Open Meetings Act.

**BOARD OF TRUSTEES GOALS ADDRESSED**

Board of Trustees goals addressed by scheduling and holding informational meetings required per Act 57 (From Policy 1.0: Global End):

- 1. Community well-being and common good
- 6. Commerce

**COSTS**

NA

**TIMETABLE**

NA

**REQUESTED ACTION**

To revise the 2021 Economic Development Authority meeting schedule to postpone and reschedule the June 22, 2021 EDA Informational Meeting to:

\_\_\_\_\_, \_\_\_\_\_, 2021 at 4:30 p.m.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:

\_\_\_\_\_  
EDA Chair

# CHARTER TOWNSHIP OF UNION

## Scheduled Meetings for 2021



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### **BOARD OF TRUSTEES:** *(Second and Fourth Wednesday of each Month)*

January 13	May 12	September 8
January 27	May 26	September 22
February 10	June 9	October 13
February 24	June 23	October 27
March 10	July 14	November 10
March 24	July 28	November 23 <i>(Tuesday)</i>
April 14	August 11	December 15
April 28	August 25	

### **ZONING BOARD OF APPEALS:** *(First Wednesday of each Month)*

January 6	April 7	July 7	October 6
February 3	May 5	August 4	November 3
March 3	June 2	September 1	December 1

### **PLANNING COMMISSION:** *(Third Tuesday of each Month)*

January 19*	April 20	July 20	October 19
February 16	May 18	August 17	November 16
March 16	June 15	September 21	December 21

\*Sidewalks and Pathways Prioritization Committee invited to January 19<sup>th</sup> meeting

**JOINT MEETING DATE:** *(Board of Trustees, ZBA, Planning Commission, EDA, Sustainability Committee Hannah's Bark Park Advisory Board, Chippewa River District Library Board, Mid-Michigan Area Cable Consortium, Cultural and Recreational Commission, and Sidewalks and Pathways Prioritization Committee)*

Date August 31 7:00pm

**EDA** *(Third Tuesday of each Month)* All meetings begin at 4:30p.m.

January 19	May 18	August 17	October 19
February 16	June 15	September 21	November 16
March 16	June 22 Informational	September 28 Informational	December 21
April 20	July 20		

All the above meetings are to be held at the Union Township Hall, 2010 S. Lincoln Road. All meetings except for the Board of Review and EDA start at 7:00 p.m. Minutes and Agendas may be obtained at the Township Hall, during regular business hours. Phone 989-772-4600.

<b>To:</b> Economic Development Authority Board	<b>DATE:</b> June 9, 2021
<b>FROM:</b> Rodney C. Nanney, AICP, Community and Economic Development Director	
<b>SUBJECT:</b> Proposal by developer of a new Dollar General retail store at 5048-5082 E. Pickard Rd. to donate land at the rear of the development site to the East DDA District for development of a “future interconnection alley” from Florence St. to Burger King.	

### BACKGROUND INFORMATION

The Township Planning Commission is currently in the process of reviewing an application for site plan approval to construct a new Dollar General retail store at 5048-5082 E. Pickard Rd. (M-20), just to the east of the Burger King on the southeast corner of M-20 and S. Isabella Rd. Based on the Township’s access management standards, the developer is required to provide for cross-access between parcels in the Business Districts.

In an effort to satisfy that requirement, the developer and the Township met with the owner of the Burger King restaurant to try and secure an agreement to allow a cross-access driveway to be constructed near the E. Pickard Rd. frontage of the lots. When that effort was unsuccessful, the developer raised the idea, as depicted on the attached site plan excerpt, of a donation of land at the rear of the development site to the Township (the East DDA District) for future development of a “future interconnection alley” from Florence St. to Burger King and perhaps additional sites along the east side of S. Isabella Rd.

Under the developer’s proposal, the land would be divided off from their project site for fee simple ownership by the East DDA District. There would be a municipal water connection easement on a small portion of the site, as the new building is anticipated to receive water from a main on Florence St.

### OPTIONS FOR CONSIDERATION

If the EDA Board were to agree to accept the donation, the East DDA District would be responsible for mowing of the property and for future paving of the cross-access connection. If the proposed donation is not an acceptable option, then the developer would be required to comply with the Zoning Ordinance requirement for development of at least a secondary driveway connection to Florence St.

The proposed donation area could be of benefit in the future to help facilitate the most efficient uses of land along the east side of S. Isabella Rd. south of M-20. However, the benefit is theoretical, as there are no current plans for development activity on the additional land, and would be limited to a few parcels. The ongoing cost of additional mowing during the growing season would be addressed as an addendum to our current mowing contract.

There is some long-term potential for benefits from developing a broader cross-access alley, but there is no expected timeline for being able to complete that connection in an effective manner. **After due consideration, it is the opinion of staff that the donation does not add sufficient value for the East DDA District to justify the anticipated ongoing maintenance and other costs.**

# DOLLAR GENERAL – SITE PLAN EXCERPT

