

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular – Electronic Board Meeting
Tuesday, August 17, 2021**

MINUTES

A regular – electronic meeting of the Charter Township of Union Economic Development Authority was held on August 17, 2021, at 4:30 p.m. as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 4:32 p.m.

ROLL CALL

Present:

Mielke – Union Township, Isabella County, State of Michigan
Chowdhary – (5:04 p.m.)
Sweet – Union Township, Isabella County
Bacon – Union Township, Isabella County
Zalud – Union Township, Isabella County
Kequom – Union Township, Isabella County
Figg – Paradise, Chippewa County, Whitefish Township, Michigan
Barz – Union Township, Isabella County

Excused: Coyne

Absent: Hunter

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk, Justin Sprague – CIB Planning, Elena Moeller-Younger – CIB Planning

APPROVAL OF AGENDA

MOTION by Mielke SUPPORTED by Figg to APPROVE the agenda as presented. MOTION CARRIED 7-0.

APPROVAL OF MINUTES

MOTION by Barz SUPPORTED by Bacon to APPROVE minutes from the July 20, 2021, regular meeting as presented. MOTION CARRIED 7-0.

PRESENTATIONS - None

PUBLIC COMMENT – No public comment offered.

REPORTS

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Community & Economic Development Director Rodney Nanney reviewed the accounts payable for the East DDA.

MOTION by **Zalud** SUPPORTED by **Sweet** to APPROVE the East DDA payables 7/21/21 – 8/17/21 in the amount of \$14,546.69 as presented. **MOTION CARRIED 7-0.**

Community & Economic Development Director Rodney Nanney reviewed the accounts payable for the West DDA.

MOTION by **Zalud** SUPPORTED by **Barz** to APPROVE the West DDA payables 7/21/21 – 8/17/21 in the amount of \$6,007.50 as presented. **MOTION CARRIED 7-0.**

Finance Director Sherrie Teall reviewed financial reports.

Financial reports were RECEIVED AND FILED by Chair Kequom

PENDING BUSINESS

A. RFBA – Adoption of Resolutions to Approve the East and West DDA Development Tax Increment Finance Plans.

Community and Economic Development Director, Rodney Nanney reviewed RFBA and introduced Elena Moeller-Younger with CIB Planning to review the RFBA materials. Discussion held.

MOTION by **Zalud** SUPPORTED **Figg** to adopt Resolutions number EDA2021-01 and EDA2021-02 to verify a public need to amend the current East and West DDA District development and tax increment financing plans, to indicate whether boundary changes are proposed as part of the plan amendments. To confirm that the revised potential project list and tax capture schedule for each DDA District better reflects the needs of the Township and the development community. And to approve the amended plans for each District and request that the Board of Trustees call for a public hearing regarding the proposed plan amendments and notify the taxing jurisdictions. Providing an opportunity to meet with the Township concerning the plan amendments.
8 – YES, 0 – NO, 2 – ABSENT. MOTION CARRIED.

NEW BUSINESS

A. RFBA – Approval of Budget Amendment #3 for the East DDA and West DDA funds. Finance Director Sherrie Teall reviewed RFBA. Discussion held.

MOTION by **Zalud** SUPPORTED by **Bacon** to approve authorization to amend the Fiscal Year 2021 budget for the East and West DDA funds in the respective net amounts of \$199,050 in the 248 – East DDA Fund and \$37,100 in the 250 – West DDA fund.
8 – YES, 0 – NO, 2 – ABSENT. MOTION CARRIED.

- B. RFBA – Approval of the East DDA Tax Increment Revenue Sharing Agreement.**
Community and Economic Development Director – Rodney Nanney reviewed Request for Board Action. Discussion held.

MOTION by Figg SUPPORTED by Zalud to approve the updated East DDA District Tax Increment Revenue Sharing Agreement with the Township and County. YES – 8, NO – 0, ABSENT – 2.

- C. Discussion Item – Planning for a return to in-person EDA Board meetings.**
Community and Economic Development Director – Rodney Nanney reviewed discussion item. Discussion held and consensus was made to continue with electronic meetings and to reintroduce the discussion item on the October agenda.

GENERAL DISCUSSION

- No updates on vacant seat on EDA Board
- Bigger WDDA map to clarify boundaries.
- Figg mentioned a big congratulations to Rodney for all his work on the Tax Increment Finance Plans
- Irrigation / rain sensors / controllers

DIRECTOR COMMENTS


- Update on M20 reconstruction of Pickard St from the Home Depot drive to Mission St after meeting with MDOT.
- Possible damage to the irrigation system along the Pickard St corridor.

Special Informational EDA meeting to be held on August 24, 2021.

Next regular EDA meeting to be held on September 21, 2021.

Meeting adjourned by Chair Kequom at 6:32 p.m.

APPROVED BY



Chair Kequom

(Recorded by Amy Peak)