

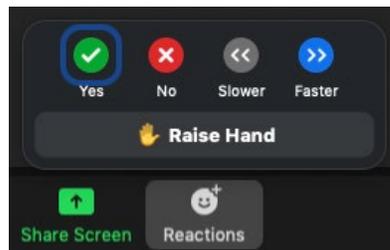
Hybrid Meeting Instructions for the Economic Development Authority Board

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “849 6026 5496” Password enter “980373”). Access to the electronic meeting will open at 4:20 p.m. and meeting will begin at 4:30 p.m.

Telephone conference call, dial (312-626-6799). Enter “849 6026 5496” and the “#” sign at the “Meeting ID” prompt, and then enter “980373” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments will be taken at the Public Comment section of the agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can 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.

Charter Township of Union



**Economic Development Authority Board (EDA)
Regular Meeting – Union Township Hall
Tuesday, October 15, 2024, at 4:30 p.m.**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - September 17, 2024, Regular Meeting
6. PUBLIC COMMENT
7. REPORTS
 - A. Accounts payable Approval – September
East DDA District #248 – Check Register
West DDA District #250 – None
 - B. September Financial Reports: Income / Expense Statement; Balance Sheet
East DDA District #248
West DDA District #250
 - C. Board Member Matrix
8. NEW BUSINESS
 - A. RFBA – East DDA and West DDA Funds FY2025 Budget Approval and to Recommend to the Board of Trustees for Final Action.
 - B. RFBA – Mister Car Wash request for tree removals at 5190 E. Pickard Rd. (PID 14-146-00-012-01)
 - C. RFBA – Adoption of the 2025 Schedule of EDA Board meetings
9. PENDING BUSINESS
10. DIRECTOR COMMENTS
11. ADJOURNMENT
 - Next regularly scheduled meeting Tuesday, November 19, 2024, at 4:30pm

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular Board Meeting
Tuesday, September 17, 2024**

MINUTES

A regular meeting of the Charter Township of Union Economic Development Authority Board was held on September 17, 2024, at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

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

ROLL CALL

Present: Bacon, Figg, Kequom, Mielke, Coyne, Chowdhary, Zalud

Excused: Sweet. Barz

Absent:

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk, Jennifer Graham – Gourdie Frasier, Geoff Graber – Graber & Associates

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION by **Zalud** SUPPORTED by **Coyne** to APPROVE minutes from August 20, 2024, regular meeting and August 20, 2024, informational meeting as presented. **MOTION CARRIED 7-0.**

PUBLIC COMMENT - None

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Finance Director, Sherrie Teall reviewed the accounts payable for the East DDA 8/21/24 – 9/17/24

MOTION by **Zalud** SUPPORTED by **Chowdhary** to APPROVE the East DDA payables as presented \$93,793.77. **MOTION CARRIED 7-0.**

Finance Director, Sherrie Teall reviewed the accounts payable for the West DDA 8/21/24 – 9/17/24.

MOTION by **Figg** SUPPORTED by **Zalud** to APPROVE the West DDA payables as presented \$70,099.85. **MOTION CARRIED 7-0.**

Financial reports were RECEIVED AND FILED by Chair Kequom.

NEW BUSINESS

- A. Community and Economic Development Director, Rodney Nanney introduced Geoff Graber with Graber & Associates, LLC for the Irrigation Report Review. Discussion Held.

MOTION by **Zalud** SUPPORTED by **Coyne** to request a proposal from Graber & Associates to Include design, bidding process, contract administration and as built / record drawings for the proposed reinstallation of the irrigation system along the Pickard St corridor within the East DDA. **MOTION CARRIED 7-0.**

B. RFBA – Participation agreement with Board of Trustees for watermain extension project along Pickard/Summerton Rd.

Community and Economic Development Director, Rodney Nanney reviewed the request for board action. Discussion held.

MOTION by **Bacon** SUPPORTED by **Zalud** to approve a Participation Agreement with the Board of Trustees for FY2025 funding from the East DDA District Fund in the amount of \$500,000.00 to support completion of the E. Pickard Road and S. Summerton Road watermain loop as part of the state Drinking Water State Revolving Fund ARPA Grant Division B Water Main Transmission and Extensions Project, subject to the appropriation of funds in the FY2025 East DDA fund annual budget. **7 – YES, 0 – NO, 2 – ABSENT. MOTION CARRIED.**

C. RFBA – Approval of Budget Amendment #1 for the East and West DDA.

Finance Director, Sherrie Teall reviewed the request for board action. Discussion held.

MOTION by **Figg** SUPPORTED by **Chowdhary** for Authorization to amend the Fiscal Year 2024 budget for the East and West DDA funds in the respective new amounts of (\$1,018,000) in the 248 – East DDA Fund and (\$254,900) in the 250 – West DDA Fund. **7 – YES. 0 – NO, 2 – ABSENT. MOTION CARRIED.**

BOARD COMMENTS

- Board members commented that they liked the irrigation report.
- Zalud commented on the importance of as-built drawings.
- Board gave a huge Thank you to Jennifer Graham and Kim Smith on the all the work they put into the grant.

DIRECTOR COMMENTS

- Bud Street sidewalk waiting on permit from road commission.
- Streetlights at Independence Drive has Miss Digs out.
- Update on streetlight at Lincoln and Broomfield.
- M-20 road construction anticipated completion is the end of October. Intersection work is almost complete.
- Lighting on Jonathon Ln / Kay St update.

Next regular EDA meeting to be held on October 15, 2024, at 4:30pm.
Meeting adjourned 5:43pm.

APPROVED BY

Thomas Kequom, EDA Board Chair

(Recorded by Amy Peak)

10/09/2024 12:25 PM
 User: SHERRIE
 DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION
 CHECK DATE FROM 09/18/2024 - 10/15/2024

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
10/01/2024	248	120 (E)	00146	CONSUMERS ENERGY	4923 E PICKARD 2027 FLORENCE 4592 E PICKARD STE B 4675 E PICKARD 5771 E PICKARD STE B 4592 E PICKARD STE A 5770 E PICKARD STE A 5770 E PICKARD STE B 5771 E PICKARD STE A 5325 E PICKARD 2029 2ND 5157 E PICKARD STE B 5157 E PICKARD STE A 4900 E PICKARD 1940 S ISABELLA	50.22 45.49 29.24 43.83 29.73 46.53 76.67 29.57 88.11 92.70 49.78 29.41 61.97 52.76 52.32
						778.33
10/15/2024	248	4429	00072	BLOCK ELECTRIC	INSTALL FALL BANNERS ON PICKARD	240.00
10/15/2024	248	4430	00722	CHARTER TOWNSHIP OF UNION	WATER TO IRRIGATION ON PICKARD-3RD Q 202	3,279.86
10/15/2024	248	4431	01741	GOENNER LAWCARE LLC	MOWING ON PICKARD & EMPTY LOTS	2,775.00
10/15/2024	248	4432	01743	GREEN SCENE LANDSCAPING INC	LANDSCAPING AROUND OVERPASS ON PICKARD	10,986.88
10/15/2024	248	4433	00450	M M I	PARK BENCH/GROUND MAINT-JUL 2024 PARK BENCH/GROUND MAINT-SEP 2024	613.00 670.00
						1,283.00
10/15/2024	248	4434	00649	THIELEN TURF IRRIGATION, INC.	WINTERIZE IRRIGATION ON PICKARD	1,000.00
						1,000.00
248 TOTALS:						

Total of 7 Disbursements:

20,343.07

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	YTD BALANCE		2024		YTD BALANCE		% BGD USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2024 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	414,115.58		438,600.00	442,000.00		442,342.63	100.08
250-000-412.000	DELQ PERSONAL PROPERTY CAPT	47.46		50.00	50.00		43.14	86.28
250-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	(409.14)		(4,000.00)	(4,000.00)		0.00	0.00
250-000-445.000	INTEREST ON TAXES	106.61		200.00	200.00		3.31	1.66
250-000-573.000	STATE AID REVENUE-LCSA	0.00		1,800.00	2,900.00		0.00	0.00
250-000-665.000	INTEREST EARNED	24,957.59		50,000.00	50,000.00		42,644.36	85.29
Total Dept 000 - NONE		438,818.10		486,650.00	491,150.00		485,033.44	98.75
TOTAL REVENUES		438,818.10		486,650.00	491,150.00		485,033.44	98.75
Expenditures								
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	65,765.91		66,000.00	69,600.00		69,657.35	100.08
Total Dept 336 - FIRE DEPARTMENT		65,765.91		66,000.00	69,600.00		69,657.35	100.08
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	3,292.50		13,300.00	13,300.00		3,292.50	24.76
250-728-801.003	SIDEWALK SNOWPLOWING	3,500.00		8,000.00	8,000.00		4,361.40	54.52
250-728-880.000	COMMUNITY PROMOTION	5,500.00		16,500.00	16,500.00		6,500.00	39.39
250-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
250-728-900.000	PRINTING & PUBLISHING	0.00		500.00	500.00		0.00	0.00
250-728-957.300	MEMBERSHIP & DUES	375.00		500.00	500.00		75.00	15.00
250-728-967.400	STREET/ROAD PROJECTS	0.00		50,000.00	1,000.00		100.00	10.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		175,000.00	20,000.00		11,125.00	55.63
250-728-974.204	LAND IMPRVMENTS-REMUS RD RIGHT OF WAY	0.00		50,000.00	0.00		0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		12,667.50		353,800.00	99,800.00		25,453.90	25.50
TOTAL EXPENDITURES		78,433.41		419,800.00	169,400.00		95,111.25	56.15
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		438,818.10		486,650.00	491,150.00		485,033.44	98.75
TOTAL EXPENDITURES		78,433.41		419,800.00	169,400.00		95,111.25	56.15
NET OF REVENUES & EXPENDITURES		360,384.69		66,850.00	321,750.00		389,922.19	121.19

User: SHERRIE

DB: Union

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	YTD BALANCE		2024		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2024 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Revenues								
Dept 000 - NONE								
248-000-402.000	CURRENT PROPERTY TAX	516,934.75		557,000.00	561,000.00	561,478.47		100.09
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)	(250.00)	0.00		0.00
248-000-412.000	DELQ PERSONAL PROPERTY CAPT	3.63		300.00	300.00	7.44		2.48
248-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)	0.00		0.00
248-000-445.000	INTEREST ON TAXES	0.66		500.00	500.00	0.78		0.16
248-000-573.000	STATE AID REVENUE-LCSA	0.00		69,000.00	73,000.00	0.00		0.00
248-000-665.000	INTEREST EARNED	45,137.89		80,000.00	80,000.00	65,051.07		81.31
248-000-672.000	OTHER REVENUE	0.00		1,000.00	1,000.00	0.00		0.00
Total Dept 000 - NONE		562,076.93		703,550.00	711,550.00	626,537.76		88.05
TOTAL REVENUES		562,076.93		703,550.00	711,550.00	626,537.76		88.05
Expenditures								
Dept 336 - FIRE DEPARTMENT								
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	79,658.26		81,000.00	81,000.00	85,760.78		105.88
Total Dept 336 - FIRE DEPARTMENT		79,658.26		81,000.00	81,000.00	85,760.78		105.88
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	5,249.25		21,300.00	21,300.00	11,829.20		55.54
248-728-801.001	MAINT- BENCHES/TRASH RECEPTACLES	246.00		5,000.00	5,000.00	0.00		0.00
248-728-801.003	SIDEWALK SNOWPLOWING	4,550.00		15,000.00	15,000.00	6,547.21		43.65
248-728-801.004	LAWN CARE	8,443.50		35,000.00	35,000.00	19,302.00		55.15
248-728-801.005	IRRIGATION / LIGHTING REPAIRS	5,789.75		20,000.00	20,000.00	20,815.53		104.08
248-728-801.007	FLOWER / LANDSCAPE MAINTENANCE	6,329.00		47,000.00	47,000.00	23,593.72		50.20
248-728-826.000	LEGAL FEES	0.00		4,000.00	4,000.00	0.00		0.00
248-728-880.000	COMMUNITY PROMOTION	5,500.00		16,500.00	16,500.00	6,500.00		39.39
248-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00	0.00		0.00
248-728-885.000	STREET LIGHT BANNERS/CHRISTMAS	5,505.00		23,000.00	23,000.00	6,168.39		26.82
248-728-900.000	PRINTING & PUBLISHING	0.00		250.00	250.00	0.00		0.00
248-728-920.000	ELECTRIC/NATURAL GAS	5,564.12		15,000.00	15,000.00	6,890.00		45.93
248-728-920.200	WATER & SEWER CHARGES	4,621.02		18,000.00	18,000.00	4,488.54		24.94
248-728-940.000	LEASE/RENT	715.00		1,200.00	1,200.00	715.00		59.58
248-728-955.000	MISC.	0.00		100.00	100.00	32.00		32.00
248-728-957.300	MEMBERSHIP & DUES	375.00		500.00	500.00	75.00		15.00
248-728-963.000	PROPERTY/LIABILITY INSURANCE	1,706.79		2,200.00	2,200.00	2,109.43		95.88
248-728-967.200	WATER SYSTEM PROJECTS	0.00		100,000.00	0.00	0.00		0.00
248-728-967.300	SEWER SYSTEM PROJECTS	160,000.00		0.00	0.00	0.00		0.00
248-728-967.400	STREET/ROAD PROJECTS	168,571.77		0.00	0.00	0.00		0.00
248-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		520,000.00	150,000.00	26,500.00		17.67
248-728-967.600	PARKS PROJECTS	0.00		90,000.00	0.00	0.00		0.00
248-728-971.000	CAPITAL OUTLAY-LAND	0.00		550,000.00	550,000.00	0.00		0.00
248-728-974.000	LAND IMPRVMENTS-GENERAL	50.45		20,000.00	20,000.00	0.00		0.00
248-728-974.200	LAND IMPRVMENTS-PICKARD RIGHT OF WAY	0.00		450,000.00	0.00	54.74		100.00
248-728-974.201	LAND IMPRVMENTS-5800 PICKARD/ENTERPRIS	50.45		40,000.00	40,000.00	164.22		0.41
248-728-974.202	LAND IMPRVMENTS-2120 YATS DR	12,025.90		210.00	210.00	109.48		52.13
248-728-974.203	LAND IMPRVMENTS-JONATHON LANE	50.45		210.00	210.00	164.22		78.20
Total Dept 728 - ECONOMIC DEVELOPMENT		395,343.45		2,034,470.00	1,024,470.00	136,058.68		13.28

User: SHERRIE

DB: Union

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	YTD BALANCE		2024		YTD BALANCE		% BDGT USED	
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2024 AMENDED BUDGET	NORMAL	(ABNORMAL)		
Fund 248 - EAST DDA FUND									
Expenditures									
	TOTAL EXPENDITURES	475,001.71		2,115,470.00		1,105,470.00		221,819.46	20.07
<hr/>									
Fund 248 - EAST DDA FUND:									
	TOTAL REVENUES	562,076.93		703,550.00		711,550.00		626,537.76	88.05
	TOTAL EXPENDITURES	475,001.71		2,115,470.00		1,105,470.00		221,819.46	20.07
	NET OF REVENUES & EXPENDITURES	87,075.22		(1,411,920.00)		(393,920.00)		404,718.30	102.74

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	7,111.56
248-000-002.000	SAVINGS	277,228.33
248-000-003.001	CERTIFICATE OF DEPOSIT	2,146,910.37
248-000-128.000	ASSETS HELD FOR SALE	32,557.27
Total Assets		2,463,807.53
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	20,343.07
Total Liabilities		20,343.07
*** Fund Balance ***		
248-000-375.000	RESTRICTED FUND BALANCE	2,038,746.16
Total Fund Balance		2,038,746.16
Beginning Fund Balance		2,038,746.16
Net of Revenues VS Expenditures		404,718.30
Ending Fund Balance		2,443,464.46
Total Liabilities And Fund Balance		2,463,807.53

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	5,448.49
250-000-002.000	SAVINGS	464,762.41
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	1,127,005.67
Total Assets		1,597,270.27
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
250-000-375.000	RESTRICTED FUND BALANCE	1,207,348.08
Total Fund Balance		1,207,348.08
Beginning Fund Balance		1,207,348.08
Net of Revenues VS Expenditures		389,922.19
Ending Fund Balance		1,597,270.27
Total Liabilities And Fund Balance		1,597,270.27

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	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	Vacant		2/15/2025
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2025
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2	Brian	Clark	12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Vacant		12/31/2024
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2024
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Vacant		12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026

eligibility for state and federal economic development programs aimed at supporting local governments with funding for industrial site and infrastructure improvements.

- Funding of \$20,000 has been carried over from 2023 and 2024 for the Installation of a new gateway entrance sign in partnership with Mid Michigan College and Consumers Energy on the SW corner E. Pickard Rd. (M-20) and S. Summerton Rd.
- Funding of \$450,000 is proposed for reconstruction of the underground irrigation system along both sides of E. Pickard Rd. (M-20). This amount is based on a preliminary cost estimate provided by the Township’s irrigation contractor.
- Funding of \$40,000 has been carried over from 2023 and 2024 for demolition and replacement of the dilapidated Enterprise Industrial Park freestanding sign at 5800 E. Pickard Rd., which may include use of an electronic message board sign element to expand opportunities for promotion of industrial park businesses.

Net revenue/expense for the East DDA Fund during fiscal year 2025 is (\$1,449,420).

Fiscal Year 2025 projected year end fund balance for the East DDA Fund is \$929,406.

WDDA Operating

- Total appropriation budget is \$427,650
- We have \$1,000 budgeted to continue to support the operation and maintenance of the Mt. Pleasant Airport’s courtesy vehicle
- \$10,000 is budgeted to help support the creation of a new set of seasonal gateway banners for the US-127 interchange
- \$40,000 is budgeted to continue offering grant programs to assist local businesses with signage, beautification, and access improvements
- \$50,000 is budgeted to plan development for storm drainage, sidewalks, and streetlights from Remus Road to the bridge on Lincoln Road
- Funding of \$175,000 is proposed for extension of the public sidewalk along E. Remus Rd. (M-20) north along Bradley St. to connect to the existing sidewalk in front of the Middle School (440 S. Bradley St.).
- Funding of \$50,000 is proposed for the development of a plan for streetlighting and additional streetscape improvements along E. Remus Rd. (M-20)

- Net revenue/expense for Fiscal Year 2025 is \$83,500
- Fiscal Year 2025 projected year end fund balance is \$1,652,598

SCOPE OF SERVICES

Not applicable

JUSTIFICATION

Budget adoption is required under the Uniform Budget Act. As per the DDA Act, Authority budgets are also required to be approved by the Township Board of Trustees. Board of Trustee approval is anticipated at their October 23, 2024, meeting.

PROJECT IMPROVEMENTS

The following Board of Trustee goals are addressed in these budgets:

- 1. Community well-being and common good
- 2. Prosperity through economic diversity, cultural diversity, and social diversity
- 3. Health and Safety
- 4. Natural environment
- 5. Commerce

COSTS

Not applicable

PROJECT TIMETABLE

The fiscal year begins January 1, 2025. Budget adoption is required prior to that date in order to expend resources throughout the fiscal year.

RESOLUTION

To approve the fiscal year 2025 Budget for the East DDA Fund and West DDA Fund, and to forward the approved 2025 budgets to the Township Board of Trustees with a recommendation for final adoption.

Resolved by		Seconded by	
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Yes:
No:
Absent:

Thomas Kequom, EDA Chair

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 RECOMMENDED BUDGET	2025 APPROVED BUDGET
ESTIMATED REVENUES							
Dept 000 - NONE							
248-000-402.000	CURRENT PROPERTY TAX	516,935	561,000	561,000	575,000	575,000	
248-000-402.100	PRIOR YEARS PROPERTY TAXES		(250)	(250)	(250)	(250)	
248-000-412.000	DELQ PERSONAL PROPERTY CAPT	4	300	300	300	300	
248-000-414.000	PROPERTY TAX REFUNDS-BOR MTT		(4,000)	(4,000)	(2,000)	(2,000)	
248-000-445.000	INTEREST ON TAXES	1	500	500	500	500	
248-000-573.000	STATE AID REVENUE-LCSA	69,776	73,000	73,000	75,000	75,000	
248-000-665.000	INTEREST EARNED	65,904	80,000	80,000	87,000	87,000	
248-000-672.000	OTHER REVENUE		1,000	1,000	500	500	
Totals for dept 000 - NONE		652,620	711,550	711,550	736,050	736,050	
TOTAL ESTIMATED REVENUES		652,620	711,550	711,550	736,050	736,050	

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 RECOMMENDED BUDGET	2025 APPROVED BUDGET
APPROPRIATIONS							
Dept 336 - FIRE DEPARTMENT							
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	79,658	81,000	81,000	88,000	88,000	
Totals for dept 336 - FIRE DEPARTMENT		79,658	81,000	81,000	88,000	88,000	
Dept 728 - ECONOMIC DEVELOPMENT							
248-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICE	6,340	21,300	21,300	22,300	22,300	
	FOOTNOTE AMOUNTS:				9,000		
	M M I FOR GROUNDS MAINTENANCE ALONG PICKARD				400		
	FOOTNOTE AMOUNTS:				2,500		
	MID MICHIGAN CABLE CONSORTIUM FOR RECORDING MEETINGS				400		
	FOOTNOTE AMOUNTS:				10,000		
	MMDC ANNUAL CLIENT FEE				22,300		
	FOOTNOTE AMOUNTS:						
	AUDIT PRESENTATION						
	FOOTNOTE AMOUNTS:						
	PLANNING/ENGINEERING CONSULTATIONS FOR IMPLEMENTATION OF EDDA DEV PLAN						
	GL # FOOTNOTE TOTAL:						
248-728-801.001	MAINT- BENCHES/TRASH RECEPTACLES	246	5,000	5,000	5,000	5,000	
	MAINTENANCE TO PARK BENCHES, PLANTERS, TRASH RECEPTACLES AS NEEDED						
248-728-801.003	SIDEWALK SNOWPLOWING	4,550	15,000	15,000	19,000	19,000	
	COVERS E. PICKARD & S. ISABELLA IN EDDA WITH ADDITION OF NEW BUD ST. SIDEWALK						
248-728-801.004	LAWN CARE	13,086	35,000	35,000	35,000	35,000	
	FOOTNOTE AMOUNTS:				29,000		
	LAWNCARE - E. PICKARD RD. RIGHT-OF-WAY				6,000		
	FOOTNOTE AMOUNTS:				35,000		
	LAWNCARE - ADDITIONAL EDDA DISTRICT PROPERTIES						
	GL # FOOTNOTE TOTAL:						
248-728-801.005	IRRIGATION / LIGHTING REPAIRS	6,477	20,000	20,000	23,000	23,000	
	IRRIGATION/LIGHTING REPAIRS TO EXISTING SYSTEMS						
248-728-801.007	FLOWER / LANDSCAPE MAINTENANCE	7,358	47,000	22,000	49,000	49,000	
	FOOTNOTE AMOUNTS:				24,000		
	PLEASANT THYME HERB FARM - FLOWERS AND LANDSCAPE MAINTENANCE				25,000		
	FOOTNOTE AMOUNTS:						
	E. PICKARD RD. M-20 STREET TREE TRIMMING AND DEAD TREE REMOVAL/REPLACEMENT				49,000		
	GL # FOOTNOTE TOTAL:						
248-728-826.000	LEGAL FEES		4,000	4,000			
	ASSISTANCE WITH PROPERTY PURCHASE/TRANSFER/SALE AND AGREEMENTS AS NEEDED						
248-728-880.000	COMMUNITY PROMOTION	5,500	16,500	6,500	16,500	16,500	
	FOOTNOTE AMOUNTS:				5,000		
	EAST DDA CONTRIBUTION TO THE MT PLEASANT AREA CVB				500		
	FOOTNOTE AMOUNTS:				1,000		
	MISCELLANEOUS				1,000		
	FOOTNOTE AMOUNTS:				10,000		
	MT. PLEASANT MUNICIPAL AIRPORT - CONTRIBUTION TO CREW CAR OPERATIONS						
	FOOTNOTE AMOUNTS:						
	CONTRIBUTION TO CREATION OF NEW GATEWAY BANNERS FOR THE US-127 INTERCHANGE						
	GL # FOOTNOTE TOTAL:				16,500		
248-728-883.000	COMMUNITY IMPROVEMENT GRANTS	5,135	40,000	10,000	40,000	40,000	
248-728-885.000	STREET LIGHT BANNERS/CHRISTMAS	17,085	23,000	23,000	23,000	23,000	
	FOOTNOTE AMOUNTS:				10,600		
	BANNERS - INSTALLATION AND TAKE-DOWN				12,400		
	FOOTNOTE AMOUNTS:						
	HOLIDAY LIGHTING - INSTALLATION AND TAKE-DOWN				23,000		
	GL # FOOTNOTE TOTAL:						
248-728-900.000	PRINTING & PUBLISHING		250	250	250	250	
248-728-920.000	ELECTRIC/NATURAL GAS	8,404	15,000	15,000	17,000	17,000	
248-728-920.200	WATER & SEWER CHARGES	4,621	18,000	18,000	8,000	8,000	

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 RECOMMENDED BUDGET	2025 APPROVED BUDGET
APPROPRIATIONS							
Dept 728 - ECONOMIC DEVELOPMENT							
248-728-940.000	LEASE/RENT	715	1,200	1,200	1,200	1,200	
	STREETScape EQUIPMENT STORAGE FACILITY RENTAL						
248-728-955.000	MISC.		100	100	100	100	
248-728-957.300	MEMBERSHIP & DUES	375	500	500	500	500	
248-728-963.000	PROPERTY/LIABILITY INSURANCE	2,148	2,200	2,200	2,200	2,200	
248-728-967.200	WATER SYSTEM PROJECTS				500,000	500,000	
	WATER SYSTEM LOOP CONSTRUCTION - M-20 - S. SUMMERTON TO E. BROADWAY						
248-728-967.300	SEWER SYSTEM PROJECTS	160,000					
248-728-967.400	STREET/ROAD PROJECTS	168,572			200,000	200,000	
	SURVEY/ENGINEERING/RIGHT-OF-WAY/BID ASSISTANCE FOR PLANS TO RECONSTRUCT PACKARD/CORPORATE/AIRPORT RD. AREA INDUSTRIAL ROADS TO CLASS A						
248-728-967.500	SIDEWALK/PATHWAY PROJECTS		150,000	70,000	225,000	225,000	
	FOOTNOTE AMOUNTS:				200,000		
	NEW SIDEWALK ALONG THE EAST SIDE OF S. ISABELLA RD. FROM E. KAY ST. TO E. BROADWAY RD.						
	FOOTNOTE AMOUNTS:				25,000		
	NEW SIDEWALK CONNECTOR (HONEY BEAR LANE OUTLOT)						
	GL # FOOTNOTE TOTAL:				225,000		
248-728-967.600	PARKS PROJECTS				90,000		
	LIGHTING FOR KAY ST TO JONATHAN LANE SIDEWALK						
248-728-971.000	CAPITAL OUTLAY-LAND		550,000		400,000	400,000	
	LAND ASSEMBLY - INDUSTRIAL						
	INCLUDES TITLE WORK/DUE DILIGENCE ASSISTANCE AND PURCHASES OF PRIORITY LOTS						
248-728-974.000	LAND IMPRVMENTS-GENERAL	50	20,000	20,000	20,000	20,000	
	INSTALLATION OF A NEW GATEWAY ENTRANCE SIGN - SW CORNER M-20 & S. SUMMERTON-CONSUMERS ENERGY PROPERTY						
248-728-974.200	LAND IMPRVMENTS-PICKARD RIGHT OF W/				450,000	450,000	
	RECONSTRUCTION OF IRRIGATION SYSTEM ALONG PICKARD						
248-728-974.201	LAND IMPRVMENTS-5800 PICKARD/ENTERI	101	40,000	1,000	40,000	40,000	
	DEMO AND REPLACE THE ENTERPRISE PARK FREESTANDING SIGN AT 5800 E. PICKARD RD. WITH AN ELECTRONIC MESSAGE BOARD						
248-728-974.202	LAND IMPRVMENTS-2120 YATS DR		210	210	210	210	
248-728-974.203	LAND IMPRVMENTS-JONATHON LANE	101	210	210	210	210	
Totals for dept 728 - ECONOMIC DEVELOPMENT		410,864	1,024,470	290,470	2,187,470	2,097,470	
TOTAL APPROPRIATIONS		490,522	1,105,470	371,470	2,275,470	2,185,470	
NET OF REVENUES/APPROPRIATIONS - FUND 248		162,098	(393,920)	340,080	(1,539,420)	(1,449,420)	
BEGINNING FUND BALANCE		1,876,649	2,038,746	2,038,746	2,378,826	2,378,826	2,378,826
ENDING FUND BALANCE		2,038,747	1,644,826	2,378,826	839,406	929,406	2,378,826

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 RECOMMENDED BUDGET	2025 APPROVED BUDGET
ESTIMATED REVENUES							
Dept 000 - NONE							
250-000-402.000	CURRENT PROPERTY TAX	414,116	442,000	442,000	454,000	454,000	
250-000-412.000	DELQ PERSONAL PROPERTY CAPT	47	50	50	50	50	
250-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	(409)	(4,000)	(4,000)	(2,000)	(2,000)	
250-000-445.000	INTEREST ON TAXES	107	200	200	200	200	
250-000-573.000	STATE AID REVENUE-LCSA	1,885	2,900	2,900	2,900	2,900	
250-000-665.000	INTEREST EARNED	39,141	50,000	50,000	56,000	56,000	
	Totals for dept 000 - NONE	454,887	491,150	491,150	511,150	511,150	
TOTAL ESTIMATED REVENUES		454,887	491,150	491,150	511,150	511,150	

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 RECOMMENDED BUDGET	2025 APPROVED BUDGET
APPROPRIATIONS							
Dept 336 - FIRE DEPARTMENT							
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	65,766	69,600	69,600	73,000	73,000	
Totals for dept 336 - FIRE DEPARTMENT		65,766	69,600	69,600	73,000	73,000	
Dept 728 - ECONOMIC DEVELOPMENT							
250-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICE	3,370	13,300	13,300	13,300	13,300	
	FOOTNOTE AMOUNTS:				400		
	MID MICHIGAN CABLE CONSORTIUM-RECORDING MEETINGS						
	FOOTNOTE AMOUNTS:				2,500		
	MMDC ANNUAL CLIENT FEE						
	FOOTNOTE AMOUNTS:				400		
	AUDIT PRESENTATION						
	FOOTNOTE AMOUNTS:				10,000		
	PLANNING/ENGINEERING CONSULTATIONS FOR IMPLEMENTATION OF WDDA DEV PLAN						
	GL # FOOTNOTE TOTAL:				13,300		
250-728-801.003	SIDEWALK SNOWPLOWING	3,500	8,000	8,000	9,000	9,000	
250-728-880.000	COMMUNITY PROMOTION	5,500	16,500	6,500	16,500	16,500	
	FOOTNOTE AMOUNTS:				5,000		
	MT. PLEASANT AREA CVB - CONTRIBUTION FOR PROMOTION OF DISTRICT						
	FOOTNOTE AMOUNTS:				1,000		
	MT. PLEASANT MUNICIPAL AIRPORT - CONTRIBUTION TO CREW CAR OPERATIONS						
	FOOTNOTE AMOUNTS:				500		
	MISC. COMMUNITY PROMOTION						
	FOOTNOTE AMOUNTS:				10,000		
	CONTRIBUTION TO CREATION OF NEW GATEWAY BANNERS FOR US-127 INTERCHANGE						
	GL # FOOTNOTE TOTAL:				16,500		
250-728-883.000	COMMUNITY IMPROVEMENT GRANTS		40,000	10,000	40,000	40,000	
250-728-900.000	PRINTING & PUBLISHING		500	500	250	250	
250-728-955.000	MISC.				100	100	
250-728-957.300	MEMBERSHIP & DUES	375	500	500	500	500	
250-728-967.400	STREET/ROAD PROJECTS		1,000	1,000	50,000	50,000	
	DEVELOPMENT OF A PLAN FOR STORM DRAINAGE, SIDEWALKS, STREETLIGHTS FROM REMUS RD TO BRIDGE ON LINCOLN						
250-728-967.500	SIDEWALK/PATHWAY PROJECTS		20,000	20,000	175,000	175,000	
	SIDEWALK CONNECTOR ON BRADLEY ST N FROM REMUS RD. TO THE MIDDLE SCHOOL SIDEWALK						
250-728-974.204	LAND IMPRVMENTS-REMUS RD RIGHT OF				50,000	50,000	
	PLAN FOR STREETLIGHTING-STREETScape IMPROVEMENTS						
Totals for dept 728 - ECONOMIC DEVELOPMENT		12,745	99,800	59,800	354,650	354,650	
TOTAL APPROPRIATIONS		78,511	169,400	129,400	427,650	427,650	
NET OF REVENUES/APPROPRIATIONS - FUND 250		376,376	321,750	361,750	83,500	83,500	
	BEGINNING FUND BALANCE	830,973	1,207,348	1,207,348	1,569,098	1,569,098	1,569,098
	ENDING FUND BALANCE	1,207,349	1,529,098	1,569,098	1,652,598	1,652,598	1,569,098

Charter Township of Union
East DDA Fund Long Term Forecast
October, 2024

Fiscal Year	Projected Year End 2024	Recommended Budget 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenues											
Property Tax ¹	561,000	575,000	598,000	621,920	634,358	647,046	659,986	673,186	686,650	700,383	714,391
Property Tax Refunds-MTT	-4,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000
State Aid Revenue ²	73,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Interest Earned	80,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000
Other Revenue	1,000	500	500	500	500	500	500	500	500	500	500
Total Revenues	711,000	735,500	758,500	782,420	794,858	807,546	820,486	833,686	847,150	860,883	874,891
Expenditures											
Professional and Contractual Services ³	81,000	88,000	92,400	97,020	99,931	102,929	106,016	109,197	112,473	115,847	119,322
Community Improvement Grants	10,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection ⁴	81,000	88,000	89,000	90,000	91,000	92,000	93,000	94,000	95,000	96,000	97,000
Projects ⁵	91,420	1,925,420	800,000	800,000	800,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Expenditures	263,420	2,141,420	1,021,400	1,027,020	1,030,931	634,929	639,016	643,197	647,473	651,847	656,322
Excess of revenue over expenditures	447,580	-1,405,920	-262,900	-244,600	-236,072	172,617	181,470	190,489	199,677	209,036	218,568
Fund Balance - beginning of year	2,038,746	2,486,326	1,080,406	817,506	572,906	336,834	509,451	690,921	881,410	1,081,087	1,290,123
Projected Fund Balance - end of year	2,486,326	1,080,406	817,506	572,906	336,834	509,451	690,921	881,410	1,081,087	1,290,123	1,508,692
Fund Balance Policy⁶	28,667	23,084	36,901	37,837	38,489	39,156	39,837	40,534	41,246	41,975	42,721
Amount over/(under) policy target	2,457,659	1,057,322	780,605	535,069	298,345	470,295	651,084	840,877	1,039,841	1,248,148	1,465,970
Fund balance percent of operating expenditures	1446%	500%	369%	252%	146%	217%	289%	362%	437%	512%	589%

Assumptions:

¹ Taxable value increases 4% per year for 2026 and 2027, with the following years increasing at 2% per year

² State Aid Revenue estimated to stay about the same from year to year

³ Expenses increase 5% per year for 2026 and 2027, with the following years increasing at 3% per year

⁴ Reimburse tax captures to Fire Fund for fire protection services, estimated to increase \$1,000 annually

⁵ Annual spending on projects assumption \$800,000 in 2026, 2027, and 2028 for anticipated road improvements, then \$400,000 each year from 2029 until 2034

⁶ Fund balance policy equals 2 months of normal operational expenditures or 16.7% of operating expenditures

Charter Township of Union
West DDA Fund Long Term Forecast
October, 2024

Fiscal Year	Projected Year End 2024	Recommended Budget 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenues											
Property Tax ¹	442,000	454,000	472,160	491,046	500,867	510,885	521,102	531,524	542,155	552,998	564,058
Property Tax Refunds-MTT	-4,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000
Interest Earned	50,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000
Total Revenues	488,000	508,000	526,160	545,046	554,867	564,885	575,102	585,524	596,155	606,998	618,058
Expenditures											
Professional and Contractual Services ²	13,300	13,300	13,965	14,663	15,103	15,556	16,023	16,504	16,999	17,509	18,034
Community Promotion	6,500	16,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Community Improvement Grants	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection ³	69,600	73,000	74,000	75,000	76,000	77,000	78,000	79,000	80,000	81,000	82,000
Projects ⁴	21,000	175,000	400,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Total Expenditures	150,400	317,800	534,465	636,163	637,603	639,056	640,523	642,004	643,499	645,009	646,534
Excess of revenue over expenditures	337,600	190,200	-8,305	-91,117	-82,736	-74,172	-65,421	-56,479	-47,344	-38,011	-28,476
Fund Balance - beginning of year	1,207,348	1,544,948	1,735,148	1,726,843	1,635,726	1,552,990	1,478,819	1,413,398	1,356,919	1,309,575	1,271,564
Projected Fund Balance - end of year	1,544,948	1,735,148	1,726,843	1,635,726	1,552,990	1,478,819	1,413,398	1,356,919	1,309,575	1,271,564	1,243,089
Fund Balance Policy⁵	21,567	23,800	22,411	22,694	22,934	23,177	23,421	23,668	23,917	24,169	24,423
Amount over/(under) policy target	1,523,381	1,711,348	1,704,432	1,613,032	1,530,056	1,455,642	1,389,977	1,333,251	1,285,658	1,247,396	1,218,666
Fund balance percent of operating expenditures	1194%	1215%	1284%	1201%	1129%	1063%	1006%	956%	913%	877%	848%

Assumptions:

¹ Taxable value increases 4% per year for 2026 and 2027, with the following years increasing at 2% per year

² Expenses to increase 5% per year in 2026 and 2027, with the following years increasing at 3% per year

³ Reimburse tax captures to Fire Fund for fire protection services' estimated to increase \$1,000 annually

⁴ Annual spending on projects assumption \$400,000 in 2026, then \$500,000 beginning in 2027 until 2034

⁵ Fund balance policy equals 2 months of normal operational expenditures or 16.7% of operating expenditures

To: Economic Development Authority Board **DATE:** October 2, 2024
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director **DATE FOR CONSIDERATION:** 10/15/2024

ACTION REQUESTED: To authorize the owners of the Mister Car Wash at 5190 E. Pickard Rd. (PID14-146-00-012-01) to remove two existing street trees that are blocking visibility to their freestanding sign from eastbound M-20.

Current Action Emergency
 Funds Budgeted: No If Yes Account # _____
 Finance Approval _____

BACKGROUND INFORMATION

The EDA Board is charged with overseeing local economic development activities within the East DDA District, which includes efforts to attract and retain businesses, and to strengthen and support a healthy business climate in the district. Landscaping improvements, including various tree plantings along the edge of the road right-of-way, were installed along the E. Pickard Rd. (M-20) corridor in part to meet these objectives.

However, as the street trees have matured there has occasionally proved to be a need to remove a tree for various reasons. In 2010, the EDA Board adopted a policy and an informal application process for business owners to submit tree removal requests for EDA Board consideration.

On September 25, 2024, Mr. John Hagerman, General Manager of the Mister Car Wash facility on the southwest corner of E. Pickard Rd. (M-20) and Elizabeth St., just west of the Holiday Inn and Big Sandy furniture store, submitted a request for EDA Board authorization to remove four (4) deciduous trees located along the front of the subject lot.

Tree Removal Evaluation

These “Kew” Ginkgo trees were planted about 17 years ago. This is a hardy but slow growing species. Although the four trees were planted at the same time, they have matured differently and have different visual impacts on the Mister Car Wash freestanding sign:

Tree #1 is nearest to the intersection with Elizabeth St. This tree partially blocks visibility of the sign at a distance for westbound traffic. It also appears to be located within what the Township’s



Zoning Ordinance describes as the “clear vision triangle” at the intersection. For these reasons, staff would have no objection to EDA Board authorization for Mister Car Wash to remove this tree.

Tree #2 is the tallest and healthiest of the four trees and is located in front of and nearly in line with the long axis of the sign. Other than a limb or two that are beginning to reach near to the sign, this tree does not have any material impact on sign visibility. It is the recommendation of staff that this tree remain in place. Staff will work with our landscape maintenance contractor (Goenner) to arrange for tree trimming work to be completed at the appropriate season to remove growth that may come to impair vision.

Tree #3 is the smallest of the four trees and is located just in front of the center of an existing hedgerow on the Mister Car Wash parcel. Because of its position and relative height to the sign, this tree has the most significant visual impact. The tree completely obscures the view of the sign for eastbound traffic. At the slow rate of growth exhibited by this tree, it would continue to obscure the sign if allowed to remain. For this reason, staff would have no objection to EDA Board authorization for Mister Car Wash to remove this tree.

Tree #4 is located closer to the northwest corner of the Mister Car Wash lot and is the farthest tree from the sign. This tree does have some effect on sign visibility, but only in part and at a longer distance for eastbound traffic in the right-hand lane. It is otherwise out of the view-line to the sign for eastbound motorists. The “Kew” Gingko trees are relatively compact, with an anticipated tree canopy width at maturity of 15 feet. If in the future limbs from this tree begin to obscure views the sign at a closer distance for east bound traffic, the East DDA District’s landscape contractor can be directed to complete necessary trim work. For these reasons, it is the recommendation of staff that this tree remain in place.



Looking east



Looking west

Tree Replacement Recommendation

Mr. Hagerman noted a willingness to provide replacement tree plantings in a manner *“that will not grow to block the sign in the future.”* There is space within the lot boundaries, either near the northeast corner of the lot or along the Elizabeth St. frontage where additional landscaping (including any required replacement trees) could be planted. However, it is the observation of staff that, if the EDA Board is in agreement with the recommendation to only authorize removal of trees #1 and #3, the two remaining trees combined with the hedgerow along the front of the Mister Car Wash lot would continue to provide a visual benefit for the M-20 corridor without any additional or required replacement plantings.

It is the recommendation of staff that no tree replacements be required for this project, provided that trees #2 and #4 remain in place.

SCOPE OF SERVICES

To authorize the owners of the Mister Car Wash to remove existing street trees in front of their lot at 5190 E. Pickard Rd.

JUSTIFICATION

The EDA Board is charged with overseeing local economic development activities within the DDA Districts. Consistent with the East DDA District’s Development Plan, EDA Board investments in the district are intended to help attract and retain businesses, to improve the visual character, function, and infrastructure in the district, and to expand opportunities for recreational activities, events, and tourism in the area. The EDA Board has invested substantial resources in the establishment and maintenance of public improvements in the East DDA District, including landscaping.

Planting and maintenance of street trees along the E. Pickard Rd. (M-20) corridor is consistent with the East DDA District’s Development Plan and helps to establish a distinct visual character for this area that is welcoming to visitors and supports local business investment and growth. Any removal of street trees along the corridor should only be authorized consistent with the EDA Board’s tree removal policy adopted on 10/19/2010.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed (from Policy 1.0: Global End):

- 1. Community well-being and common good**
- 5. Commerce**

The Economic Development Authority Board Is dedicated to fostering economic growth and mitigating blight within its jurisdiction. Regular maintenance of public road margins where the EDA has previously invested in improvements is essential for optimizing Township resources (1.0) and supporting the local economy (1.5). A well-maintained business district contributes to a vibrant community (1.1) and fosters a welcoming atmosphere for residents, visitors, and potential business investors (1.1.1), and encourages pride in and engagement with the community (1.1.1.3).

COSTS AND PROJECT TIMETABLE

If authorized, the trees would be removed by the owners of Mister Car Wash at their expense and based on their planned timetable for completion.

RESOLUTION

Motion to authorize the owners of the Mister Car Wash at 5190 E. Pickard Rd. (PID #14-146-00-012-01) to remove the existing E. Pickard Rd. (M-20) street tree #1 located east of the existing freestanding sign at the intersection with Elizabeth St. and existing tree #3 located in front of the center of an existing hedgerow on the Mister Car Wash lot, both of which are blocking visibility to their freestanding sign, subject to the following conditions:

- 1. Documentation of liability insurance for the contractor hired to remove the tree shall be provided to the Community and Economic Development Director prior to removal.
- 2. The project shall include removal of the tree, the stump, and all debris; replacement of topsoil to level the site; and seeding of the disturbed area with grass seed.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Thomas Kequom, EDA Chair



Date: September 25, 2024

To: Economic Development Authority Board

Subj: East Pickard Road Streetscape

RE: Tree removal request

We respectfully request to remove some trees located at Mister carwash 5190 East Pickard St Mt.Pleasant. The number of trees to be removed is 4. We would like the trees removed for the following reasons: When approaching our road sign coming from the west you cannot see the sign and coming from the east the same applies. There are three trees on the west side of the sign and one on the east side that we are requesting to have removed. To help maintain the campaign of appearance on Pickard we are open to plant something that will not grow to block the sign in the future.

We do understand that we will be responsible for the removal and cost if granted.

We thank you for considering this request.

Mister Carwash

John Hagerman GM

1-989-450-5520 (Cell)

Jhagerman@mistercarwash.com

**Charter Township of Union Economic Development Authority Board
Isabella County, MI**

Resolution

The Charter Township of Union Economic Development Authority Board is charged with promoting economic development and reducing blight within its boundaries. The landscaping improvements along East Pickard Road are a valuable asset in meeting these objectives. The Board places a very high value on the trees that have been planted along this corridor. From time to time the Board has received requests to remove one of these trees for various reasons. The purpose of this resolution is to provide property owners along the East Pickard corridor with some guidance on this issue.

It was moved by Jim Zalud and supported by Carol Churchill to adopt the following:

Be it resolved, any request to remove a tree that has been planted by the EDA, must be:

1. Made in writing and addressed to the EDA Chair.
2. The request must give a clear reason(s) for the removal. Any negative impacts on the property owners business must be included as well as photos.
3. Clearly describe the tree(s) requested to be removed.

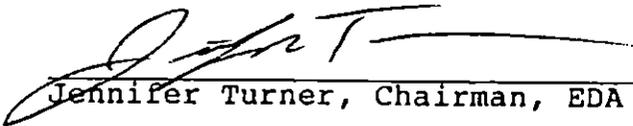
Since the Board places a very high value on these trees, it is the property owner's burden to prove to the Board the removal of the tree(s) is necessary. If the Board does give permission to remove a tree, it will be done at the property owner's expense.

AYES: John Barker, Carol Churchill, Marty Figg, Thomas Kequom
Jeremy Sheets, Jennifer Turner, Jim Zalud & Bill Zehender

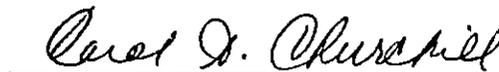
NAYES: None

ABSENT: Sara Spencer Noggle

The Resolution is declared ADOPTED.


Jennifer Turner, Chairman, EDA Board

10-19-2010
Date


Carol Churchill, Secretary, EDA Board

10.19.2010
Date



REQUEST FOR EDA BOARD ACTION

To: Economic Development Authority Board **DATE:** October 3, 2024
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director **DATE FOR CONSIDERATION:** 10/15/2024

ACTION REQUESTED: To approve the schedule of regular and informational meetings of the Economic Development Authority Board for the 2025 calendar year to take place at 4:30 p.m. on the third Tuesday of each month, except as otherwise noted in the schedule, in accordance with the requirements of the Open Meetings Act.

Current Action Emergency

Funds Budgeted: If Yes Account # No N/A

BACKGROUND INFORMATION

The Open Meetings Act requires that the Economic Development Authority (EDA) Board adopt and post an annual meeting schedule prior to the start of the calendar year. In addition, as part of compliance with reporting requirements of Public Act 57 of 2018, the EDA Board has an obligation to schedule and hold two (2) annual “informational meetings” solely to inform the public and governing bodies of each jurisdiction levying taxes subject to capture of the EDA Board’s goals and direction, including projects to be undertaken in the coming year.

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

January 21	April 16 (Joint Meeting)	July 22 Informational	September 16
February 18	May 20	August 19 Informational	October 21
March 18	June 17	**regular meeting to follow	November 18
April 15	July 15	August 19	December 16

SCOPE OF ACTIVITY

To set the 2025 Economic Development Authority Board meeting schedule.

JUSTIFICATION

Adopting and posting an annual meeting schedule alerts the citizens when the EDA Board meetings will be held. Additionally, adopting and posting the meeting schedule is required as part of the Open Meetings Act.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed by adoption of an annual meeting schedule, including the informational meetings required per Act 57 (From Policy 1.0: Global End):

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

COSTS

N/A

TIMETABLE

N/A

RESOLUTION

To approve the schedule of regular and informational meetings of the Economic Development Authority Board for the 2025 calendar year to take place at 4:30 p.m. on the third Tuesday of each month, except as otherwise noted in the schedule, in accordance with the requirements of the Open Meetings Act.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

Thomas Kequom, EDA Chair