

**NOTICE OF TOWNSHIP BOARD MEETING
TO BE HELD ELECTRONICALLY
CHARTER TOWNSHIP OF ELMWOOD
LEELANAU COUNTY, MICHIGAN**

To: The residents and property owners of the Charter Township of Elmwood, Leelanau County, Michigan, and any other interested parties.

Please take notice that a meeting of the Board of the Charter Township of Elmwood will be held on December 14, 2020 at 6:00 p.m. by electronic remote access; see attached agenda.

Electronic remote access, in accordance with Michigan law, will be implemented in response to COVID-19 social distancing requirements and limitations on the number of individuals in a meeting hall. All Board members will be participating remotely.

The public will be able to listen to the meeting and offer public comment by calling (312) 626-6799. The webinar ID is 898 1077 6601. The public can watch the meeting live by following a link on the Township website at leelanau.gov/elmwoodtwp.asp. This is video only. To participate in public comment, you must call in to the number above.

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon 72 hours advance notice by contacting Connie Preston, Township Clerk, by email, phone, or mail at the below.

Connie Preston
Elmwood Township, Clerk
10090 E. Lincoln Rd.
Traverse City, MI 49684
Phone: (231) 946-0921
Email: clerkpreston@elmwoodtownship.net

YOUNG, GRAHAM & WENDLING, P.C.

Attorneys at Law
104 E. Forest Home Ave., P.O. Box 398
Bellaire, Michigan 49615
(231) 533-8635
Facsimile (231) 533-6225
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Bryan E. Graham
Peter R. Wendling

James G. Young, *Of Counsel*

M E M O R A N D U M

TO: Jeff Shaw, Supervisor
Elmwood Charter Township **VIA EMAIL**

FROM: Bryan E. Graham *BEG*

DATE: December 3, 2020

SUBJECT: Resolution establishing procedures for electronic meetings and for participation by members of a public body remotely

As you know, Governor Whitmer signed into law Act 228 of the Public Acts of 2020. This Act, which went into effect immediately after her signature, permits in certain circumstances public bodies to meet electronically and to permit members of those public bodies to participate in, and vote on, business before the public body remotely. One of the provisions of this Act requires that a public body that desires to hold meetings electronically, or to allow members to participate remotely, establish procedures to ensure compliance with the requirements of the Act.

Therefore, pursuant to your request I have prepared the enclosed resolution establishing the procedures to allow electronic meetings and to allow members to participate in meetings remotely. There is no legal requirement that this resolution be published in the newspaper. Now that Emergency Order under MCL 333.2253 – Gatherings and Face Mask Order has been issued, which prohibits any indoor gathering at non-residential venues (in-person meetings), the electronic meeting at which the resolution is adopted should be preceded by a notice posted no less than 18 hours prior to the meeting that follows the requirements of the resolution itself. I would have preferred that the resolution be adopted at an in-person meeting, but that is no longer legally possible.

If there are questions concerning the resolution or the legal requirements of the Act, please do not hesitate to contact me.

BEG

Enclosure

**ELMWOOD CHARTER TOWNSHIP
RESOLUTION 16 of 2020**

**RESOLUTION ESTABLISHING PROCEDURES TO ALLOW
ELECTRONIC MEETINGS OF ALL ELMWOOD CHARTER TOWNSHIP
PUBLIC BODIES AND/OR THE ATTENDANCE AT MEETINGS BY
MEMBERS OF THOSE PUBLIC BODIES REMOTELY**

At a regular meeting of the Elmwood Charter Township Board held in the Elmwood Charter Township Hall, located at 10090 E. Lincoln Rd., Traverse City, Michigan on December 14, 2020 at 6:00 p.m..

PRESENT:

ABSENT:

The following resolution was made by _____ and seconded by _____, to-wit:

RECITALS

- A. Effective October 16, 2020 Act 228 of the Public Acts of 2020 (the Act) amended Section 3 of the Open Meetings Act (OMA) and added Section 3a to the Open Meetings Act to permit in certain circumstances public bodies to meet electronically and to permit members of those public bodies to participate in, and vote on, business before the public body remotely.
- B. The Act requires the public body, defined in Section 2(a) of the OMA to be the Elmwood Charter Township Board, including all boards, commissions, committees, subcommittees, authorities, or councils of Elmwood Charter Township, to establish procedures to ensure compliance with the requirements of the Act related to electronic meetings and participation in meetings by members of the public body remotely.
- C. The Elmwood Charter Township Board, therefore, desires to comply with this statutory requirement by establishing of the procedures contained in this Resolution.

RESOLUTION

NOW THEREFORE BE IT RESOLVED, that the Elmwood Charter Township Board hereby establishes the following procedures to permit the Elmwood Charter Township Board and all other public bodies of Elmwood Charter Township to meet electronically and to permit members of the Township Board and members of those

other public bodies to participate in, and vote on, business before the public body remotely.

PROCEDURES FOR ELECTRONIC MEETINGS AND ATTENDANCE BY MEMBERS REMOTELY

1. Circumstances Permitting Electronic Meetings and/or Remote Participation by Members. Electronic meetings of Elmwood Charter Township public bodies, in whole or in part, and/or attendance by members of those public bodies remotely may be permitted under any of the following circumstances:
 - a. Before January 1, 2021, for any circumstances.
 - b. On and after January 1, 2021 through December 31, 2021, only for one of the following:
 - i. Military service.
 - ii. A medical condition.
 - iii. A statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or a local official or local governing body that would risk the personal health or safety of members of the public or the public body if the meeting were held in person, but only to permit the following:
 - (1) To permit the electronic attendance of a member of the public body who resides in the affected area.
 - (2) To permit the electronic meeting of a public body that usually holds its meetings in the affected area.
 - c. After December 31, 2021 only in the circumstances requiring accommodation of members absent due to military duty.
2. Meetings held Electronically.
 - a. Communication. Elmwood Charter Township shall utilize electronic video and/or audio services or equipment that ensures 2-way communication so that during the electronic meeting members of the public body can hear and be heard by other members of the public body and so that participants in the electronic meeting can hear members of the public body and can be heard by members of the public body and other participants during the public comment period. To accommodate individuals with a disability, Elmwood Charter Township may use technology to facilitate typed public

comments during the meeting submitted by members of the public participating in the meeting that may be read to or shared with members of the public body and other participants.

b. Notice.

i. Any meeting to be held electronically shall be preceded by a notice posted at least 18 hours before the meeting on the Township's website that is fully accessible to the public. The notice shall be posted on the homepage of the website or on a separate webpage dedicated to public notices for nonregularly scheduled or electronic public meetings.

ii. The notice of the electronic meeting shall comply with all of the following;

- (1) The notice shall state why the public body is meeting electronically.
- (2) The notice shall include the telephone number, Internet address, or both, plus any required passwords or access codes, needed to allow the public to participate in the electronic meeting.
- (3) The notice shall include the telephone numbers and email addresses for each member of the public body, so that all members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the electronic meeting.
- (4) The notice shall include the name, telephone number, and email address of the Township Clerk, or other person designated by the Township Board, so that persons with disabilities may seek reasonable accommodations necessary to participate in the electronic meeting.

c. Agenda. If an agenda exists for an electronic meeting, then the agenda for that meeting shall be made available to the public at least two hours before the electronic meeting begins by posting the agenda on that portion of the Township's website that is fully accessible to the public. Posting of the agenda, however, shall not prohibit subsequent amendment of the agenda at the meeting.

d. Identification of the Public. Elmwood Charter Township shall not as a condition of participating in an electronic meeting require a person to

register or otherwise provide his or her name or other information or otherwise to fulfill a condition precedent to attendance at the meeting. However, Elmwood Charter Township may require a person to identify himself or herself as may be necessary to permit the person to participate in the public comment period of the meeting.

3. Remote Participation by Members of the Public Body.

a. Communication. When a member of a public body is physically absent from a meeting, but attends the meeting remotely, Elmwood Charter Township shall utilize electronic video and/or audio services or equipment that ensures 2-way communication so that during the meeting the member can hear and be heard by other members of the public body and so that participants in the meeting can hear and be heard by the member. For each member of a public body attending the meeting remotely, that member shall announce at the beginning of the meeting that he or she is attending the meeting remotely and shall, except when his or her absence is due to military duty, announce the member's physical location by stating the county, city, township, or village and the state from which he or she is attending the meeting remotely. These announcements must be included in the minutes of the meeting.

b. Notice.

- i. When a member of a public body is physically absent from a meeting, but attends the meeting remotely, Elmwood Charter Township shall post at least 18 hours before the meeting on the Township's website dedicated to public notices for nonregularly scheduled or electronic public meetings a notice that the member of the public body will be attending the meeting remotely.
- ii. The notice shall include the telephone number and email address for the member of the public body who will be attending the meeting remotely, so that all members of the public may contact the member to provide input or ask questions on any business that will come before the public body at the meeting.

4. Physical Presence Required. If a meeting is held electronically because of the absence of a quorum of members due to military duty or a medical condition, or if a member participates in a meeting remotely due to military duty or a medical condition, then only those members absent due to military duty or a medical condition may participate remotely. Any member of the public body who is not on military duty or does not have a medical condition must be physically present at the meeting to participate.

RESOLUTION DECLARED ADOPTED.

ELMWOOD CHARTER TOWNSHIP

By:

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Elmwood Charter Township Board at its regular meeting held on December 14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: December 14, 2020

Connie M. Preston, Clerk

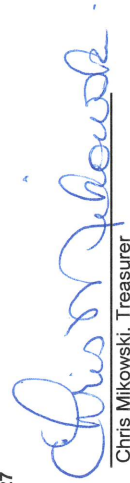
Treasurer's Report reflects
bank account balances

Treasurer's Report

NOVEMBER 2020

INVESTMENT ACCOUNTS CD's	PURCHASED AMOUNT	PRIOR MONTH VALUE	CURRENT VALUE	EST MONTHLY INT	PAID INTEREST
#101 General Fund	General Fund Huntington		\$ 696,105.39		
#203 Metro Authority	Huntington Bank		\$ 42,958.14		
#206 Fire Fund	Huntington Bank		\$ 528,043.03		
#207 Police	Huntington Bank		\$ 809.28		
#212 Liquor Control Fund	Huntington Bank		\$ 3,434.20		
#590 Sewer CD Mat May 2018	Sewer Huntington		\$ 604,451.62		
#591 Timberlee H20	Huntington Bank		\$ 382,162.93		
#592 Greilickville H20	Huntington Bank		\$ 131,237.69		
#594 Marina	Marina Huntington		\$ 432,005.23		
#701 Trust & Agency	Huntington Bank		\$ 978.49		
#703 Current Tax	Huntington Bank		\$ 30,149.78		
#815 E. Timberwoods	Huntington Bank		\$ 22,468.24	*(9,979.35)	
#816 GSAD Receivable	Savings Huntington		\$ 62,822.22		
#817 SBlue & Old Orch	Huntington Bank		\$ 1,598.24	*(6,698.86)	
#818 Old Orchard	Huntington Bank		\$ 2,100.95		
#820 Maintenance E.R. Rds	Huntington Bank		-\$ 2,699.10		
#821 Maintenance S.B. Rds	Huntington Bank		\$ 3,350.82		
#861 Bayview Estates Lights	Huntington Bank		\$ 2,306.32		
TOTAL		\$ 2,944,283.47			
#101 Goldman Sachs	\$200,000.00		\$ 203,266.00	\$ 3,266.00	
#101 Beal Bank	\$190,000.00		\$ 190,047.50	\$ 47.50	
#101 FIDELITY GOV MMKT DAILY		\$ 8,974.60	\$ 10,688.64	\$ 1,714.04	\$1,714.04
#206 Federal Farm	\$235,000.00		\$ 235,002.35		
#206 MMKT		\$ 5,032.16	\$ 5,032.20	\$ 0.04	\$0.04
#590 Ally Bank	\$250,000.00		\$ 258,970.00	\$ 8,970.00	
#590 Morgan Stanley	\$150,000.00		\$ 154,902.00	\$ 4,902.00	
#590 JP Morgan Chase	\$250,000.00		\$ 250,000.00	\$ 0.00	
#590 DREYFUS GOVT	\$121,355.93	\$ 121,357.96	\$ 121,360.20	\$ 2.24	\$2.24
BOND INTEREST			\$ 6,087.12	\$ 6,087.12	
#594 Dreyfus MMKT	\$ 150,000.00	\$ 154,175.88	\$ 154,177.15	\$ 1.27	\$ 1.27
#594 Morgan Stanley	\$ 250,000.00		\$ 250,000.00	\$ 0.00	
BOND INTEREST			\$ 2,961.64	\$ 2,961.64	
TOTAL		\$1,796,355.93	\$ 1,842,494.80	\$ 27,951.85	\$1,717.59
GRAND TOTAL			\$ 4,786,778.27		

Connie M. Preston, Clerk


Chris Mikowski, Treasurer

To: Elmwood Township Board

From: Sara Kopriva AICP, Planner/Zoning Administrator

RE: November 2020 Planning and Zoning Report

Land Use Permits:

	November 2020	November 2019	Year to Date 2020	Year to Date 2019
Single Family Dwelling	1	0	11	24
Attached SFD	0	0	0	2
Accessory Building	0	1	11	7
AG Building	0	0	0	5
Residential Addition	2	2	7	11
Deck	1	0	5	8
Sign	0	0	7	0
Commercial	0	0	2	3
Misc.	0	1	4	6
Total Permit	4	4	49	66
 Fees Collected	 \$265.84	 \$141.44	 \$2,691.16	 \$4,522.33

Zoning Board of Appeals:
Past Meeting

- No business

Future Meeting

- January 6, 2020- Organizational Meeting

Planning Commission:
Past Meeting

- November 4, 2020- Continuation on uses in Rural Resort
- November 17, 2020- Continuation of Rural Resort Amendment, Capital Improvement Plan

Future Meeting

- December 15, 2020- Rural Resort Amendment, Capital Improvement Plan

Elmwood Township Fire and Rescue Department

Fire Department Monthly Report – November 2020

From: Keith Tampa, Fire Chief

To: The Township Board of Trustees, Charter Township of Elmwood

Total Calls for the Month:

67

Incident Type Breakdown per the National Fire Incident Reporting System (NFIRS)

• Fire Incidents:	1
○ 1 Structure fires	
• Overpressure Rupture, Explosion, Overheat (no fire):	0
• Rescue & EMS Incidents:	27
○ 25 EMS calls	
○ 1 Motor vehicle accident with no injuries	
○ 1 Rescue or EMS stand by	
• Hazard Condition (No Fire):	15
○ 6 Tree obstructing roadway	
○ 2 Non-power lines obstructing roadway	
○ 1 Gas leak (natural or LPG)	
○ 1 Chemical spill or leak	
○ 1 Carbon monoxide incident	
○ 3 Power line down	
○ 1 Arcing, shorted electrical equipment	
• Service Calls:	15
○ 2 Assist police or other governmental agency	
○ 1 Public service	
○ 12 Assist invalid (Lift assist)	
• Good Intent Call:	6
○ 2 Dispatched and cancelled enroute	
○ 2 Dispatched and cancelled enroute – Auto/Mut. Aid	
○ 1 Welfare check, no emergency found	
○ 1 Authorized controlled burning	
• False Alarm/False Calls	3
○ 1 Smoke detector activation, no fire-unintentional	
○ 2 Alarm system activation, no fire	
• Severe Weather	0
• Overlapping Incident(s) (Non-NFIRS category)	5

Mutual Aid – Given/Received

Type of Aid

Incidents

Departments

Received:

0

-

Given:

3

Cedar, Suttons Bay, Traverse City

There were 3 requests for mutual aid. EFD was cancelled enroute to 1. The 2 remaining assists were for an EMS call (Suttons Bay) and for a structure fire (Traverse City).

Response Times (averages)

Type	Times (hh:mm:ss)	Notes
• Alarm Handling (call to dispatch)	00:02:33	All calls
○ Alarm Hand. – Adjusted	00:01:11	Minus delays (Sheriff or another agency sent earlier. EFD usually requested after the fact.
• Turnout Time (dispatch to enroute)	00:02:40	All calls*
*Mutual aid (given) may increase the turnout time. EFD maintains 2 personnel in the station to staff the ambulance, requiring off duty or paid-on-call to come in for the response or back fill. Mutual aid is provided sooner when more than 2 personnel are on duty.		

General Updates

ADMINISTRATION / OPERATIONS

- **General Run Information.** Run volume is up 97% from last year (2019 November = 34 incidents). November 2018 had 30 incidents. The increase is seen mainly in Hazardous Condition and Service calls. A handful of the Hazardous Condition calls are tied to the wind event earlier in the month.
- **Mutual Aid Policies.** Leelanau County fire chiefs have reviewed and adopted guidance policies that address mutual aid: Personnel Accountability, Rapid Intervention Team (RIT), and Mayday Event. These policies will help standardize certain "on-scene" operations between departments. Policies are similar to those in Grand Traverse county, further helping with operations with county border departments.
- **COVID Update.** EFD had two (2) responders pursue testing due to possible exposures. MDHHS quarantine guidelines were followed. Testing results were negative for both individuals. EFD continues to monitor supplies and is updated periodically by regional agencies, including the Michigan Health Alert Network (MHAN). PPE supplies remain sufficient.
- **EFD Officer Meetings.** Bi-weekly meetings have restarted. Meetings are used to coordinate activities and responsibilities between shifts. These meetings also allow officers to discuss common issues and report on various projects.
- **Personnel.**
 - Fit-for-Duty. Essentially, all interior firefighting personnel have completed this annual requirement which includes a medical physical and job ability evaluation. Documentation pending on one FF.
 - Applicants. Receive one inquiry if EFD was hiring EMTs. Emailed an application to the individual.
 - Sam Mills. Sam has terminated her part-time employment with EFD due to scheduling conflicts.
 - Military Leave Policy. Reviewed for Township Board approval.

APPARATUS AND EQUIPMENT

- **Apparatus**
 - Future Pumper/Tanker. Discussions are narrowed down to two (2) vendors: Alexis and Rosenbauer. Staff are going through the details of both specifications.
 - Engine 113. Rescheduled for follow up repair on an exhaust leak pending resolution of 121 issue.
 - Tanker 121. Rescheduled for repair on engine brake. GT Diesel evaluated and found an electrical issue. Rescheduled for early December. Delay due to holiday and pending receipt of electrical schematics.
- **Equipment**
 - Tablets/Mobile Data Terminals (MDTs). This project is moving forward. EFD is signing on with FirstNet (AT&T) to provide in apparatus communications and mobile data terminals (tablets). This system will allow EFD to improve its response and information capabilities in the field and with Dispatch. The MDTs will put incident response and site-specific information in four (4) of our frontline units and provide data transmission capabilities with dispatch, the hospital, and other units.

FACILITIES AND GROUNDS

- **Furnaces and Boiler.** Annual preventative maintenance has been completed.

PUBLIC EDUCATION AND RELATIONS

- **Site Reviews**
 - Nothing to report
- **Fire Prevention**
 - Newsletter. EFD included a newsletter in the Township's winter mailing. EFD uses the Township mailings to promote its smoke alarm program, provide fire safety information, and share updates on department operations.

TRAINING

- **Trainings this Month:**
 - Hostile Events: Preparation. Webinar
 - 2020 Emergency Response Guide (HazMat)
 - HazMat Incident Review (Historical) – Incident management
 - Station Air Fill System (SCBA)

MEETINGS ATTENDED

- Elmwood Township Board Regular General Meeting
- Elmwood Township Budget Work Session
- Township Supervisor
- Township Clerk – 2021 Budget
- EFD Officers' Meeting
- Northwest Regional Medical Control (Teleconference)
- Leelanau County Fire Chiefs' Association (Teleconference)
- Leelanau County 911 Advisory Board Meeting (Teleconference)
- Grand Traverse Area Chiefs' Meeting – Regional staffing
- Region 7 Full Scale Exercise Planning Meeting (Teleconference)
- MDHHS - COVID Update (Teleconference)
- MFFTC Meeting (Teleconference)

**CHARTER TOWNSHIP OF ELMWOOD
REGULAR BOARD MEETING
NOVEMBER 9, 2020
IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 6:00 p.m.

Pledge of Allegiance:

Supervisor Shaw led the Pledge of Allegiance

Roll Call:

Present: Jeff Shaw, Connie Preston, Terry Lautner, Jim O'Rourke, Dave Darga, Chris Mikowski, and Kyle Trevas

Excused: None

Declaration of Conflict of Interest:

Supervisor Shaw declared a conflict of interest with item 10.c, Brewery Creek Parking Lot Lighting Bill
MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE O'ROURKE TO RECUSE SUPERVISOR SHAW FROM
ITEM 10.c. The motion passed 6-0 by a voice vote.

Public Comment

Sue Jones

Consent Calendar:

Department Reports:

Treasurer
Planning/Zoning
Fire
Harbormaster

Committee Reports:

Minutes:

10-12-20

Post Audit Invoices 10-15-20 through 11-8-20

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO APPROVE THE CONSENT CALENDAR
AS PRESENTED. The motion passed unanimously by a voice vote.

Agenda Approval

Clerk Preston requested that 10.a be removed and replaced with a budget amendment resolution.
MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO APPROVE THE AGENDA AS MODIFIED.
The motion passed unanimously by a voice vote.

Supervisor Remarks

Supervisor Shaw submitted a written report.

Trustee Remarks

Trustee O'Rourke thanked the Buildings and Grounds crew for their work this season and added that
November 10th is the Marine Corps birthday.

Engineer's Report

None

Other Officer Remarks

Harbormaster Pete Moon asked the Board if the marina gates should be closed for the season. It was
Board consensus to leave the gates open until there was snow. Supervisor Shaw and Pete Moon to
determine the closing.

Fire Chief Keith Tampa updated the Board on Fire Department stats.

John Divozza from the Grand Traverse County DPW updated the Board on the upcoming water rate study that will help the board to set rates that will cover all costs of operating the water systems.

Communications from the Clerk

Clerk Preston reported that the State Shared Revenue check from October was the highest ever received. She also reported that voter turnout for November 3rd was not a record at 82%.

OLD BUSINESS

Consideration of Fireworks Ordinance

The ordinance was introduced at the October 12th meeting and published for consideration at this meeting.

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO ADOPT ORDINANCE 2020-1, THE CONSUMER AND DISPLAY FIREWORKS ORDINANCE. The motion passed 7-0 by a roll call vote.

Consideration of Net Density Zoning Ordinance Amendment

The ordinance was introduced at the October 12th meeting and published for consideration at this meeting.

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE O'Rourke TO ADOPT ORDINANCE 2020-3, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO AMEND THE WETLAND DEFINITION AND ADD NET DENSITY AND NET LOT AREA DEFINITIONS. The motion passed 7-0 by a roll call vote.

NEW BUSINESS

Budget Amendment Resolution

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE O'Rourke TO ADOPT RESOLUTION 10 OF 2020, A BUDGET AMENDMENT RESOLUTION. The motion passed 7-0 by a roll call vote.

Consideration of a Premium for Election Workers

Clerk Preston requested that a \$50.00 premium be paid to each election worker with the money coming from the election grant. MOTION BY TRUSTEE TREVAS, SECONDED BY TRUSTEE DARGA, TO APPROVE THE \$50.00 PREMIUM FOR ELECTION WORKERS. The motion passed unanimously by a voice vote.

Brewery Creek Parking Lot Lighting Bill

Supervisor Shaw stepped aside from the chair.

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE LAUTNER, TO HAVE TRUSTEE O'Rourke CHAIR THIS PORTION OF THE MEETING. The motion passed unanimously by a voice vote.

Jeff Shaw of Shaw Property Management presented a request to be reimbursed for the extra cost of the parking lot lighting incurred while waiting for the new panel to be installed. MOTION BY TRUSTEE DARGA, SECONDED BY CLERK PRESTON, TO PAY THE UPCHARGE IN THE ELECTRIC BILL. The motion passed unanimously by a voice vote.

Supervisor Shaw resumed the chair.

Schedule Special Meeting for the Introduction of the STR Ordinance

The Board considered how best to hold the meeting considering the current Health Department restrictions and the high level of interest in this topic. MOTION BY TRUSTEE O'Rourke, SECONDED BY TRUSTEE LAUTNER TO PUT OFF THE MEETING A MONTH AT A TIME. The motion passed unanimously by a voice vote.

Staff will look into possible alternate locations for a meeting and methods of holding a hybrid of in-person and remote.

Schedule Budget Work Session

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO SET THE BUDGET WORK SESSION FOR NOVEMBER 18TH AT 1:00 P.M. The motion passed unanimously by a voice vote.

PAYMENT OF INVOICES

MOTION BY TRUSTEE DARGA, SECONDED BY CLERK PRESTON TO PAY THE INVOICES IN THE AMOUNT OF \$45,026.22. The motion passed unanimously by a voice vote.

PUBLIC COMMENT

Sue Jones

Karyl Moore

Adjournment

Supervisor Shaw adjourned the meeting at 7:13 p.m.

**CHARTER TOWNSHIP OF ELMWOOD
SPECIAL BOARD MEETING
NOVEMBER 17, 2020 IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 2:34 p.m.

Pledge of Allegiance:

Supervisor Shaw led the Pledge of Allegiance.

Roll Call:

Present: Jeff Shaw, Connie Preston, Terry Lautner, Kyle Trevas, Dave Darga, Chris Mikowski and Jim O'Rourke

Excused: None

Declaration of Conflict of Interest

None

Public Comment: None

Agenda Approval

Clerk Preston requested that the agenda be amended to include a discussion of how the Board wants the office staffed during the three week pause due to the pandemic. MOTION BY TRUSTEE O'ROURKE, SECONDED BY TRUSTEE DARGA TO APPROVE THE AGENDA AS AMENDED. The motion passed unanimously by a voice vote.

2021 Budget Work Session

Clerk Preston presented the preliminary numbers for the 2021 budget. Wages were calculated with a 2% increase with adjustments made to the FICA and retirement contributions. The rest of the General Fund departments remained nearly the same based on historical numbers.

Chief Tampa requested that the Township contribution to the John Hancock defined contribution retirement plan be restored to 10% for the Fire Department. He wanted to remain competitive with other departments in the area. There was consensus of the Board to do that and Clerk Preston will bring back the necessary plan amendments for approval. This would be applied to all departments. Under Fire Department administrative wages, an assistant chief salary was added at \$50,000.00 and the Fire Chief increased to \$55,000.00.

The Board reviewed the remainder of the departments with no major changes.

Schedule Budget Public Hearing

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE O'ROURKE TO SCHEDULE THE BUDGET PUBLIC HEARING FOR DECEMBER 14TH AT APPROXIMATELY 6:00 P.M., MEETING TO BE HELD REMOTELY. The motion passed unanimously by a voice vote.

Office Staffing

There was consensus of the Board to keep the office open with some staff allowed to work from home when possible.

Public Comment

None

Adjournment

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE TREVAS TO ADJOURN THE MEETING. The motion passed unanimously by a voice vote.

Supervisor Shaw adjourned the meeting at 3:50 p.m.

Check Register Report

Date: 12/07/2020

Time: 1:42 pm

Page: 1

ELMWOOD TOWNSHIP

BANK:

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
Checks								
34994	11/23/2020	Printed			M008	AMERICAN WASTE	ACCT#3406070	440.00
34995	11/23/2020	Printed			B111	BLUECROSS BLUESHIELD OF MI	GROUP 007015150710	551.77
34996	11/23/2020	Printed			C029	CHARTER COMMUNICATIONS	acct#8245 12 895 0008281	518.15
34997	11/23/2020	Printed			C010	CHERRYLAND ELECTRIC COOP	ACCT#9902700	121.50
34998	11/23/2020	Printed			C040	CONSUMERS ENERGY	ACCT#1000 2914 1304	2,767.75
34999	11/23/2020	Printed			M020	DTE ENERGY	ACCT#9100 215 3143 9	717.40
35000	11/23/2020	Printed			E022	ELECTION SOURCE	AV INSTRUCTIONS	47.31
35001	11/23/2020	Printed			G425	GUARDIAN	GROUP ID 00 357534	482.92
35002	11/23/2020	Printed			P043	PRIORITY HEALTH	GROUP ID 790105 S001	5,272.25
35003	11/23/2020	Printed			V014	VERIZON WIRELESS	ACCT#286887497-0001	3.94
35004	11/23/2020	Printed			V023	VSP	CLIENT ID 30031936	373.51
35005	11/24/2020	Printed			E070	ELMER'S CRANE AND DOZER INC.	MARINA PHASE 2	4,302.45
35006	11/24/2020	Printed			E070	ELMER'S CRANE AND DOZER INC.	MARINA PHASE 1	10,819.16
35007	12/01/2020	Printed			N031	TCF BANK	FBO KEITH TAMPA	1,400.00
35008	12/01/2020	Printed			N031	TCF BANK	FBO CHRIS MIKOWSKI	1,400.00
35009	12/01/2020	Printed			N031	TCF BANK	FBO SARA KOPRIVA	1,400.00
35010	12/01/2020	Printed			N031	TCF BANK	FBO KEITH TAMPA	1,400.00
35011	12/01/2020	Printed			N031	TCF BANK	FBO ROBERT SOKOLNICKI	1,400.00
35012	12/01/2020	Printed			N031	TCF BANK	FBO JASON NEWFER	1,400.00
35013	12/01/2020	Printed			N031	TCF BANK	FBO JAKE KUIPER	1,400.00
35014	12/01/2020	Printed			N031	TCF BANK	FBO ERIN GOODRICH	1,400.00
35017	12/02/2020	Printed			N031	TCF BANK	FBO PETE MOON	1,400.00
35018	12/02/2020	Printed			N031	TCF BANK	FBO JAKE KUIPER/FEB 2020	1,400.00
35019	12/03/2020	Printed			E070	ELMER'S CRANE AND DOZER INC.	MARINA PHASE 2 FINAL	63,116.32
35020	12/03/2020	Printed			E070	ELMER'S CRANE AND DOZER INC.	MARINA PHASE 1 FINAL	211,016.27
35021	12/07/2020	Printed			S146	SUPERFLEET MASTERCARD PROGRAM	ACCT#FB627	447.40

Total Checks: 26

Checks Total (excluding void checks):

314,998.10

Total Payments: 26

Bank Total (excluding void checks):

314,998.10

Total Payments: 26

Grand Total (excluding void checks):

314,998.10

NOTICE TO THE PUBLIC

CHARTER TOWNSHIP OF ELMWOOD

2021 REGULAR BOARD MEETING SCHEDULE

The regular board meetings of the Elmwood Township Board will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, Michigan. Meetings are held the second Monday of each month at 6:00 p.m. No new business will be considered after 8:30 p.m. unless approved by a majority vote of the Board. The deadline for submitting applications for agenda requests is 5:00 p.m. seven (7) days prior to the meeting,

January 11, 2021

February 8, 2021

March 8, 2021

April 12, 2021

May 10, 2021

June 14, 2021

July 12, 2021

August 9, 2021

September 13, 2021

October 11, 2021

November 8, 2021

December 13, 2021

Please be advised that any meeting may be canceled or postponed due to a lack of quorum or business. If a meeting is rescheduled, a 24 hour notice will be posted at the Township Hall.

Connie Preston, Clerk
December 14,, 2021

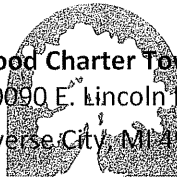
Supervisor's Comments

12/14/20

1. Welcome new Trustee Deborah Allen. We look forward to your experience, expertise and thoughtful deliberation on our Board!
2. Leelanau County continues to work on ditches and culvert in Elmwood Township. Hopefully the flooding issues will be resolved as we clean out the debris and water levels start to recede.
3. Rick Liptak from MDOT will be taking a new position after January 1, 2021. He has been a good contact and has helped push improving the corridor with sidewalks and crosswalks. Hopefully his replacement will be equally as engaged.
4. The Marina and our parks are tucked in for the winter. The Grounds Crew and Marina Crew did a great job again this year.
5. We will continue to monitor the State requirements for meetings as we move forward.
6. Another tax season is upon us. Our treasurer and deputy treasurer have been busy. Thanks to both of them for all their hard work.
7. The beavers have been busy in Cedar Creek and at the Cedar Lake Boat Launch. They are now being trapped and the dam is being removed. Hopefully, the Cedar Lake levels will start to recede.

Planning/ Zoning Department
planner@elmwoodtownship.net

Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, MI 49684



Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Board

From: Sara Kopriva, AICP-Planner

Date: December 7, 2020

RE: Ordinance 3 of 2020- ZO 2017-04-09 Net Density

Recommended Motion: Motion to accept introduction and publish for consideration at the January 11, 2021 meeting.

This amendment was previously before the Township Board for introduction and consideration. Due to a publishing error, we will need to go through the process again. I have included the information that was received by the Board in October regarding this amendment, information that you typically receive for an introduction.

This amendment comes from an application that was before the Planning Commission. 'Net Density' is used in the R-3 zoning district for multiple family dwellings in the Zoning Ordinance. Since there was no definition in the Ordinance, the Planning Commission decided to propose some changes to the definition sections of the Ordinance.

The Elmwood Planning Commission held a public hearing on July 21, 2020 after notice was published in the Leelanau Enterprise. A copy of the minutes are attached.

The Leelanau Planning Commission reviewed the amendment at their September 21, 2020 meeting. A copy of the minutes and comments from the County are attached.

CHARTER TOWNSHIP OF ELMWOOD
Leelanau County, Michigan

Ordinance No. _____
ZO 2017-04-09

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE, IN ACCORDANCE WITH THE PROVISIONS OF THE MICHIGAN ZONING ENABLING ACT, ACT 110 OF THE PUBLIC ACTS OF 2006, AS AMENDED [MCL 125.3101 ET SEQ.], TO AMEND WETLAND DEFINITION AND ADD "NET DENSITY" AND "NET LOT AREA" DEFINITIONS

The Charter Township of Elmwood Ordains:

Section 1: Amendment.

The following sections shall be amended to read as follows:

Add to Article 2, Definitions:

Net Density: The number of dwelling units relative to the net lot area. Calculated as Dwelling Units divided by Net Lot Area.

Net Lot Area: The lot area excluding unbuildable areas of the lot. Examples for unbuildable areas include existing and proposed ingress and egress easements, wetlands, and bodies of water

Amend definition in Article 2, Definitions, to read:

Wetlands: As defined in Act 451 of the Public Acts 1994, as amended, a wetland shall mean land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.

Section 2: Severability.

If any sections, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 3: Effective Date.

This Ordinance shall become effective eight (8) days after publication.

**Charter Township of Elmwood
Planning Commission
Regular Meeting
July 21, 2020
7:00 PM
Approved August 18, 2020**

*This meeting was held electronically due to Covid-19

A. CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:02 PM.

B. PLEDGE OF ALLEGIANCE: Chairman Bechtold led the Pledge of Allegiance.

C. ROLL CALL: Jeff Aprill, Kyle Trevas, Jonah Kuzma, Doug Roberts, Nate McDonald, Rick Bechtold

Excused: Kendra Luta

D. LIMITED PUBLIC COMMENT: (2:58) Jack Kelly 10100 E. Avondale Ln., Rod Jones 12684 S. Cedar Lane, Colleen Mulligan 12702 S. Cedar Lane, Joe Sanok 10626 E. Cherry Bend Rd., Todd Space 11100 S. West Bay Shore Dr., Sue Jones 12684 S. Cedar Lane, Comment on behalf of Del Moore, Joe Testa 10271 S. Center Hwy., Douglas Street 10969 S. West Bay Shore Dr., Brad Purcell 10232 E. Grandview Rd., Kelsey Testa 10271 S. Center Hwy., Emmett Mulligan 12702 S. Cedar Ln.

E. AGENDA MODIFICATIONS/APPROVAL:(31:43) MOTION BY COMMISSIONER TREVAS, SECOND BY COMMISSIONER ROBERTS TO AMEND AGENDA TO REPOSITION J1 TO FOLLOW ITEM H. ROLL CALL VOTE: AYE-KYLE TREVAS, JONAH KUZMA, DOUG ROBERTS, NATE MCDONALD, JEFF APRILL, RICK BECHTOLD. MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER KUZMA TO APPROVE AGENDA AS MODIFIED. ROLL CALL VOTE: AYE-JEFF APRILL, KYLE TREVAS, JONAH KUZMA, DOUG ROBERTS, NATE MCDONALD, RICK BECHTOLD. MOTION APPROVED 6-0.

F. MINUTES-SPECIAL MEETING JUNE 4, 2020: (34:35) MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER KUZMA TO APPROVE MINUTES OF JUNE 4, 2020. ROLL CALL VOTE: AYE- JEFF APRILL, DOUG ROBERTS, KYLE TREVAS, JONAH KUZMA, NATE MCDONALD, RICK BECHTOLD. MOTION APPROVED BY A UNANIMOUS VOTE.

MINUTES-JUNE 16, 2020: MOTION BY COMMISSIONER TREVAS, SECOND BY COMMISSIONER APRILL TO APPROVE MINUTES OF JUNE 16, 2020. ROLL CALL VOTE: AYE-DOUG ROBERTS, JONAH KUZMA, KYLE TREVAS, JEFF APRILL, NATE MCDONALD, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.

MINUTES-JUNE 25, 2020: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER KUZMA TO APPROVE MINUTES OF JUNE 25, 2020. ROLL CALL VOTE: AYE-DOUG ROBERTS, JONAH KUZMA, KYLE TREVAS, JEFF APRILL, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

G. CONSENT CALENDAR: APPROVE/RECEIVE AND FILE: None

H. DECLARATION OF CONFLICT OF INTEREST: (37:25) None

J. NEW BUSINESS:

1. Public Hearing- ZO 2017-04-09 (37:48) Net Density Definitions Amendment

Chairman Bechtold read the opening statement for the public hearing.

Public Hearing opened at 7:42 p.m.

Staff stated, the Planning Commission has been working on this zoning ordinance amendment for a little while trying to figure out how to define net density. As they're aware, net density came up in the R3 district under multi-family development and they found they did not have a definition in the zoning ordinance for net density. They had a Lot Area definition but not a Net Lot Area and they did have a wetlands definition they've changed a little bit. The wetlands definition more closely reflects what state law has for a definition of wetlands. The net density is basically calculating the area of the lot excluding some unbuildable areas which are ingress and egress easements, wetlands, and bodies of water. They talked about steep slopes for quite a while and found it was a difficult item to try to define and include in this portion of the ordinance, especially because the ordinance does not limit construction on those steep slopes. So while they might be moved from those calculations, in this case they actually are not protecting those steep slopes in the long run, that's something they would have to talk about at a different time. So, at this point, the public hearing was published in the July 2nd Leelanau Enterprise as required by state law.

Chairman Bechtold noted Commissioner Luta submitted a document in her absence with some concerns.

Staff read Commissioner Luta's concerns.

Commissioners discussed the net density definitions.

Public Comment: Chairman Bechtold opened public comment at 7:52 p.m.

Jack Kelly 10100 E. Avondale Ln. he would recommend they consider the following language in terms of a definition for net lot area, namely that portion of a parcel's acreage that is proposed for development by an applicant. No one will be able to build in a wetland unless they get permission, which is not likely to occur in most instances, they're not going to be allowed to build in a water body. If steep slopes are desired to be built upon by someone and the applicant is willing to incur the added cost if any and the applicant is able to obtain a permit from the drain commissioner, there's no reason in his opinion why they shouldn't be able to build on a steep slope.

There being no other individuals wishing to comment, public comment closed at 7:56 p.m.

Chairman Bechtold noted there was a comment pursuant to net density in the opening public comment and the commenter wanted to refer to critical soils and steep slopes as they may influence the development.

Chairman Bechtold said they were looking at adding the following definition to article 2; **net density**: the number of dwelling units relative to the net lot area calculated as dwelling units divided by net lot area. The next definition; **net lot area**-the lot area excluding unbuildable areas of the lot; examples for unbuildable areas include existing and proposed ingress and egress easements, wetlands, and other bodies of water. They would amend the following definition to read; **wetlands** as defined in Ag, 451 of Public Acts 1994 as amended; a wetland shall mean land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does not support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh. The Commissioners discussed the definitions.

MOTION BY COMMISSIONER TREVAS, SECOND BY COMMISSIONER ROBERTS TO RECOMMEND TO THE TOWNSHIP BOARD TO ADOPT ZO 2017-04-09 NET DENSITY. ROLL CALL: AYE-KYLE TREVAS, DOUG ROBERTS, JONAH KUZMA, NATE MCDONALD, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.

I. OLD BUSINESS: (1:06:14) ZO 2017-04-08: Short Term Rental Zoning Ordinance Amendment and Licensing Ordinance: The Chair referred the Commission to documents submitted by staff and also identified documents received from citizens including, Del Moore, Sue Jones, Rod Jones, and Jack Kelly.

Staff and Commissioners went through the ordinance and discussed changes.

Staff will communicate with the township lawyer about the ordinance and master plan.

K. COMMENTS FROM THE CHAIR: Chairman Bechtold thanked everyone and the citizens of Elmwood Township that have been patient and have provided good communication of their concerns and ideas with respect to the short term rentals; the Commission appreciates it and takes everything into consideration. He addressed a comment he made earlier about emails received before the meeting, typically he's engaged in other preparatory activity for the meeting and doesn't take the time to look at the email and thank you to staff for helping him through an email he hadn't thoroughly reviewed. He asked that the general public try to get the information to the township in a more timely fashion so they have it available to review.

L. COMMENTS FROM PLANNING COMMISSIONERS: Commissioner Roberts said he admires all of the work that has been done on short term rentals and thank you for hearing him out.

Commissioner Aprill thought they've made great progress and he'd like to see it continue. It seems like they get stuck in a mode of going through things over and over and they just need to submit something to the town board because they may alter it or change it on their own. He thinks it's important to move forward. He encouraged Commissioners to read their Planning and Zoning news because Traverse City has hit the front page.

M. COMMENTS FROM STAFF: Staff sent out an email last week about a citizen planner program that MSU extension is putting on. It's a live webinar Wednesday afternoons and they can let her know if they're interested.

As far as public comment, she does send them later as if they were walking into the meeting and would have them sitting at the desks and they may not have time to review them but she doesn't want anyone's public comment to get missed in a forward or have to send multiple emails, so she likes to wait just prior to the meetings to send them all, but she is

willing to change that policy or set a deadline for public comment to the day prior to a meeting.

N. PUBLIC COMMENT: (2:09:14)

Jack Kelly, Rod Jones, comment on behalf of Del Moore, Emmett Mulligan

O. ADJOURN: ROLL CALL VOTE FOR ADJOURNMENT. AYE-JEFF APRILL, KYLE TREVAS, DOUG ROBERTS, JONAH KUZMA, NATE MCDONALD, RICK BECHTOLD.

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, SEPTEMBER 22, 2020, AT THE LEELANAU COUNTY GOVERNMENT CENTER.

Proceedings of the meeting were recorded and are not the official record of the meeting. The formally approved written copy of the minutes will be the official record of the meeting.

EXCERPT OF DRAFT MINUTES

CALL TO ORDER

Meeting was called to order at 5:30 p.m. by Chairman Goldschmidt who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI and via ZOOM.

ROLL CALL

Members Present: R. Miller, T. Nixon, S. Yoder (6:01), M. Lautner, D. Hubbell, C. Noonan
(via ZOOM)

Members Present: V. Goldschmidt, E. Winkelman, D. McCulloch, G. Carlson
(At Government Center) M. Black

Members Absent: None.
(prior notice)

Staff Present: T. Galla, Director, G. Myer, Senior Planner
(At Government Center)

Public Present: Mike Dietrich.
(via phone)

CONSIDERATION OF AGENDA

Motion by McCulloch, seconded by Black, to accept the agenda as presented. Motion carried 10-0.

NOTE: Ten members present at this time.

CONFLICT OF INTEREST – None.

PUBLIC COMMENT

Chairman Goldschmidt announced the call-in number, and Mike Dietrich called in.

Dietrich stated he was present, representing Laketon Orchards, LLC, to answer any questions.

STAFF COMMENTS

Galla updated members on the final tire collection which was held on September 19th. They had a few no-shows, but were still able to collect just under 900 tires. The tire collections will be revised next year in hopes of collecting even more. Galla continued, the final HHW & electronics, and shredding

collections will be October 3rd in Elmwood Township and October 24th at the Government Center. Also, ZBA training via ZOOM is scheduled for the 23rd of September.

CONSIDERATION OF AUGUST 25, 2020 MEETING MINUTES

Motion by McCulloch, seconded by Carlson, to accept the minutes as presented. Motion carried 10-0. NOTE: Ten members present at this time.

NEW BUSINESS

Application – Farmland & Open Space Preservation Program (Laketon Orchards LLC)

Galla reviewed the staff report, stating applications to enter into these agreements were done in the late 1980's and early 1990's. In the past, the concern was tying up these farms for 50 to 90 years because it not only affects that generation, but the next generation as well. This request is to place approximately 133 acres into Farmland Preservation with the State for a period of ten (10) years. The maximum term allowed is 90 years and the township will make the final decision on this application. Galla continued, the applicant states there are no tax liens on the property, they own the mineral rights, and they are a Limited Liability Company. The agricultural enterprise is fruit with 110 acres in cultivation and 23 acres in other (swamps and woods, etc.). After talking with the applicant, Galla learned that there is not a house on this parcel, it is on the neighboring property. The entire county has 3,684 acres in the program, with 580 acres being in Leland Township. Galla mentioned the Leelanau Conservancy also has a program for similar types of agreements, with over 5,000 acres of farmland in the program. Galla concluded by noting the parcel number on the application is not correct, the correct parcel number is 45-009-012-001-50.

Motion by Black, seconded by Noonan, to recommend accepting this application into the Farmland & Open Space Preservation Program.

(Yoder present via ZOOM)

Miller pointed out that the property is identified two different ways and this may be a source of future problems. The township Master Plan identifies this area as "Farm Forest" on the Future Land Use Map and on the Agricultural Preservation Map it is identified as "Active Agricultural".

Winkelman asked what crops will be grown on the property. Dietrich said they removed sweet and tart cherries and will plant apples in the spring of 2022.

Members questioned the different tax number and Galla replied that when a split is done, the old tax number is 'retired' and new numbers are assigned. The tax number staff listed is what is on file at the county.

Motion on the table carried 11-0.

Elmwood Township Text Amendment – Definitions

Galla briefly reviewed the staff report saying the township has been working on the definition of “net density” for some time, according to their minutes, and the amendment to the definition of “Wetlands” more closely reflects what state law has for a definition.

Motion by McCulloch, seconded by Winkelman, to forward staff report, minutes, and all comments to Elmwood Township Planning Commission. Motion carried 11-0.

DRAFT

TEXT AMENDMENT REVIEW
PC08-20-04, Elmwood Township
Text Amendment - Net Density Definitions
Amendment

Reviewing Entity: Leelanau County Planning Commission

Date of Review: September 22, 2020

Section 1: General Information

Date Request Received: September 14, 2020

Last Day of Review Period: October 14, 2020 (The county has 30 days to provide a review back to the Township, according to the Michigan Zoning Enabling Act).

Requested Action: Review and comment on proposed amendment ZO 2017-04-09, Net Density Definitions.

Applicant: Elmwood Township Planning Commission

Section 2: Proposal

See Appendix for a copy of the proposed text amendment.

Section 3: Other Planning Input

Township Plan: The Elmwood Township Master Plan (2018) does not specifically address the proposed amendments.

Leelanau General Plan: The Leelanau General Plan (2019) does not specifically address the amendments.

Township Planning Commission:

A public hearing was held via ZOOM, on July 21, 2020. Following the public hearing, the township planning commission passed the following motion:

MOTION BY COMMISSIONER TREVAS, SECOND BY COMMISSIONER ROBERTS TO RECOMMEND TO THE TOWNSHIP BOARD TO ADOPT ZO 2017-04-09 NET DENSITY. ROLL CALL VOTE: AYE- KYLE TREVAS, DOUG ROBERTS, JONAH KUZMA, NATE MCDONALD, JEFF APRIL, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.

Section 4: Analysis

Compatibility

A. Is the proposed text compatible with other language in the zoning ordinance? Yes

B. Are there any issues with the proposed text (such as poor wording, confusing text, unenforceable language, etc.)? No

C. Do the land uses or other related dimensional standards (height, bulk, area, setback, etc.) in the proposed text amendment(s) conflict with the existing zoning ordinance? No

Issues of Greater Than Local Concern

A. Does the proposed text amendment(s) include any issues of greater than local concern? Please list. No

Comparison with Local Plans or Ordinances

A. Do the contents in the proposed text amendment(s) conflict with the community's plan? Please list. No

Comparison with County Plans or Ordinances

A. Do the contents in the proposed text amendment(s) conflict with the General Plan? Please list. No

Current Zoning District:

For Current text, Link to the Township Zoning Ordinance at:

<https://www.leelanau.cc/elmwoodtwpor.asp>

Section 5: Staff Comments

Elmwood Township has proposed changes to **Section 1: Article 2, Definitions**.

The proposed text amends **Section 1: Article 2, Definitions, adding the following:**

Net Density: The number of dwelling units relative to the net lot area. Calculated as Dwelling Units divided by Net Lot Area.

Net Lot Area: The lot area excluding unbuildable areas of the lot. Examples for unbuildable areas include existing and proposed ingress and egress easements, wetlands, and bodies of water.

The proposed amendment also amends the definition for **"Wetlands."** The **current definition** reads as follows:

Wetland. Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh, and which is any of the following:

- A. Contiguous to an inland lake or pond, or a river or stream;
- B. Not contiguous to an inland lake or pond, or a river or stream, and more than five (5) acres in size;
- C. Not contiguous to an inland lake or pond, or a river or stream, and five (5) acres or less in size if the Michigan Department of Environmental Quality (MDEQ) determines that the protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the MDEQ has so notified the owner.

The **proposed new definition** reads as follows:

Wetlands: As defined in Act 451 of the Public Acts 1994, as amended, a wetland shall mean land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.

Township minutes indicate Elmwood Township has been working on the definition for "net density" for a while. "Net Density" came up in R3 district under "multi-family development" and the township found they did not have a definition in the zoning ordinance. Also, the amendment to the definition of "Wetlands" more closely reflects what state law has for a definition.

TO: Elmwood Township Board
FROM: Clerk Connie Preston
SUBJECT: Plant Rehabilitation District
DATE: 12-8-20

Traverse City Whiskey Company has requested that their property at 9440 S. Center Highway be designated a Plant Rehabilitation District. Assessor Barbara Jones will be attending our meeting to further explain the process and tax implications for the applicant and the township. I have attached Public Act 198 of 1974 that details the process. Section 207.554 is the first step in the process and the only portion we will be dealing with at this meeting.

**TRAVERSE
CITY
WHISKEY
CO.**


13975 S ROBINSON RD | TRAVERSE CITY | MI | 49684
WWW.TCWHISKEY.COM | (231) 922-8292

Friday October 30, 2020

Sara Kopriva, AICP
Planner / Zoning Administrator
Elmwood Township

We are pleased to submit for your consideration, approval for the designation of the property located at 9440 S Center Highway, Traverse City, MI 49684 as a Plant Rehabilitation District. The property is presently owned by TCWC Holding Company, LLC and is the focus of an energetic project to rehabilitate and repurpose the existing structure into a state of the art farm-to-bottle distillery, production facility, and event center. The project will provide more than 50 new high-quality jobs to the township and a considerable addition to a growing and vibrant area.

Kindest Regards,



Chris Fredrickson
Co-Founder and Managing Director
Traverse City Whiskey Co

INDUSTRIAL PROPERTY TAX ABATEMENT (PA 198 of 1974, as amended)

Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High technology operations are also eligible for the abatement.

High-technology activity is defined in the Michigan Economic Growth Authority (MEGA) Act as: advanced computing, advanced materials, biotechnology, electronic device technology, engineering or laboratory testing related to product research and development and advanced vehicles technology or technology that assists in the assessment or prevention of threats or damage to human health or the environment. Abatements under PA 198 can significantly reduce property taxes on new investment for eligible firms.

ESTABLISHING THE DISTRICT

Tax benefits are granted by the legislative body of the city, township or village in which the investment will be located. A public hearing is held and a resolution is adopted to approve the establishment of an Industrial Development District (for a new project) or a Plant Rehabilitation District (for a rehabilitation project). A written request to establish the district must be filed with the clerk of the local unit of government prior to commencement of construction, alteration or installation of equipment.

Once the district is established, the company may apply for an abatement on real and personal property taxes for up to 12 years.

APPLICATION PROCESS

Industrial property tax abatements must be approved at both the local and state levels. The eligible business files an application (Michigan Department of Treasury Form 1012) with the local clerk after the district has been established and no later than six months after commencement of the project. The local unit adopts a

resolution approving the application and determines the length of years for the abatement. After a local public hearing, the application is filed and reviewed by the State Tax Commission (STC) and the Michigan Economic Development CorporationSM (MEDC). The STC then grants final approval applications with required attachments must be received by the STC no later than October 31, in order to receive consideration and action by December 31.

Applications to the STC must include an agreement signed by the local unit and the operator of the facility outlining the conditions of the abatement. This shall include an affidavit that no payment of any kind in excess of the fee allowed under the act has been made or promised in exchange for favorable consideration of exemption application.

Once approved, the firm pays an Industrial Facilities Tax (IFT), instead of property tax, which reflects the abatement savings.

ELIGIBLE FACILITIES

Industrial plants eligible for tax abatement are those that primarily manufacture or process goods or materials by physical or chemical change. Related facilities of Michigan manufacturers such as offices, engineering, research and development, warehousing or parts distribution are also eligible for exemption.

Research and development laboratories, high-tech facilities and large communication centers can qualify throughout Michigan.

Facilities used for warehousing, distribution or logistics purposes can be eligible if they locate in specific border counties. At least 90 percent of the property, excluding the surrounding green space, must be used for a warehouse, distribution, logistics or communication center and occupy a building or structure that is more than 100,000 square feet. Eligible border counties include

Berrien, Branch, Cass, Chippewa, Dickinson, Gogebic, Hillsdale, Iron, Lenawee, Menominee, Monroe, St. Clair, St. Joseph, and Wayne.

The exemption applies to buildings, building improvements, machinery, equipment, furniture and fixtures. Real and personal property are eligible whether owned or leased (provided the lessee is liable for payment of taxes on the property).

The exemption covers only the specific project that is the subject of the application. Any buildings and equipment that existed prior to construction of a new facility are not exempt. If the project is rehabilitation, the value of any pre-existing obsolete property is exempt from ad valorem property taxes, but will be used as the base for IFT. Similarly, any structures or equipment added after completion of the project are fully taxable.

TAX IMPACT

Real and Non-industrial

Personal Property IFT Treatment

The IFT on a new plant and non-industrial personal property, such as some high-tech personal property, is computed at half the local property tax mileage rate. This amounts to a reduction in property taxes of approximately 50 percent. In addition, the 6-mill SET may be abated 100 percent, 50 percent or not at all. Any SET abatement must be negotiated with the MEDC.

Rehabilitation of Real or

Personal Property IFT Treatment

For an obsolete plant or machinery that is being replaced or restored, the IFT is frozen at the assessed value of the plant prior to improvement. This results in a 100 percent exemption from property tax on the value of the improvements.

Speculative Building IFT Treatment

In order for a speculative building to qualify for abatement, the local unit must approve a resolution declaring it is a speculative building prior to identifying occupants. Initial construction and finishing costs would be eligible for a reduction in property taxes of approximately 50 percent.

Commercial Personal Property Tax Relief

Commercial personal property will receive an automatic reduction of 12 mills for local school on their property tax bill.

Extension Under Personal Property Tax Reform

Personal property abated under PA 198 and eligible in the future for the Personal Property Tax (PPT) exemption will automatically continue to be abated under PA 198 until that property may be claimed as exempt from the PPT in the current tax year. Businesses with IFT until the property becomes eligible for the PPT exemption.

For more information, contact the MEDC customer contact center at 517.373.9808 or visit our website at www.michiganbusiness.org.

PLANT REHABILITATION AND INDUSTRIAL DEVELOPMENT DISTRICTS
Act 198 of 1974

AN ACT to provide for the establishment of plant rehabilitation districts and industrial development districts in local governmental units; to provide for the exemption from certain taxes; to levy and collect a specific tax upon the owners of certain facilities; to impose and provide for the disposition of an administrative fee; to provide for the disposition of the tax; to provide for the obtaining and transferring of an exemption certificate and to prescribe the contents of those certificates; to prescribe the powers and duties of the state tax commission and certain officers of local governmental units; and to provide penalties.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 2001, Act 157, Imd. Eff. Nov. 6, 2001.

Popular name: Act 198

The People of the State of Michigan enact:

207.551 Meanings of certain words and phrases.

Sec. 1. The words and phrases defined in sections 2 and 3 have the meanings respectively ascribed to them for the purposes of this act.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Compiler's note: For transfer of powers and duties of department of commerce under Act 198 of 1974 to the chief executive officer of the Michigan jobs commission, see E.R.O. No. 1994-8, compiled at MCL 408.47 of the Michigan Compiled Laws.

Popular name: Act 198

207.552 Definitions.

Sec. 2. (1) "Commission" means the state tax commission created by 1927 PA 360, MCL 209.101 to 209.107.

(2) "Facility" means either a replacement facility, a new facility, or, if applicable by its usage, a speculative building.

(3) "Next Michigan development corporation" means that term as defined in section 3 of the next Michigan development act, 2010 PA 275, MCL 125.2953.

(4) "Replacement facility" means 1 of the following:

(a) In the case of a replacement or restoration that occurs on the same or contiguous land as that which is replaced or restored, industrial property that is or is to be acquired, constructed, altered, or installed for the purpose of replacement or restoration of obsolete industrial property together with any part of the old altered property that remains for use as industrial property after the replacement, restoration, or alteration.

(b) In the case of construction on vacant noncontiguous land, property that is or will be used as industrial property that is or is to be acquired, constructed, transferred, or installed for the purpose of being substituted for obsolete industrial property if the obsolete industrial property is situated in a plant rehabilitation district in the same city, village, or township as the land on which the facility is or is to be constructed and includes the obsolete industrial property itself until the time as the substituted facility is completed.

(5) "New facility" means new industrial property other than a replacement facility to be built in a plant rehabilitation district or industrial development district.

(6) "Local governmental unit" means a city, village, township, or next Michigan development corporation located in this state. For purposes of this act, if a next Michigan development corporation establishes a plant rehabilitation district or an industrial development district, the next Michigan development corporation shall act as the local governmental unit in establishing and operating the plant rehabilitation district or the industrial development district.

(7) "Industrial property" means land improvements, buildings, structures, and other real property, and machinery, equipment, furniture, and fixtures or any part or accessory whether completed or in the process of construction comprising an integrated whole, the primary purpose and use of which is the engaging in a high-technology activity, operation of a strategic response center, operation of a motorsports entertainment complex, operation of a logistical optimization center, operation of qualified commercial activity, operation of a major distribution and logistics facility, the manufacture of goods or materials, creation or synthesis of biodiesel fuel, or the processing of goods and materials by physical or chemical change; property acquired, constructed, altered, or installed due to the passage of proposal A in 1976; the operation of a hydro-electric dam by a private company other than a public utility; or agricultural processing facilities. Industrial property includes facilities related to a manufacturing operation under the same ownership, including, but not limited to, office, engineering, research and development, warehousing, or parts distribution facilities. Industrial property also includes research and development laboratories of companies other than those companies that

7

manufacture the products developed from their research activities and research development laboratories of a manufacturing company that are unrelated to the products of the company. For applications approved by the legislative body of a local governmental unit between June 30, 1999 and December 31, 2007, industrial property also includes an electric generating plant that is not owned by a local unit of government, including, but not limited to, an electric generating plant fueled by biomass. For an industrial development district created before July 1, 2010, industrial property also includes an electric generating plant that is fueled by biomass that is not owned by a unit of local government if the electric generating plant involves the reuse of a federal superfund site remediated by the United States environmental protection agency and an independent study has concluded that the electric generating plant would not have an adverse effect on wood supply of the area from which the wood supply of the electric generating plant would be derived. An electric generating plant described in the preceding sentence is presumed not to have an adverse impact on the wood supply of the area from which the wood supply of the electric generating plant would be derived if the company has a study funded by the United States department of energy and managed by the department of energy, labor, and economic growth that concludes that the electric generating plant will consume not more than 7.5% of the annual wood growth within a 60-mile radius of the electric generating plant. Industrial property also includes convention and trade centers in which construction begins not later than December 31, 2010 and is over 250,000 square feet in size or, if located in a county with a population of more than 750,000 and less than 1,100,000, is over 100,000 square feet in size or, if located in a county with a population of more than 26,000 and less than 28,000, is over 30,000 square feet in size. Industrial property also includes a federal reserve bank operating under 12 USC 341, located in a city with a population of 600,000 or more. Industrial property may be owned or leased. However, in the case of leased property, the lessee is liable for payment of ad valorem property taxes and shall furnish proof of that liability. For purposes of a local governmental unit that is a next Michigan development corporation, industrial property includes only property used in the operation of an eligible next Michigan business, as that term is defined in section 3 of the Michigan economic growth authority act, 1995 PA 24, MCL 207.803. Industrial property does not include any of the following:

(a) Land.

(b) Property of a public utility other than an electric generating plant that is not owned by a local unit of government as provided in this subsection.

(c) Inventory.

(8) "Obsolete industrial property" means industrial property the condition of which is substantially less than an economically efficient functional condition.

(9) "Economically efficient functional condition" means a state or condition of property the desirability and usefulness of which is not impaired due to changes in design, construction, technology, or improved production processes, or from external influencing factors that make the property less desirable and valuable for continued use.

(10) "Research and development laboratories" means building and structures, including the machinery, equipment, furniture, and fixtures located in the building or structure, used or to be used for research or experimental purposes that would be considered qualified research as that term is used in section 41 of the internal revenue code, 26 USC 41, except that qualified research also includes qualified research funded by grant, contract, or otherwise by another person or governmental entity.

(11) "Manufacture of goods or materials" or "processing of goods or materials" means any type of operation that would be conducted by an entity included in the classifications provided by sector 31-33 — manufacturing, of the North American industry classification system, United States, 1997, published by the office of management and budget, regardless of whether the entity conducting that operation is included in that manual.

(12) "High-technology activity" means that term as defined in section 3 of the Michigan economic growth authority act, 1995 PA 24, MCL 207.803.

(13) "Logistical optimization center" means a sorting and distribution center that optimizes transportation and uses just-in-time inventory management and material handling.

(14) "Commercial property" means that term as defined in section 2 of the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2782.

(15) "Qualified commercial activity" means commercial property that meets all of the following:

(a) At least 90% of the property, excluding the surrounding green space, is used for warehousing, distribution, or logistic purposes and is located in a county that borders another state or Canada or for a communications center.

(b) Occupies a building or structure that is greater than 100,000 square feet in size.

(16) "Motorsports entertainment complex" means a closed-course motorsports facility, and its ancillary grounds and facilities, that satisfies all of the following:

- (a) Has at least 70,000 fixed seats for race patrons.
- (b) Has at least 6 scheduled days of motorsports events each calendar year, at least 2 of which shall be comparable to nascar nextel cup events held in 2007 or their successor events.
- (c) Serves food and beverages at the facility during sanctioned events each calendar year through concession outlets, a majority of which are staffed by individuals who represent or are members of 1 or more nonprofit civic or charitable organizations that directly financially benefit from the concession outlets' sales.
- (d) Engages in tourism promotion.
- (e) Has permanent exhibitions of motorsports history, events, or vehicles.
- (17) "Major distribution and logistics facility" means a proposed distribution center that meets all of the following:
 - (a) Contains at least 250,000 square feet.
 - (b) Has or will have an assessed value of \$5,000,000.00 or more for the real property.
 - (c) Is located within 35 miles of the border of this state.
 - (d) Has as its purpose the distribution of inventory and materials to facilities owned by the taxpayer whose primary business is the retail sale of sporting goods and related inventory.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 302, Imd. Eff. Dec. 19, 1975;—Am. 1976, Act 224, Imd. Eff. July 30, 1976;—Am. 1978, Act 37, Imd. Eff. Feb. 24, 1978;—Am. 1981, Act 211, Imd. Eff. Dec. 30, 1981;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1986, Act 66, Imd. Eff. Apr. 1, 1986;—Am. 1999, Act 140, Imd. Eff. Oct. 18, 1999;—Am. 2000, Act 247, Imd. Eff. June 29, 2000;—Am. 2002, Act 280, Imd. Eff. May 9, 2002;—Am. 2003, Act 5, Imd. Eff. Apr. 24, 2003;—Am. 2005, Act 118, Imd. Eff. Sept. 22, 2005;—Am. 2005, Act 267, Imd. Eff. Dec. 16, 2005;—Am. 2007, Act 12, Imd. Eff. May 29, 2007;—Am. 2007, Act 146, Imd. Eff. Dec. 10, 2007;—Am. 2008, Act 170, Imd. Eff. July 2, 2008;—Am. 2008, Act 457, Imd. Eff. Jan. 9, 2009;—Am. 2008, Act 581, Imd. Eff. Jan. 16, 2009;—Am. 2009, Act 209, Imd. Eff. Jan. 4, 2010;—Am. 2010, Act 273, Imd. Eff. Dec. 15, 2010;—Am. 2011, Act 154, Imd. Eff. Sept. 27, 2011.

Compiler's note: For transfer of powers and duties of department of commerce under Act 198 of 1974 to the chief executive officer of the Michigan jobs commission, see E.R.O. No. 1994-8, compiled at MCL 408.47 of the Michigan Compiled Laws.

Popular name: Act 198

207.553 Additional definitions.

- Sec. 3. (1) "Plant rehabilitation district" means an area of a local governmental unit established as provided in section 4.
- (2) "Industrial development district" means an area established by a local governmental unit as provided in section 4.
- (3) "Industrial facility tax" means the specific tax levied under this act.
- (4) "Industrial facilities exemption certificate" means a certificate issued pursuant to sections 5, 6, and 7.
- (5) "Replacement" means the complete or partial demolition of obsolete industrial property and the complete or partial reconstruction or installation of new property of similar utility.
- (6) "Restoration" means changes to obsolete industrial property other than replacement as may be required to restore the property, together with all appurtenances to the property, to an economically efficient functional condition. Restoration does not include delayed maintenance or the substitution or addition of tangible personal property without major renovation of the industrial property. A program involving expenditures for changes to the industrial property improvements aggregating less than 10% of the true cash value at commencement of the restoration of the industrial property improvements is delayed maintenance. Restoration includes major renovation including but not necessarily limited to the improvement of floor loads, correction of deficient or excessive height, new or improved building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, improvements or modifications of machinery and equipment to improve efficiency, decrease operating costs, or to increase productive capacity, and other physical changes as may be required to restore the industrial property to an economically efficient functional condition, and shall include land and building improvements and other tangible personal property incident to the improvements.
- (7) "State equalized valuation" means the valuation determined under 1911 PA 44, MCL 209.1 to 209.8.
- (8) "Speculative building" means a building that meets 1 of the following criteria and the machinery, equipment, furniture, and fixtures located in the building:
 - (a) A new building that meets all of the following:
 - (i) The building is owned by, or approved as a speculative building by resolution of, a local governmental unit in which the building is located or the building is owned by a development organization and located in the district of the development organization.
 - (ii) The building is constructed for the purpose of providing a manufacturing facility before the

identification of a specific user of that building.

(iii) The building does not qualify as a replacement facility.

(b) The building is an existing building on an improved parcel of industrial property used for the manufacturing of goods or materials or processing of goods or materials. Not more than 1 building shall be awarded an industrial facilities exemption certificate under this subdivision. A building that complies with this subdivision shall be presumed to have been constructed within 9 years of the filing of the application for an industrial facilities exemption certificate and shall comply with the following:

(i) Has been unoccupied for at least 4 years immediately preceding the date the certificate is issued.

(ii) Is in an industrial development district created before January 1, 2011.

(iii) Is located in a county with a population of more than 22,000 and less than 24,500 containing a city with a population of more than 3,600 according to the last decennial census.

(9) "Development organization" means any economic development corporation, downtown development authority, tax increment financing authority, or an organization under the supervision of and created for economic development purposes by a local governmental unit.

(10) "Manufacturing facility" means buildings and structures, including the machinery, equipment, furniture, and fixtures located therein, the primary purpose of which is 1 or more of the following:

(a) The manufacture of goods or materials or the processing of goods and materials by physical or chemical change.

(b) The provision of research and development laboratories of companies whether or not the company manufactures the products developed from their research activities.

(11) "Taxable value" means that value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(12) "Strategic response center" means a facility that provides catastrophe response solutions through the development and staffing of a national response center for which a plant rehabilitation district or an industrial development district was created before December 31, 2007.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 247, Imd. Eff. Sept. 4, 1975;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1996, Act 1, Imd. Eff. Jan. 30, 1996;—Am. 2007, Act 13, Imd. Eff. May 29, 2007;—Am. 2010, Act 122, Imd. Eff. July 19, 2010.

Compiler's note: For transfer of powers and duties of department of commerce under Act 198 of 1974 to the chief executive officer of the Michigan jobs commission, see E.R.O. No. 1994-8, compiled at MCL 408.47 of the Michigan Compiled Laws.

Popular name: Act 198

207.554 Plant rehabilitation district or industrial development district; establishment; number of parcels; filing; notice; hearing; finding and determination; district established by township; industrial property as part of industrial development district or plant rehabilitation district also part of tax increment district; termination; notice.

Sec. 4. (1) A local governmental unit, by resolution of its legislative body, may establish plant rehabilitation districts and industrial development districts that consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land.

(2) The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit.

(3) Except as provided in section 9(2)(h), after December 31, 1983, a request for the establishment of a proposed plant rehabilitation district or industrial development district shall be filed only in connection with a proposed replacement facility or new facility, the construction, acquisition, alteration, or installation of or for which has not commenced at the time of the filing of the request. The legislative body of a local governmental unit shall not establish a plant rehabilitation district or an industrial development district pursuant to subsection (2) if it finds that the request for the district was filed after the commencement of construction, alteration, or installation of, or of an acquisition related to, the proposed replacement facility or new facility. This subsection shall not apply to a speculative building.

(4) Before adopting a resolution establishing a plant rehabilitation district or industrial development district, the legislative body shall give written notice by certified mail to the owners of all real property within the proposed plant rehabilitation district or industrial development district and shall hold a public hearing on the establishment of the plant rehabilitation district or industrial development district at which those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

(5) The legislative body of the local governmental unit, in its resolution establishing a plant rehabilitation

district, shall set forth a finding and determination that property comprising not less than 50% of the state equalized valuation of the industrial property within the district is obsolete.

(6) A plant rehabilitation district or industrial development district established by a township shall be only within the unincorporated territory of the township and shall not be within a village.

(7) Industrial property that is part of an industrial development district or a plant rehabilitation district may also be part of a tax increment district established under the tax increment finance authority act, 1980 PA 450, MCL 125.1801 to 125.1830.

(8) A local governmental unit, by resolution of its legislative body, may terminate a plant rehabilitation district or an industrial development district, if there are no industrial facilities exemption certificates in effect in the plant rehabilitation district or the industrial development district on the date of the resolution to terminate.

(9) Before acting on a proposed resolution terminating a plant rehabilitation district or an industrial development district, the local governmental unit shall give at least 14 days' written notice by certified mail to the owners of all real property within the plant rehabilitation district or industrial development district as determined by the tax records in the office of the assessor or the treasurer of the local tax collecting unit in which the property is located and shall hold a public hearing on the termination of the plant rehabilitation district or industrial development district at which those owners and other residents or taxpayers of the local governmental unit, or others, shall have a right to appear and be heard.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1980, Act 449, Imd. Eff. Jan. 15, 1981;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1994, Act 266, Eff. Imd. July 6, 1994;—Am. 1995, Act 218, Imd. Eff. Dec. 1, 1995;—Am. 1999, Act 140, Imd. Eff. Oct. 18, 1999;—Am. 2004, Act 437, Imd. Eff. Dec. 21, 2004.

Compiler's note: For transfer of powers and duties of department of commerce under Act 198 of 1974 to the chief executive officer of the Michigan jobs commission, see E.R.O. No. 1994-8, compiled at MCL 408.47 of the Michigan Compiled Laws.

Popular name: Act 198

207.555 Application for industrial exemption certificate; filing; contents; notice to assessing and taxing units; hearing; application fee.

Sec. 5. (1) After the establishment of a district, the owner or lessee of a facility may file an application for an industrial facilities exemption certificate with the clerk of the local governmental unit that established the plant rehabilitation district or industrial development district. The application shall be filed in the manner and form prescribed by the commission. The application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be a part of the facility, a time schedule for undertaking and completing the restoration, replacement, or construction of the facility, and information relating to the requirements in section 9.

(2) Upon receipt of an application for an industrial facilities exemption certificate, the clerk of the local governmental unit shall notify in writing the assessor of the assessing unit in which the facility is located or to be located, and the legislative body of each taxing unit that levies ad valorem property taxes in the local governmental unit in which the facility is located or to be located. Before acting upon the application, the legislative body of the local governmental unit shall afford the applicant, the assessor, and a representative of the affected taxing units an opportunity for a hearing.

(3) The local governmental unit may charge the applicant an application fee to process an application for an industrial facilities exemption certificate. The application fee shall not exceed the actual cost incurred by the local governmental unit in processing the application or 2% of the total property taxes abated under this act for the term that the industrial facilities exemption certificate is in effect, whichever is less. A local governmental unit shall not charge an applicant any other fee under this act.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1976, Act 224, Imd. Eff. July 30, 1976;—Am. 1996, Act 323, Imd. Eff. June 26, 1996.

Popular name: Act 198

207.556 Application for industrial facilities exemption certificate; approval or disapproval; appeal.

Sec. 6. The legislative body of the local governmental unit, not more than 60 days after receipt by its clerk of the application, shall by resolution either approve or disapprove the application for an industrial facilities exemption certificate in accordance with section 9 and the other provisions of this act. If disapproved, the reasons shall be set forth in writing in the resolution. If approved, the clerk shall forward the application to the commission within 60 days of approval or before October 31 of that year, whichever is first, or as otherwise provided in section 7 in order to receive the industrial facilities exemption certificate effective for the

following year. If disapproved, the clerk shall return the application to the applicant. The applicant may appeal the disapproval to the commission within 10 days after the date of the disapproval.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1996, Act 323, Imd. Eff. June 26, 1996;—Am. 2013, Act 85, Imd. Eff. June 28, 2013.

Popular name: Act 198

207.557 Determination by commission; issuance of industrial facilities exemption certificate; notice of application; concurrence; effective date of certificate; mailing and filing of certificate; notice of refusal to issue certificate; resolutions approving or amending industrial facilities exemption certificate; completed application; error or mistake; failure to forward application, amended or transfer application, or request to revoke certificate; duties of commission.

Sec. 7. (1) Within 60 days after receipt of an approved application or an appeal of a disapproved application that was submitted to the commission before October 31 of that year, the commission shall determine whether the facility is a speculative building or designed and acquired primarily for the purpose of restoration or replacement of obsolete industrial property or the construction of new industrial property, and whether the facility otherwise complies with section 9 and with the other provisions of this act. If the commission so finds, it shall issue an industrial facilities exemption certificate. Before issuing a certificate the commission shall notify the state treasurer of the application and shall obtain the written concurrence of the department of licensing and regulatory affairs that the application complies with the requirements in section 9. Except as otherwise provided in this section and section 7a, the effective date of the certificate for a replacement facility or new facility is the immediately succeeding December 31 following the date the certificate is issued. For a speculative building or a portion of a speculative building, except as otherwise provided in section 7a, the effective date of the certificate is the immediately succeeding December 31 following the date the speculative building, or the portion of a speculative building, is used as a manufacturing facility.

(2) The commission shall send an industrial facilities exemption certificate, when issued, by mail to the applicant, and a certified copy by mail to the assessor of the assessing unit in which the facility is located or to be located, and that copy shall be filed in his or her office. Notice of the commission's refusal to issue a certificate shall be sent by mail to the same persons.

(3) Notwithstanding any other provision of this act, if on December 29, 1986 a local governmental unit passed a resolution approving an exemption certificate for 10 years for real and personal property but the commission did not receive the application until 1992 and the application was not made complete until 1995, then the commission shall issue, for that property, an industrial facilities exemption certificate that begins December 30, 1987 and ends December 30, 1997.

(4) Notwithstanding any other provision of this act, if pursuant to section 16a a local governmental unit passed a resolution approving an industrial facilities exemption certificate for a new facility on October 14, 2003 for a certificate that expired in December 2002, the commission shall issue for that property an industrial facilities exemption certificate that begins on December 30, 2002 and ends December 30, 2009.

(5) Notwithstanding any other provision of this act, if on or before February 10, 2007 a local governmental unit passed a resolution approving an amendment of an industrial facilities exemption certificate for a replacement facility and that certificate was revoked by the commission effective December 30, 2005 with the order of revocation issued by the commission on April 10, 2006, notwithstanding the revocation, the commission shall retroactively amend the certificate and give full effect to the amended certificate, which shall include the additional personal property expenditures described in the resolution amending the certificate, for the period of time beginning when the certificate was originally approved until the certificate was revoked.

(6) Notwithstanding any other provision of this act, if on July 23, 2012, a local governmental unit passed a resolution approving an industrial facilities exemption certificate for a new facility, but the application was not made complete until 2013, the commission shall issue for that property an industrial facilities exemption certificate that begins on December 31, 2012 and ends December 31, 2024.

(7) Notwithstanding any other provision of this act, if on February 21, 2012, a local governmental unit passed a resolution approving an industrial facilities exemption certificate for a new facility, but the application was not made complete until 2013, the commission shall issue for that property an industrial facilities exemption certificate that begins on December 31, 2012.

(8) If the commission receives an application under this act for an industrial facilities exemption certificate for a new facility or a replacement facility and the application is made complete before October 31 following

the year in which the application is received by the commission, the commission may issue for that property an industrial facilities exemption certificate that has an effective date of December 31 of the year in which the application was received by the commission.

(9) If an error or mistake in an application for an industrial facilities exemption certificate is discovered after the local governmental unit has passed a resolution approving the application or after the commission has issued a certificate for the application, an applicant may submit an amended application in the same manner as an original application under this act that corrects the error or mistake. The legislative body of the local governmental unit and the commission may approve or deny the amended application. If the commission previously issued a certificate for the original application and approves an amended application under this subsection, the commission shall issue an amended certificate for the amended application with the same effective date as the original certificate.

(10) If the clerk of the qualified local governmental unit failed to forward an application, an amended or transfer application, or a request to revoke a certificate that was approved by the legislative body of the qualified local governmental unit before October 31 of that year to the commission before October 31 but filed the application, the amended or transfer application, or the request to revoke a certificate before October 31 of the immediately succeeding year and the commission approves the application, the amended or transfer application, or the request to revoke a certificate, notwithstanding any other provision of this act, the certificate shall be considered to be issued, transferred, amended, or revoked on December 31 of the year in which the local governmental unit approved the application, the amended or transfer application, or the request to revoke the certificate.

(11) Beginning October 1, 2013, the commission shall do all of the following for each industrial facilities exemption certificate approved or disapproved by the commission under subsection (8), (9), or (10):

(a) Notify the office of the member of the house of representatives of this state and the office of the senator of this state, who represent the geographic area in which the property covered by the application for a certificate is located, that an application for a certificate has been approved or disapproved under subsection (8), (9), or (10).

(b) Publish on its website a copy of the certificate if approved, or a copy of the denial notice if disapproved, under subsection (8), (9), or (10) and whatever additional information the commission considers appropriate regarding the application.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 302, Imd. Eff. Dec. 19, 1975;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1996, Act 323, Imd. Eff. June 26, 1996;—Am. 1996, Act 513, Imd. Eff. Jan. 13, 1997;—Am. 2005, Act 267, Imd. Eff. Dec. 16, 2005;—Am. 2006, Act 483, Imd. Eff. Dec. 28, 2006;—Am. 2008, Act 457, Imd. Eff. Jan. 9, 2009;—Am. 2013, Act 85, Imd. Eff. June 28, 2013;—Am. 2014, Act 514, Imd. Eff. Jan. 14, 2015.

Popular name: Act 198

207.557a Cost of facility exceeding certain amount of state equalized value.

Sec. 7a. If, after reviewing the application described in section 7, the commission determines that the cost of the facility exceeds \$150,000,000.00 of state equalized value, then all of the following apply:

(a) The replacement, restoration, or construction of the facility shall be completed within 6 years of the effective date of the initial industrial facilities exemption certificate or a greater time as authorized by the commission for good cause.

(b) The commission shall provide not more than 3 separate industrial facilities exemption certificates for the facility. The initial industrial facilities exemption certificate shall be effective for not more than 14 years. The second industrial facilities exemption certificate shall be effective 2 years after the initial industrial facilities exemption certificate becomes effective and shall continue to be effective for not more than 14 years. The third industrial facilities exemption certificate shall be effective 4 years after the initial industrial facilities exemption certificate becomes effective and shall continue to be effective for not more than 14 years. The commission may modify each certificate during the replacement, restoration, or construction of the facility.

(c) For each industrial facilities exemption certificate, the commission shall determine the portion of the facility to be completed. During the first 2 years of the industrial facilities exemption certificate period, the state equalized valuation of that portion of the facility shall be used to calculate the industrial facilities tax as provided in section 14. Upon the expiration of each industrial facilities exemption certificate or its revocation under section 15, that portion of the facility is subject to the general ad valorem property tax.

(d) Notwithstanding subdivision (b), an industrial facilities exemption certificate for a facility described in this section shall expire not more than 12 years from the completion of the facility.

History: Add. 1996, Act 513, Imd. Eff. Jan. 13, 1997.

Popular name: Act 198

Rendered Friday, October 16, 2020

Page 7

Michigan Compiled Laws Complete Through PA 186 of 2020

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207.558 Exemption of facility and certain persons from ad valorem taxes.

Sec. 8. A facility or that portion of a facility described in section 7a, for which an industrial facilities exemption certificate is in effect, but not the land on which the facility is located or to be located or inventory of the facility, for the period on and after the effective date of the certificate and continuing so long as the industrial facilities exemption certificate is in force, is exempt from ad valorem real and personal property taxes and the lessee, occupant, user, or person in possession of that facility for the same period is exempt from ad valorem taxes imposed under Act No. 189 of the Public Acts of 1953, being sections 211.181 and 211.182 of the Michigan Compiled Laws.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1996, Act 513, Imd. Eff. Jan. 13, 1997.

Popular name: Act 198

207.559 Finding and determination in resolution approving application for certificate; valuation requiring separate finding and statement; compliance with certain requirements as condition to approval of application and granting of certificate; demolition, sale, or transfer of obsolete industrial property; certificate applicable to speculative building; procedural information; replacement facility; property owned or operated by casino; "casino" defined; issuance of certificates.

Sec. 9. (1) The legislative body of the local governmental unit, in its resolution approving an application, shall set forth a finding and determination that the granting of the industrial facilities exemption certificate, considered together with the aggregate amount of industrial facilities exemption certificates previously granted and currently in force, shall not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of a taxing unit that levies an ad valorem property tax in the local governmental unit in which the facility is located or to be located. If the state equalized valuation of property proposed to be exempt pursuant to an application under consideration, considered together with the aggregate state equalized valuation of property exempt under certificates previously granted and currently in force, exceeds 5% of the state equalized valuation of the local governmental unit, the commission, with the approval of the state treasurer, shall make a separate finding and shall include a statement in the order approving the industrial facilities exemption certificate that exceeding that amount shall not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of an affected taxing unit.

(2) Except for an application for a speculative building, which is governed by subsection (4), the legislative body of the local governmental unit shall not approve an application and the commission shall not grant an industrial facilities exemption certificate unless the applicant complies with all of the following requirements:

(a) The commencement of the restoration, replacement, or construction of the facility occurred not earlier than 12 months before the filing of the application for the industrial facilities exemption certificate. If the application is not filed within the 12-month period, the application may be filed within the succeeding 12-month period and the industrial facilities exemption certificate shall in this case expire 1 year earlier than it would have expired if the application had been timely filed. This subdivision does not apply for applications filed with the local governmental unit after December 31, 1983.

(b) For applications made after December 31, 1983, the proposed facility shall be located within a plant rehabilitation district or industrial development district that was duly established in a local governmental unit eligible under this act to establish a district and that was established upon a request filed or by the local governmental unit's own initiative taken before the commencement of the restoration, replacement, or construction of the facility.

(c) For applications made after December 31, 1983, the commencement of the restoration, replacement, or construction of the facility occurred not earlier than 6 months before the filing of the application for the industrial facilities exemption certificate.

(d) The application relates to a construction, restoration, or replacement program that when completed constitutes a new or replacement facility within the meaning of this act and that shall be situated within a plant rehabilitation district or industrial development district duly established in a local governmental unit eligible under this act to establish the district.

(e) Completion of the facility is calculated to, and will at the time of issuance of the certificate have the reasonable likelihood to create employment, retain employment, prevent a loss of employment, or produce energy in the community in which the facility is situated.

(f) Completion of the facility does not constitute merely the addition of machinery and equipment for the purpose of increasing productive capacity but rather is primarily for the purpose and will primarily have the

effect of restoration, replacement, or updating the technology of obsolete industrial property. An increase in productive capacity, even though significant, is not an impediment to the issuance of an industrial facilities exemption certificate if other criteria in this section and act are met. This subdivision does not apply to a new facility.

(g) The provisions of subdivision (c) do not apply to a new facility located in an existing industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in April of 1992 if the application was approved by the local governing body and was denied by the state tax commission in April of 1993.

(h) The provisions of subdivisions (b) and (c) and section 4(3) do not apply to 1 or more of the following:

(i) A facility located in an industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in October 1995 for construction that was commenced in July 1992 in a district that was established by the legislative body of the local governmental unit in July 1994. An industrial facilities exemption certificate described in this subparagraph shall expire as provided in section 16(3).

(ii) A facility located in an industrial development district that was established in January 1994 and was owned by a person who filed an application for an industrial facilities exemption certificate in February 1994 if the personal property and real property portions of the application were approved by the legislative body of the local governmental unit and the personal property portion of the application was approved by the state tax commission in December 1994 and the real property portion of the application was denied by the state tax commission in December 1994. An industrial facilities exemption certificate described in this subparagraph shall expire as provided in section 16(3).

(iii) A facility located in an industrial development district that was established in December 1995 and was owned by a person who filed an application for an industrial facilities exemptions certificate in November or December 1995 for construction that was commenced in September 1995.

(iv) A facility located in an industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in July 2001 for construction that was commenced in February 2001 in a district that was established by the legislative body of the local governmental unit in September 2001. An industrial facilities exemption certificate described in this subparagraph shall expire as provided in section 16. The facility described in this subparagraph shall be taxed under this act as if it was granted an industrial facilities exemption certificate in October 2001, and a corrected tax bill shall be issued by the local tax collecting unit if the local tax collecting unit has possession of the tax roll or by the county treasurer if the county has possession of the tax roll. If granting the industrial facilities exemption certificate under this subparagraph results in an overpayment of the tax, a rebate, including any interest and penalties paid, shall be made to the taxpayer by the local tax collecting unit if the local tax collecting unit has possession of the tax roll or by the county treasurer if the county has possession of the tax roll within 30 days of the date the exemption is granted. The rebate shall be without interest.

(v) A facility located in an industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in December 2005 for construction that was commenced in September 2005 in a district that was established by the legislative body of the local governmental unit in December 2005. An industrial facilities exemption certificate described in this subparagraph shall expire as provided in section 16.

(vi) A facility located in an existing industrial development district owned by a person who filed or amended an application for an industrial facilities exemption certificate for real property in July 2006 if the application was approved by the legislative body of the local governmental unit in September 2006 but not submitted to the state tax commission until September 2006.

(vii) A new facility located in an existing industrial development district owned by a person who filed or amended an application for an industrial facilities exemption certificate for personal property in June 2006 if the application was approved by the legislative body of the local governmental unit in August 2006 but not submitted to the state tax commission until 2007. The effective date of the certificate shall be December 31, 2006.

(viii) A new facility located in an industrial development district that was established by the legislative body of the local governmental unit in September of 2007 for construction that was commenced in March 2007 and for which an application for an industrial facilities exemption certificate was filed in September of 2007.

(ix) A facility located in an industrial development district that was established by the legislative body of the local governmental unit in August 2007 and was owned by a person who filed an application for an industrial facilities exemption certificate in June 2007 for equipment that was purchased in January 2007.

(x) A facility located in an industrial development district that otherwise meets the criteria of this act that

has received written approval from the chairperson of the Michigan economic growth authority.

(xi) A new facility located in an industrial development district that was established by the legislative body of the local governmental unit in August of 2008 for construction that was commenced in December 2005 and certificate of occupancy issued in September 2006 for which an application for an industrial facilities exemption certificate was filed in August of 2008.

(xii) A facility located in an industrial development district owned by a person who filed an application for a certificate for real and personal property in April 2005 if the application was approved by the legislative body of the local governmental unit in July 2005 for construction that was commenced in July 2004.

(xiii) A facility located in an industrial development district that was established by the legislative body of the local governmental unit in December 2007 for construction that was commenced in September 2007 and a certificate of occupancy issued in September 2008 for which an application for an industrial facilities exemption certificate was approved in May of 2008.

(i) The provisions of subdivision (c) do not apply to any of the following:

(i) A new facility located in an existing industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in October 1993 if the application was approved by the legislative body of the local governmental unit and the real property portion of the application was denied by the state tax commission in December 1993.

(ii) A new facility located in an existing industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in September 1993 if the personal property portion of the application was approved by the legislative body of the local governmental unit and the real property portion of the application was denied by the legislative body of the local governmental unit in October 1993 and subsequently approved by the legislative body of the local governmental unit in September 1994.

(iii) A facility located in an existing industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in August 1993 if the application was approved by the local governmental unit in September 1993 and the application was denied by the state tax commission in December 1993.

(iv) A facility located in an existing industrial development district occupied by a person who filed an application for an industrial facilities exemption certificate in June of 1995 if the application was approved by the legislative body of the local governmental unit in October of 1995 for construction that was commenced in November or December of 1994.

(v) A facility located in an existing industrial development district owned by a person who filed an application for an industrial facilities exemption certificate in June of 1995 if the application was approved by the legislative body of the local governmental unit in July of 1995 and the personal property portion of the application was approved by the state tax commission in November of 1995.

(j) If the facility is locating in a plant rehabilitation district or an industrial development district from another location in this state, the owner of the facility is not delinquent in any of the taxes described in section 10(1)(a) of the Michigan renaissance zone act, 1996 PA 376, MCL 125.2690, or substantially delinquent in any of the taxes described in and as provided under section 10(1)(b) of the Michigan renaissance zone act, 1996 PA 376, MCL 125.2690.

(3) If the replacement facility when completed will not be located on the same premises or contiguous premises as the obsolete industrial property, then the applicant shall make provision for the obsolete industrial property by demolition, sale, or transfer to another person with the effect that the obsolete industrial property shall within a reasonable time again be subject to assessment and taxation under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, or be used in a manner consistent with the general purposes of this act, subject to approval of the commission.

(4) The legislative body of the local governmental unit shall not approve an application and the commission shall not grant an industrial facilities exemption certificate that applies to a speculative building unless the speculative building is or is to be located in a plant rehabilitation district or industrial development district duly established by a local governmental unit eligible under this act to establish a district; the speculative building was constructed less than 9 years before the filing of the application for the industrial facilities exemption certificate; the speculative building has not been occupied since completion of construction; and the speculative building otherwise qualifies under subsection (2)(e) for an industrial facilities exemption certificate. An industrial facilities exemption certificate granted under this subsection shall expire as provided in section 16(3).

(5) Not later than September 1, 1989, the commission shall provide to all local assessing units the name, address, and telephone number of the person on the commission staff responsible for providing procedural information concerning this act. After October 1, 1989, a local unit of government shall notify each prospective applicant of this information in writing.

(6) Notwithstanding any other provision of this act, if on December 29, 1986 a local governmental unit passed a resolution approving an exemption certificate for 10 years for real and personal property but the commission did not receive the application until 1992 and the application was not made complete until 1995, then the commission shall issue, for that property, an industrial facilities exemption certificate that begins December 30, 1987 and ends December 30, 1997. The facility described in this subsection shall be taxed under this act as if it was granted an industrial facilities exemption certificate on December 30, 1987.

(7) Notwithstanding any other provision of this act, if a local governmental unit passed a resolution approving an industrial facilities exemption certificate for a new facility on July 8, 1991 but rescinded that resolution and passed a resolution approving an industrial facilities exemption certificate for that same facility as a replacement facility on October 21, 1996, the commission shall issue for that property an industrial facilities exemption certificate that begins December 30, 1991 and ends December 2003. The replacement facility described in this subsection shall be taxed under this act as if it was granted an industrial facilities exemption certificate on December 30, 1991.

(8) Property owned or operated by a casino is not industrial property or otherwise eligible for an abatement or reduction of ad valorem property taxes under this act. As used in this subsection, "casino" means a casino or a parking lot, hotel, motel, convention and trade center, or retail store owned or operated by a casino, an affiliate, or an affiliated company, regulated by this state pursuant to the Michigan gaming control and revenue act, 1996 IL 1, MCL 432.201 to 432.226.

(9) Notwithstanding section 16a and any other provision of this act, if a local governmental unit passed a resolution approving an industrial facilities exemption certificate for a new facility on October 28, 1996 for a certificate that expired in December 2003 and the local governmental unit passes a resolution approving the extension of the certificate after December 2003 and before March 1, 2006, the commission shall issue for that property an industrial facilities exemption certificate that begins on December 30, 2005 and ends December 30, 2010 as long as the property continues to qualify under this act.

(10) Notwithstanding any other provision of this act, if the commission issued an industrial facilities exemption certificate for a new facility on December 8, 1998 but revoked that industrial facilities exemption certificate for that same facility effective December 30, 2006 and that new facility is purchased by a buyer on or before November 1, 2007, the commission shall issue for that property an industrial facilities exemption certificate that begins December 31, 1998 and ends December 30, 2010 and shall transfer that industrial facilities exemption certificate to the buyer. The new facility described in this subsection shall be taxed under this act as if it was granted an industrial facilities exemption certificate effective on December 31, 1998.

(11) Notwithstanding any other provision of this act, if the commission issued industrial facilities exemption certificates for new facilities on October 30, 2002, September 9, 2003, and November 30, 2005 but revoked the industrial facilities exemption certificates for the same facilities effective December 30, 2007 and the new facilities continue to qualify under this act, the commission shall issue for the properties industrial facilities exemption certificates which end respectively on December 30, 2008, December 30, 2009, and December 30, 2011.

(12) Notwithstanding any other provision of this act, if in August 2008 a local governmental unit passed a resolution approving an exemption certificate for 12 years for real and personal property but the commission did not receive the application until 2008, then the commission shall issue, for that property, an industrial facilities exemption certificate that begins December 31, 2006 and ends December 30, 2018. The facility described in this subsection shall be taxed under this act as if it had been granted an industrial facilities exemption certificate on December 31, 2006.

(13) Notwithstanding any other provision of this act, if in September 2011 or October 2011 a local governmental unit passed a resolution approving an exemption certificate for 12 years for personal property but the commission did not receive the application until November 2011 and the commission approved the applications in May 2012, then the commission shall issue, for that property, an industrial facilities exemption certificate that begins December 31, 2011 and ends December 30, 2023. The facility described in this subsection shall be taxed under this act as if it had been granted an industrial facilities exemption certificate on December 31, 2011.

(14) Notwithstanding any other provision of this act, if on August 23, 2011 a local governmental unit passed a resolution approving an exemption certificate for 12 years for real property and the emergency manager subsequently appointed for that local community issued an order approving the exemption certificate on November 8, 2013 but the commission did not receive the application until November 27, 2013, then the commission shall issue, for that property, an industrial facilities exemption certificate that begins December 31, 2011 and ends December 30, 2023. The real property component of the facility described in this subsection shall be taxed under this act as if it had been granted an industrial facilities exemption certificate on December 31, 2011.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 302, Imd. Eff. Dec. 19, 1975;—Am. 1976, Act 224, Imd. Eff. July 30, 1976;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1985, Act 33, Imd. Eff. June 13, 1985;—Am. 1989, Act 119, Imd. Eff. June 28, 1989;—Am. 1990, Act 338, Imd. Eff. Dec. 21, 1990;—Am. 1991, Act 201, Imd. Eff. Jan. 3, 1992;—Am. 1994, Act 76, Imd. Eff. Apr. 11, 1994;—Am. 1994, Act 266, Imd. Eff. July 6, 1994;—Am. 1994, Act 379, Imd. Eff. Dec. 27, 1994;—Am. 1995, Act 218, Imd. Eff. Dec. 1, 1995;—Am. 1996, Act 1, Imd. Eff. Jan. 30, 1996;—Am. 1996, Act 513, Imd. Eff. Jan. 13, 1997;—Am. 1999, Act 140, Imd. Eff. Oct. 18, 1999;—Am. 2005, Act 251, Imd. Eff. Dec. 1, 2005;—Am. 2006, Act 22, Imd. Eff. Feb. 14, 2006;—Am. 2006, Act 436, Imd. Eff. Oct. 5, 2006;—Am. 2007, Act 146, Imd. Eff. Dec. 10, 2007;—Am. 2008, Act 170, Imd. Eff. July 2, 2008;—Am. 2008, Act 515, Imd. Eff. Jan. 13, 2009;—Am. 2008, Act 516, Imd. Eff. Jan. 13, 2009;—Am. 2012, Act 490, Imd. Eff. Dec. 28, 2012;—Am. 2014, Act 513, Imd. Eff. Jan. 14, 2015.

Compiler's note: Section 2 of Act 119 of 1989 provides:

"Section 2. This amendatory act shall take effect beginning with taxes levied under this act in 1989."

Popular name: Act 198

207.560 Annual determination of value of facility.

Sec. 10. (1) The assessor of each city or township in which there is a speculative building, new facility, or replacement facility with respect to which 1 or more industrial facilities exemption certificates have been issued and are in force shall determine annually as of December 31 the value and taxable value of each facility separately, both for real and personal property, having the benefit of a certificate.

(2) The assessor, upon receipt of notice of the filing of an application for the issuance of a certificate, shall determine and furnish to the local legislative body and the commission the value of the property to which the application pertains and other information as may be necessary to permit the local legislative body and the commission to make the determinations required by section 9(1).

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 302, Imd. Eff. Dec. 19, 1975;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1996, Act 1, Imd. Eff. Jan. 30, 1996.

Popular name: Act 198

207.561 Industrial facility tax; payment; disbursements; allocation; receipt or retention of tax payment by local or intermediate school district; disposition of amount disbursed to local school district; facility located in renaissance zone; building or facility owned or operated by qualified start-up business; "qualified start-up business" defined.

Sec. 11. (1) Except as provided in subsections (6) and (7), there is levied upon every owner of a speculative building, a new facility, or a replacement facility to which an industrial facilities exemption certificate is issued a specific tax to be known as the industrial facility tax and an administrative fee calculated in the same manner and at the same rate that the local tax collecting unit imposes on ad valorem taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(2) The industrial facility tax and administrative fee are to be paid annually, at the same times, in the same installments, and to the same officer or officers as taxes and administrative fees, if any, imposed under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, are payable. Except as otherwise provided in this section, the officer or officers shall disburse the industrial facility tax payments received each year to and among the state, cities, townships, villages, school districts, counties, and authorities, at the same times and in the same proportions as required by law for the disbursement of taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155. To determine the proportion for the disbursement of taxes under this subsection and for attribution of taxes under subsection (5) for taxes collected under industrial facilities exemption certificates issued before January 1, 1994, the number of mills levied for local school district operating purposes to be used in the calculation shall equal the number of mills for local school district operating purposes levied in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, for the year for which the disbursement is calculated.

(3) Except as provided by subsections (4) and (5), for an intermediate school district receiving state aid under section 56, 62, or 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, of the amount that would otherwise be disbursed to or retained by the intermediate school district, all or a portion, to be determined on the basis of the tax rates being utilized to compute the amount of the state school aid, shall be paid instead to the state treasury to the credit of the state school aid fund established by section 11 of article IX of the state constitution of 1963. If the sum of any commercial facilities taxes prescribed by the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, and the industrial facility taxes paid to the state treasury to the credit of the state school aid fund that would otherwise be disbursed to the local or intermediate school district, under section 12 of the commercial redevelopment act, 1978 PA 255, MCL 207.662, and this section, exceeds the amount received by the local or intermediate school district under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656,

388.1662, and 388.1681, the department of treasury shall allocate to each eligible local or intermediate school district an amount equal to the difference between the sum of the commercial facilities taxes and the industrial facility taxes paid to the state treasury to the credit of the state school aid fund and the amount the local or intermediate school district received under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681. This subsection does not apply to taxes levied for either of the following:

(a) Mills allocated to an intermediate school district for operating purposes as provided for under the property tax limitation act, 1933 PA 62, MCL 211.201 to 211.217a.

(b) An intermediate school district that is not receiving state aid under section 56 or 62 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656 and 388.1662.

(4) For industrial facilities taxes levied before 1994, a local or intermediate school district shall receive or retain its industrial facility tax payment that is levied in any year and becomes a lien before December 1 of the year if the district files a statement with the state treasurer not later than June 30 of the year certifying that the district does not expect to receive state school aid payments under section 56, 62, or 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, in the state fiscal year commencing in the year this statement is filed and if the district did not receive state school aid payments under section 56, 62, or 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, for the state fiscal year concluding in the year the statement required by this subsection is filed. However, if a local or intermediate school district receives or retains its summer industrial facility tax payment under this subsection and becomes entitled to receive state school aid payments under section 56, 62, or 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, in the state fiscal year commencing in the year in which it filed the statement required by this subsection, the district immediately shall pay to the state treasury to the credit of the state school aid fund an amount of the summer industrial facility tax payments that would have been paid to the state treasury to the credit of the state school aid fund under subsection (3) had not this subsection allowed the district to receive or retain the summer industrial facility tax payment.

(5) For industrial facilities taxes levied after 1993, the amount to be disbursed to a local school district, except for that amount of tax attributable to mills levied under section 1211(2) or 1211c of the revised school code, 1976 PA 451, MCL 380.1211 and 380.1211c, and mills that are not included as mills levied for school operating purposes under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211, shall be paid to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(6) A speculative building, a new facility, or a replacement facility located in a renaissance zone under the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, is exempt from the industrial facility tax levied under this act to the extent and for the duration provided pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, except for that portion of the industrial facility tax attributable to a special assessment or a tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff. The industrial facility tax calculated under this subsection shall be disbursed proportionately to the local taxing unit or units that levied the special assessment or the tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff.

(7) Upon application for an exemption under this subsection by a qualified start-up business, the governing body of a local tax collecting unit may adopt a resolution to exempt a speculative building, a new facility, or a replacement facility of a qualified start-up business from the collection of the industrial facility tax levied under this act in the same manner and under the same terms and conditions as provided for the exemption in section 7hh of the general property tax act, 1893 PA 206, MCL 211.7hh. The clerk of the local tax collecting unit shall notify in writing the assessor of the local tax collecting unit and the legislative body of each taxing unit that levies ad valorem property taxes in the local tax collecting unit. Before acting on the resolution, the governing body of the local tax collecting unit shall afford the assessor and a representative of the affected taxing units an opportunity for a hearing. If a resolution authorizing the exemption is adopted in the same manner as provided in section 7hh of the general property tax act, 1893 PA 206, MCL 211.7hh, a speculative building, a new facility, or a replacement facility owned or operated by a qualified start-up business is exempt from the industrial facility tax levied under this act, except for that portion of the industrial facility tax attributable to a special assessment or a tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff, for the year in which the resolution is adopted. A qualified start-up business is not eligible for an exemption under this subsection for more than 5 years. A qualified start-up business may receive the exemption under this subsection in nonconsecutive years. The industrial facility tax calculated under this subsection shall be disbursed proportionately to the taxing unit or units that levied the special assessment or the tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff. As used in this subsection, "qualified start-up business" means that term as defined in section 31a of the single

business tax act, 1975 PA 228, MCL 208.31a, or in section 415 of the Michigan business tax act, 2007 PA 36, MCL 208.1415.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1975, Act 247, Imd. Eff. Sept. 4, 1975;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1983, Act 139, Imd. Eff. July 18, 1983;—Am. 1984, Act 122, Imd. Eff. June 1, 1984;—Am. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1994, Act 266, Imd. Eff. July 6, 1994;—Am. 1994, Act 379, Imd. Eff. Dec. 27, 1994;—Am. 1995, Act 132, Imd. Eff. July 10, 1995;—Am. 1996, Act 446, Imd. Eff. Dec. 19, 1996;—Am. 2001, Act 157, Imd. Eff. Nov. 6, 2001;—Am. 2004, Act 323, Imd. Eff. Aug. 27, 2004;—Am. 2007, Act 195, Imd. Eff. Dec. 21, 2007.

Compiler's note: Act 165 of 1989, purporting to amend MCL 207.561 and 207.564, could not take effect "unless amendment 2 of House Joint Resolution I of the 85th Legislature becomes a part of the state constitution of 1963 as provided in section 1 of article XII of the state constitution of 1963." House Joint Resolution I was submitted to, and disapproved by, the people at the special election held on November 7, 1989.

Popular name: Act 198

207.561a Facility subject to industrial facilities exemption certificate; exemption for eligible manufacturing personal property; extension; filing combined document; "eligible manufacturing personal property" and "eligible personal property" defined.

Sec. 11a. (1) If a facility was subject to an industrial facilities exemption certificate on or after December 31, 2012, notwithstanding any other provision of this act to the contrary, that portion of the facility that is eligible manufacturing personal property shall remain subject to the industrial facilities tax and shall remain exempt from ad valorem property taxes as provided in section 8 until that eligible manufacturing personal property would otherwise be exempt from the collection of taxes under section 9m, 9n, or 9o of the general property tax act, 1893 PA 206, MCL 211.9m, 211.9n, and 211.9o. The holder of an industrial facilities exemption certificate that has been extended under this subsection shall indicate that portion of a facility that is eligible manufacturing personal property by annually filing the combined document required under section 9m or 9n of the general property tax act, 1893 PA 206, MCL 211.9m and 211.9n, with the assessor of the township or city in which the eligible manufacturing personal property is located by the date required under section 9m or 9n of the general property tax act, 1893 PA 206, MCL 211.9m and 211.9n.

(2) As used in this section:

(a) "Eligible manufacturing personal property" means that term as defined in section 9m of the general property tax act, 1893 PA 206, MCL 211.9m.

(b) "Eligible personal property" means that term as defined in section 3(e)(iii) of the state essential services assessment act, 2014 PA 92, MCL 211.1053.

History: Add. 2012, Act 397, Eff. Mar. 28, 2013;—Am. 2015, Act 123, Imd. Eff. July 10, 2015;—Am. 2016, Act 110, Imd. Eff. May 6, 2016;—Am. 2017, Act 264, Eff. Dec. 31, 2017.

Compiler's note: Enacting section 1 of Act 397 of 2012 provides:

"Enacting section 1. Section 11a of 1974 PA 198, MCL 207.561a, as added by this amendatory act, is repealed if House Bill No. 6026 of the 96th Legislature is not approved by a majority of the qualified electors of this state voting on the question at an election to be held on the August regular election date in 2014."

Compiler's note: HB 6026, referred to in enacting section 1, became 2012 PA 408. The act did not appear on the August 5, 2014 primary ballot.

207.562 Failure to pay tax applicable to personal property; seizure and sale of personal property; civil action; jeopardy assessment; disbursement.

Sec. 12. (1) If the industrial facility tax applicable to personal property is not paid within the time permitted by law for payment without penalty of taxes imposed under Act No. 206 of the Public Acts of 1893, as amended, the officer to whom the industrial facility tax is first payable may in his own name or in the name of the city, village, township, or county of which he is an officer, seize and sell personal property within this state of the owner who has so neglected or refused to pay the industrial facility tax applicable to personal property, to an amount sufficient to pay the tax, the expenses of sale, and interest on the tax at the rate of 9% per annum from the date the tax was first payable; or the officer may in his own name or in the name of the city, village, township, or county of which he is an officer, institute a civil action against the owner in the circuit court of the county in which the facility is located or in the circuit court of the county in which the owner resides or has his or its principal place of business, and in that civil action recover the amount of the tax and interest thereon at the rate of 9% per annum from the date the tax was first payable.

(2) The officer may proceed to make a jeopardy assessment, in the manner and under the circumstances provided by Act No. 55 of the Public Acts of 1956, being sections 211.691 to 211.698 of the Michigan Compiled Laws, as an additional means of collecting the amount of the tax under those circumstances.

(3) The officer may pursue 1 or more of the remedies provided in this section until such time as he has received the amount of the tax and interest thereon and costs allowed by this act or by law governing the

proceedings of civil actions in the circuit courts. The amount of the tax and interest thereon shall be disbursed by the officer in the same manner as the industrial facility tax is disbursed when first payable.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Popular name: Act 198

207.563 Tax applicable to real property as lien; automatic termination of exemption certificate; affidavit.

Sec. 13. (1) The amount of the tax applicable to real property, until paid, shall be a lien upon the real property to which the certificate is applicable. Except as provided in subsection (3), the tax shall become a lien on the property on the date the tax is levied. The appropriate parties may, subject to subsection (3), enforce the lien in the same manner as provided by law for the foreclosure in the circuit courts of mortgage liens upon real property.

(2) On or after the December 31 next following the expiration of 60 days after the service upon the owner of a certificate of nonpayment and the filing of the certificate of nonpayment, if payment has not been made within the intervening 60 days, provided for by subsection (1), the industrial facilities exemption certificate shall automatically be terminated.

(3) The treasurer of a county, township, city, or village may designate the tax day provided in section 2 of the general property tax act, 1893 PA 206, MCL 211.2, as the date on which industrial facility taxes become a lien on the real or personal property assessed by filing an affidavit in the office of the register of deeds for the county in which the real or personal property is located attesting that 1 or more of the following events have occurred:

(a) The owner or person otherwise assessed has filed a bankruptcy petition under the federal bankruptcy code, title 11 of the United States Code, 11 USC 101 to 1330.

(b) A secured lender has brought an action to foreclose on or to enforce an interest secured by the real or personal property assessed.

(c) For personal property only, the owner, the person otherwise assessed, or other person has liquidated or is attempting to liquidate the personal property assessed.

(d) The real or personal property assessed is subject to receivership under state or federal law.

(e) The owner or person otherwise assessed has assigned the real or personal property assessed for the benefit of his or her creditors.

(f) The real or personal property assessed has been seized or purchased by federal, state, or local authorities.

(g) A judicial action has been commenced that may impair the ability of the taxing authority to collect any tax due in the absence of a lien on the real or personal property assessed.

(4) The affidavit provided for in subsection (3) shall include all of the following:

(a) The year for which the industrial facility taxes due were levied.

(b) The date on which the industrial facility taxes due were assessed.

(c) The name of the owner or person otherwise assessed who is identified in the tax roll.

(d) The tax identification number of the real or personal property assessed.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 2004, Act 442, Imd. Eff. Dec. 21, 2004.

Popular name: Act 198

207.564 Industrial facility tax; amount of tax; determination; "industrial personal property" defined; termination or revocation; reduction.

Sec. 14. (1) The amount of the industrial facility tax, in each year for a replacement facility, shall be determined by multiplying the total mills levied as ad valorem taxes for that year by all taxing units within which the facility is situated by the taxable value of the real and personal property of the obsolete industrial property for the tax year immediately preceding the effective date of the industrial facilities exemption certificate after deducting the taxable value of the land and of the inventory as specified in section 19.

(2) The amount of the industrial facility tax, in each year for a new facility or a speculative building for which an industrial facilities exemption certificate became effective before January 1, 1994, shall be determined by multiplying the taxable value of the facility excluding the land and the inventory personal property by the sum of 1/2 of the total mills levied as ad valorem taxes for that year by all taxing units within which the facility is located other than mills levied for school operating purposes by a local school district within which the facility is located or mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, plus 1/2 of the number of mills levied for local school district operating purposes in 1993.

(3) Except as provided in subsection (4), the amount of the industrial facility tax in each year for a new

facility or a speculative building for which an industrial facilities exemption certificate becomes effective after December 31, 1993, shall be determined by multiplying the taxable value of the facility excluding the land and the inventory personal property by the sum of 1/2 of the total mills levied as ad valorem taxes for that year by all taxing units within which the facility is located other than mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, plus, subject to section 14a, the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(4) For taxes levied after December 31, 2007, for the personal property tax component of an industrial facilities exemption certificate for a new facility or a speculative building that is sited on real property classified as industrial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, the amount of the industrial facility tax in each year for a new facility or a speculative building shall be determined by multiplying the taxable value of the facility excluding the land and the inventory personal property by the sum of 1/2 of the total mills levied as ad valorem taxes for that year by all taxing units within which the facility is located other than mills levied on industrial personal property under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and the number of mills from which industrial personal property is exempt under section 1211(1) of the revised school code, 1976 PA 451, MCL 380.1211. For taxes levied after December 31, 2007, for the personal property tax component of an industrial facilities exemption certificate for a new facility or a speculative building that is sited on real property classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, the amount of the industrial facility tax in each year for a new facility or a speculative building shall be determined by multiplying the taxable value of the facility excluding the land and the inventory personal property by the sum of 1/2 of the total mills levied as ad valorem taxes for that year by all taxing units within which the facility is located other than the number of mills from which the property is exempt under section 1211(1) of the revised school code, 1976 PA 451, MCL 380.1211. As used in this subsection, "industrial personal property" means the following:

(a) Except as otherwise provided in subdivision (b), personal property classified under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, as industrial personal property.

(b) Beginning December 31, 2011, industrial personal property does not include a turbine powered by gas, steam, nuclear energy, coal, or oil the primary purpose of which is the generation of electricity for sale.

(5) For a termination or revocation of only the real property component, or only the personal property component, of an industrial facilities exemption certificate as provided in this act, the valuation and the tax determined using that valuation shall be reduced proportionately to reflect the exclusion of the component with respect to which the termination or revocation has occurred.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1994, Act 266, Eff. Imd. July 6, 1994;—Am. 1996, Act 1, Imd. Eff. Jan. 30, 1996;—Am. 2007, Act 39, Imd. Eff. July 12, 2007;—Am. 2007, Act 146, Imd. Eff. Dec. 10, 2007;—Am. 2008, Act 457, Imd. Eff. Jan. 9, 2009;—Am. 2011, Act 319, Eff. Dec. 31, 2011.

Compiler's note: Act 165 of 1989, purporting to amend MCL 207.561 and 207.564, could not take effect "unless amendment 2 of House Joint Resolution I of the 85th Legislature becomes a part of the state constitution of 1963 as provided in section 1 of article XII of the state constitution of 1963." House Joint Resolution I was submitted to, and disapproved by, the people at the special election held on November 7, 1989.

Popular name: Act 198

207.564a Reduction of mills used to calculate tax under MCL 207.564(3); exception.

Sec. 14a. Within 60 days after the granting of an industrial facilities exemption certificate under section 7 for a new facility, the state treasurer may exclude 1/2 or all of the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, from the specific tax calculation on the facility under section 14(3) if the state treasurer determines that reducing the number of mills used to calculate the specific tax under section 14(3) is necessary to reduce unemployment, promote economic growth, and increase capital investment in this state. This section does not apply to the personal property tax component of a certificate described in section 14(4).

History: Add. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1994, Act 266, Imd. Eff. July 6, 1994;—Am. 2007, Act 39, Imd. Eff. July 12, 2007.

Compiler's note: For transfer of authority, powers, duties, functions, and responsibilities of the state treasurer to grant exclusions from the state education tax to the Michigan jobs commission, see E.R.O. No. 1995-1, compiled at MCL 408.49 of the Michigan Compiled Laws.

Popular name: Act 198

207.564b Repealed. 1994, Act 266, Imd. Eff. July 6, 1994.

Compiler's note: The repealed section pertained to determination of tax for which industrial facility exemption certificate effective.

207.565 Revocation of exemption certificate; request; grounds; notice; hearing; order; effective date; revocation of certificate issued for speculative building; reinstatement of certificate.

Sec. 15. (1) Upon receipt of a request by certified mail to the commission by the holder of an industrial facilities exemption certificate requesting revocation of the certificate, the commission shall by order revoke the certificate in whole or revoke the certificate with respect to its real property component, or its personal property component, whichever is requested.

(2) The legislative body of a local governmental unit may by resolution request the commission to revoke the industrial facilities exemption certificate of a facility upon the grounds that, except as provided in section 7a, completion of the replacement facility or new facility has not occurred within 2 years after the effective date of the certificate, unless a greater time has been authorized by the commission for good cause; that the replacement, restoration, or construction of the facility has not occurred within 6 years after the date the initial industrial facilities exemption certificate was issued as provided in section 7a, unless a greater time has been authorized by the commission for good cause; that completion of the speculative building has not occurred within 2 years after the date the certificate was issued except as provided in section 7a, unless a greater time has been authorized by the commission for good cause; that a speculative building for which a certificate has been issued but is not yet effective has been used as other than a manufacturing facility; that the certificate issued for a speculative building has not become effective within 2 years after the December 31 following the date the certificate was issued; or that the purposes for which the certificate was issued are not being fulfilled as a result of a failure of the holder to proceed in good faith with the replacement, restoration, or construction and operation of the replacement facility or new facility or with the use of the speculative building as a manufacturing facility in a manner consistent with the purposes of this act and in the absence of circumstances that are beyond the control of the holder.

(3) Upon receipt of the resolution, the commission shall give notice in writing by certified mail to the holder of the certificate, to the local legislative body, to the assessor of the assessing unit, and to the legislative body of each local taxing unit which levies taxes upon property in the local governmental unit in which the facility is located. The commission shall afford to the holder of the certificate, the local legislative body, the assessor, and a representative of the legislative body of each taxing unit an opportunity for a hearing. The commission shall by order revoke the certificate if the commission finds that completion except as provided in section 7a of the replacement facility or new facility has not occurred within 2 years after the effective date of the certificate or a greater time as authorized by the commission for good cause; that completion of the speculative building has not occurred within 2 years after the date the certificate was issued except as provided in section 7a, unless a greater time has been authorized by the commission for good cause; that a speculative building for which a certificate has been issued but is not yet effective has been used as other than a manufacturing facility; that the certificate issued for a speculative building has not become effective within 2 years after the December 31 following the date the certificate was issued; or that the holder of the certificate has not proceeded in good faith with the replacement, restoration, or construction and operation of the facility or with the use of the speculative building as a manufacturing facility in good faith in a manner consistent with the purposes of this act and in the absence of circumstances that are beyond the control of the holder.

(4) The order of the commission revoking the certificate shall be effective on the December 31 next following the date of the order and the commission shall send by certified mail copies of its order of revocation to the holder of the certificate, to the local legislative body, to the assessor of the assessing unit in which the facility is located, and to the legislative body of each taxing unit which levies taxes upon property in the local governmental unit in which the facility is located.

(5) A revocation of a certificate issued for a speculative building shall specify and apply only to that portion of the speculative building for which the grounds for revocation relate.

(6) Notwithstanding any other provision of this act, upon the written request of the holder of a revoked industrial facilities exemption certificate to the local unit of government and the commission or upon the application of a subsequent owner to the local governing body to transfer the revoked industrial facilities exemption certificate to a subsequent owner, and the submission to the commission of a resolution of concurrence by the legislative body of the local unit of government in which the facility is located, and if the facility continues to qualify under this act, the commission may reinstate a revoked industrial facilities exemption certificate for the holder or a subsequent owner that has applied for the transfer.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982;—Am. 1996, Act 513, Imd. Eff. Jan. 13, 1997;—Am. 2008, Act 170, Imd. Eff. July 2, 2008;—Am. 2010, Act 122, Imd. Eff. July 19, 2010.

Popular name: Act 198

***** 207.566 SUBSECTION (2) MAY NOT APPLY: See (2) of 207.566 *****

207.566 Duration of industrial facilities exemption certificate; date of issuance of certificate of occupancy.

Sec. 16. (1) Unless earlier revoked as provided in section 15, an industrial facilities exemption certificate shall remain in force and effect for a period to be determined by the legislative body of the local governmental unit and commencing with its effective date and ending on the December 31 next following not more than 12 years after the completion of the facility with respect to both the real property component and the personal property component of the facility. The date of issuance of a certificate of occupancy, if one is required, by appropriate municipal authority shall be the date of completion of the facility.

(2) In the case of an application which was not filed within 12 months after the commencement of the restoration, replacement, or construction of the facility but was filed within the succeeding 12-month period as provided in section 9(2)(a), the industrial facilities exemption certificate, unless earlier revoked as provided in section 15, shall remain in force and effect for a period commencing with its effective date and ending on the December 31 next following not more than 11 years after completion of the facility with respect to both the real property component and the personal property component of the facility. The date of issuance of a certificate of occupancy, if one is required, by appropriate municipal authority shall be the date of completion of the facility. This subsection shall not apply for certificates issued after December 31, 1983.

(3) In the case of an application filed pursuant to section 9(4), an industrial facilities exemption certificate, unless earlier revoked as provided in section 15, shall remain in force and effect for a period to be determined by the legislative body of the local governmental unit and commencing on the effective date of the certificate and ending on the December 31 next following not more than 11 years after the effective date of the certificate.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1976, Act 224, Imd. Eff. July 30, 1976;—Am. 1978, Act 38, Imd. Eff. Feb. 24;—Am. 1982, Act 417, Imd. Eff. Dec. 28, 1982.

Popular name: Act 198

207.566a Industrial facilities exemption certificate; provisions.

Sec. 16a. If an industrial facilities exemption certificate for a replacement facility, a new facility, or a speculative building becomes effective after December 31, 1995, for a period shorter than the maximum period permitted under section 16, then both of the following apply:

(a) The owner or lessee of the replacement facility, new facility, or speculative building may, within the final year in which the certificate is effective, within 12 months after the certificate expires, or, as permitted by the local governmental unit, at any other time in which the certificate is in effect apply for another certificate under this act. If the legislative body of a local governmental unit disapproves an application submitted under this subdivision, then the applicant has no right of appeal of that decision as described in section 6.

(b) The legislative body of a local governmental unit shall not approve applications for certificates the sum of whose periods exceeds the maximum permitted under section 16 for the user or lessee of a replacement facility, new facility, or speculative building.

History: Add. 1996, Act 94, Imd. Eff. Feb. 28, 1996;—Am. 2008, Act 306, Imd. Eff. Dec. 18, 2008.

Popular name: Act 198

207.567 Assessment of real and personal property comprising facility; notice of determination.

Sec. 17. (1) The assessor of each city or township in which is located a facility with respect to which an industrial facilities exemption certificate is in force shall annually determine, with respect to each such facility, an assessment of the real and personal property comprising the facility having the benefit of an industrial facilities exemption certificate which would have been made under Act No. 206 of the Public Acts of 1893, as amended, if the certificate had not been in force. A holder of an industrial facilities exemption certificate shall furnish to the assessor such information as may be necessary for the determination.

(2) The assessor, having made the determination, shall annually notify the commission, the legislative body of each unit of local government which levies taxes upon property in the city or township in which the facility is located, and the holder of the industrial facilities exemption certificate of the determination, separately stating the determinations for real property and personal property, by certified mail not later than October 15 based upon valuations as of the preceding December 31.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Popular name: Act 198

207.568 Rules.

Sec. 18. The commission may promulgate rules as it deems necessary for the administration of this act pursuant to Act No. 306 of the Public Acts of 1969, as amended, being sections 24.201 to 24.315 of the Michigan Compiled Laws.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Popular name: Act 198

Administrative rules: R 209.51 to R 209.57 of the Michigan Administrative Code.

207.569 Form and contents of exemption certificate.

Sec. 19. An industrial facilities exemption certificate shall be in the form the commission determines but shall contain:

(a) A legal description of the real property on which the facility is or is to be located.

(b) A statement that unless revoked as provided in this act the certificate shall remain in force for the period stated in the certificate.

(c) In the case of a replacement facility a statement of the state equalized valuation of the obsolete industrial property, separately stated for real and personal property, for the tax year immediately preceding the effective date of the certificate after deducting the state equalized valuation of the land and inventory.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Popular name: Act 198

207.570 Appeal.

Sec. 20. A party aggrieved by the issuance or refusal to issue, revocation, transfer, or modification of an industrial facilities exemption certificate may appeal from the finding and order of the commission in the manner and form and within the time provided by Act No. 306 of the Public Acts of 1969, as amended.

History: 1974, Act 198, Imd. Eff. July 9, 1974.

Popular name: Act 198

207.571 Transfer and assignment of industrial facilities exemption certificate.

Sec. 21. (1) An industrial facilities exemption certificate may be transferred and assigned by the holder of the industrial facilities exemption certificate to a new owner or lessee of the facility but only with the approval of the local governmental unit and the commission after application by the new owner or lessee, and notice and hearing in the same manner as provided in section 5 for the application for a certificate.

(2) If the owner or lessee of a facility for which an industrial facilities exemption certificate is in effect relocates that facility outside of the industrial development district or plant rehabilitation district during the period in which the industrial facilities exemption certificate is in effect, the owner or lessee is liable to the local governmental unit from which it is leaving, upon relocating, for an amount equal to the difference between the industrial facilities tax to be paid by the owner or lessee of that facility for that facility for the tax years remaining under the industrial facilities exemption certificate that is in effect and the general ad valorem property tax that the owner or lessee would have paid if the owner or lessee of that facility did not have an industrial facilities exemption certificate in effect for those years. If the local governmental unit determines that it is in its best interest, the local governmental unit may forgive the liability of the owner or lessee under this subsection. The payment provided in this subsection shall be distributed in the same manner as the industrial facilities tax is distributed.

History: 1974, Act 198, Imd. Eff. July 9, 1974;—Am. 1999, Act 140, Imd. Eff. Oct. 18, 1999.

Popular name: Act 198

207.572 Industrial facilities exemption certificate; requirements for approval and issuance; application for industrial facilities exemption certificate for eligible next Michigan business; written agreement required; remedy provision.

Sec. 22. (1) A new industrial facilities exemption certificate shall not be approved and issued under this act after April 1, 1994, unless a written agreement is entered into between the local governmental unit and the person to whom the certificate is to be issued, and filed with the department of treasury.

(2) A next Michigan development corporation shall not approve an application for an industrial facilities exemption certificate for an eligible next Michigan business without a written agreement entered into with the eligible next Michigan business containing a remedy provision that includes, but is not limited to, all of the

following:

(a) A requirement that the industrial facilities exemption certificate is revoked if the eligible next Michigan business is determined to be in violation of the provisions of the written agreement.

(b) A requirement that the eligible next Michigan business may be required to repay all or part of the benefits received under this act if the eligible next Michigan business is determined to be in violation of the provisions of the written agreement.

History: Add. 1993, Act 334, Eff. Apr. 1, 1994;—Am. 1994, Act 266, Eff. Imd. July 6, 1994;—Am. 2010, Act 273, Imd. Eff. Dec. 15, 2010.

Popular name: Act 198

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION TO ESTABLISH 2021 BUDGET
RESOLUTION 11 OF 2020

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall in the Township of Elmwood, County of Leelanau, Michigan, on the 14th day of December, 2020 there were

PRESENT:

EXCUSED:

WHEREAS, a hearing was held on December 14, 2020 on the budget for the fiscal year 2021 for the Charter Township of Elmwood,
NOW THEREFORE BE IT RESOLVED, that the 2021 budget be adopted based on a cost center basis for the following funds:

General	Revenues	\$906,390.00
	Expenditures	\$906,385.00
Fire	Revenues	\$1,030,200.00
	Expenditures	\$1,030,200.00
Metro Authority	Revenues	\$9500.00
	Expenditures	\$0.00
Sewer	Revenues	\$450,250.00
	Expenditures	\$450,250.00
Timberlee Water	Revenues	\$86,050.00
	Expenditures	\$84,100.00
Greilickville Water	Revenues	\$54,100.00
	Expenditures	\$51,550.00
Marina	Revenues	\$1,001,700.00
	Expenditures	\$525,910.00
Police	Revenues	\$250.00
	Expenditures	\$250.00

BE IT FURTHER RESOLVED, that the budget be supported by an allocated operation millage of .6465.

The foregoing resolution offered by _____ and seconded by _____.

Upon a roll call vote, the following voted:

AYE:

NAY:

RESOLUTION DECLARED ADOPTED

CHARTER TOWNSHIP OF ELMWOOD

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 14, 2020

Connie Preston, Clerk

BUDGET WORKSHEET

Page: 1
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Current Year Amended Budget	Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Revenues								
Dept: 000.000								
402.000 CURRENT PROP. TAX - ALLOCATED	224,194	218,000	218,000	217,774	0	225,800	225,800	
403.000 INTEREST/PENALTIES ON TAXES	0	0	0	0	0			
412.000 DELINQUENT-REAL PROPERTY TAX	0	0	0	0	0			
420.000 UNPAID PERSONAL PROPERTY TAX	367	0	0	0	0			
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0	0	0	0	0			
447.000 PROPERTY TAX ADMIN. FEE	132,988	80,000	80,000	87,234	0	90,000	90,000	
460.000 CABLE TV FRANCHISE FEES	82,207	82,000	82,000	82,688	0	82,000	82,000	
460.100 METRO AUTHORITY FEES	0	0	0	0	0			
461.000 PEG FEES	8,124	7,000	7,000	8,077	0	8,000	8,000	
462.000 WATER FRANCHISE FEE	790	790	790	790	0	790	790	
476.000 PERMITS & FEES	4,773	4,500	4,500	3,348	0	3,800	3,800	
476.100 LAND DIVISION FEES	1,000	1,000	1,000	1,150	0	1,500	1,500	
487.000 TRAILER PARK FEES	333	300	300	148	0	300	300	
566.000 STATE GRANTS	0	0	0	0	0			
574.000 STATE SHARED REVENUE	395,852	390,000	390,000	324,585	0	392,000	392,000	
607.000 CHARGES FOR SERVICE - FEES	12,415	7,000	7,000	2,704	0	3,000	3,000	
626.000 SUMMER TAX COLLECTION FEE	7,860	7,850	7,850	7,880	0	7,900	7,900	
635.000 STREET LIGHTING	0	0	0	0	0			
642.000 CHARGE FOR SERVICE - SALES	128	100	100	194	0	100	100	
643.000 SALE OF HISTORY BOOKS	0	0	0	5	0			
656.000 UNIFORM TRAFFIC CODE FINES	48	0	0	0	0			
664.000 INTEREST EARNINGS	6,042	3,000	3,000	9,491	0	6,000	6,000	
664.100 STF BOND INTEREST	4,780	4,400	4,400	4,471	0	4,200	4,200	
668.000 RENTS & ROYALTIES	4,605	4,500	4,500	4,650	0	5,000	5,000	
669.000 LEASE AT FIRE HALL	40,061	40,700	40,700	40,971	0	41,000	41,000	
673.000 SALE OF FIXED ASSETS	0	0	0	0	0			
687.000 REFUNDS	527	0	0	2,829	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	35,000	35,000	35,000	0	0	35,000	35,000	
692.000 REIMBURSEMENTS	0	0	0	5,055	0			
695.000 MISCELLANEOUS INCOME	988	500	500	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	963,082	886,640	886,640	804,044	0	906,390	906,390	0
Total Revenues	963,082	886,640	886,640	804,044	0	906,390	906,390	0
Expenditures								
Dept: 000.000								
882.000 ROAD IMPROVEMENTS	0	0	0	0	0			

BUDGET WORKSHEET

Page: 2
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Current Year				(6)	(7)	(8)
		Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 000.000								
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	0	0	0	0	0	0	0	0
Dept: 101.000 TOWNSHIP BOARD								
701.000 ADMINISTRATIVE WAGES	17,313	15,280	15,280	12,805	0	17,000	17,000	
702.000 CLERICAL WAGES	0	2,000	2,000	0	0	2,000	2,000	
703.000 WAGES	21,530	21,960	21,960	21,116	0	22,400	22,400	
703.100 UNEMPLOYMENT REIMBURSEMENT	0	0	0	0	0			
703.200 wages	9,325	7,580	7,580	8,389	0	8,055	8,055	
714.000 EMPLOYER'S FICA CONTRIBUTION	3,539	3,610	3,610	3,237	0	3,810	3,810	
715.000 MEDICAL INSURANCE	0	0	0	0	0			
715.100 LIFE INSURANCE	625	660	660	576	0	660	660	
716.000 WORKERS COMP INSURANCE	3,155	3,330	3,330	2,494	0	3,600	3,600	
717.000 RETIREMENT CONTRIBUTION	2,003	2,000	2,000	1,958	0	4,200	4,200	
724.000 BANK CHARGES	0	0	0	317	0			
727.000 OFFICE SUPPLIES	0	0	0	0	0			
800.000 VIDEO SERVICES	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	10,106	15,000	15,000	6,339	0	10,000	10,000	
801.100 SPECIAL PROJECTS - LEGAL	0	0	0	0	0			
802.000 ENGINEERING SERVICES	376	5,000	5,000	258	0	2,500	2,500	
802.100 ENGINEERING SERVICES-REIMBURSE	0	0	0	0	0			
804.000 PLANNING SERVICES	27,012	5,000	5,000	0	0	2,500	2,500	
805.000 AUDIT FEES	5,138	5,200	5,200	5,125	0	5,300	5,300	
806.000 CONTRACTUAL FEES & SERVICES	0	0	8,000	7,605	0	8,000	8,000	
812.000 PUBLIC ACCESS FRANCHISE FEE	27,299	28,000	28,000	27,052	0	28,000	28,000	
830.000 MEMBERSHIP AND DUES	6,753	7,000	7,000	5,816	0	7,000	7,000	
860.000 TRANSPORTATION	410	300	300	0	0	300	300	
880.000 COMMUNITY PROMOTION	0	0	0	0	0			
882.000 ROAD IMPROVEMENTS	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	5,874	2,000	2,000	1,441	0	2,000	2,000	
900.100 Printing and Publishing-Reimb	0	0	0	0	0			
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	0	2,000	2,000	1,000	0	2,000	2,000	
964.000 REFUNDS	0	0	0	0	0			
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
TOWNSHIP BOARD	140,458	125,920	133,920	105,528	0	129,325	129,325	0
Dept: 171.000 TOWNSHIP SUPERVISOR								

BUDGET WORKSHEET

ELMWOOD TWP

Page: 3
12/8/2020
4:40 pm

Month: 12/31/2020	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 171.000 TOWNSHIP SUPERVISOR								
701.000 ADMINISTRATIVE WAGES	43,595	44,502	44,502	42,791	0	45,400	45,400	
703.000 WAGES	9,375	7,580	7,580	7,332	0	8,055	8,055	
714.000 EMPLOYER'S FICA CONTRIBUTION	4,055	4,010	4,010	3,835	0	4,120	4,120	
715.000 MEDICAL INSURANCE	0	0	0	0	0			
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	
717.000 RETIREMENT CONTRIBUTION	2,182	2,300	2,300	2,225	0	4,600	4,600	
727.000 OFFICE SUPPLIES	1,573	100	100	0	0	100	100	
860.000 TRANSPORTATION	266	300	300	0	0	300	300	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	1,121	1,000	1,000	50	0	1,000	1,000	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
TOWNSHIP SUPERVISOR	62,521	60,152	60,152	56,558	0	63,935	63,935	0
Dept: 191.000 ELECTIONS								
703.000 WAGES	2,461	12,000	12,500	11,887	0			
714.000 EMPLOYER'S FICA CONTRIBUTION	24	100	100	9	0			
727.000 OFFICE SUPPLIES	1,849	4,000	5,500	5,057	0	500	500	
740.000 OPERATING SUPPLIES	777	1,000	4,000	2,643	0			
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
860.000 TRANSPORTATION	101	500	500	459	0			
900.000 PRINTING & PUBLISHING	53	100	100	160	0			
930.000 REPAIR & MAINTENANCE	0	500	500	113	0	500	500	
960.000 EDUCATION & TRAINING	0	1,800	1,800	929	0			
980.000 OFFICE EQUIPMENT	0	6,800	6,800	4,532	0			
ELECTIONS	5,265	26,800	31,800	25,789	0	1,000	1,000	0
Dept: 209.000 ASSESSOR								
701.000 ADMINISTRATIVE WAGES	56,840	54,225	54,225	52,140	0	55,310	55,310	
703.000 WAGES	0	1,000	1,000	637	0	8,000	8,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	4,166	4,255	4,255	4,038	0	4,500	4,500	
715.000 MEDICAL INSURANCE	6,573	8,060	8,060	5,945	0	8,675	8,675	
715.100 LIFE INSURANCE	240	360	360	211	0	360	360	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
717.000 RETIREMENT CONTRIBUTION	2,665	2,800	2,800	2,711	0	5,600	5,600	
727.000 OFFICE SUPPLIES	4,273	2,000	2,000	2,213	0	2,000	2,000	
740.000 OPERATING SUPPLIES	1,008	2,500	2,500	1,497	0	2,500	2,500	
860.000 TRANSPORTATION	0	400	400	0	0	400	400	
930.000 REPAIR & MAINTENANCE	0	250	250	0	0	250	250	
960.000 EDUCATION & TRAINING	0	800	800	0	0	800	800	

BUDGET WORKSHEET

Page: 4
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 209.000 ASSESSOR								
980.000 OFFICE EQUIPMENT	0	0	0	0	0	1,500	1,500	
ASSESSOR	75,765	76,650	76,650	69,392	0	89,895	89,895	0
Dept: 215.000 TOWNSHIP CLERK								
701.000 ADMINISTRATIVE WAGES	43,542	44,502	44,502	42,791	0	45,400	45,400	
702.000 CLERICAL WAGES	8,510	7,085	7,085	6,859	0	7,655	7,655	
703.000 WAGES	2,081	12,000	12,000	9,393	0	12,000	12,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	4,148	4,825	4,825	4,517	0	5,010	5,010	
715.000 MEDICAL INSURANCE	426	430	430	391	0	430	430	
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
717.000 RETIREMENT CONTRIBUTION	2,685	2,800	2,800	2,625	0	5,900	5,900	
727.000 OFFICE SUPPLIES	3,567	1,000	1,000	817	0	1,000	1,000	
806.000 CONTRACTUAL FEES & SERVICES	2,355	2,500	2,500	2,473	0	2,500	2,500	
860.000 TRANSPORTATION	63	150	150	44	0	150	150	
930.000 REPAIR & MAINTENANCE	0	0	0	0	0			
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	195	1,000	1,000	270	0	1,000	1,000	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
TOWNSHIP CLERK	67,926	76,652	76,652	70,505	0	81,405	81,405	0
Dept: 247.000 BOARD OF REVIEW								
703.000 WAGES	674	1,500	1,500	865	0	1,000	1,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	5	120	120	9	0	80	80	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
727.000 OFFICE SUPPLIES	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	158	165	165	216	0	275	275	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	624	700	700	480	0	700	700	
BOARD OF REVIEW	1,461	2,485	2,485	1,570	0	2,055	2,055	0
Dept: 253.000 TOWNSHIP TREASURER								
701.000 ADMINISTRATIVE WAGES	43,630	44,502	44,502	42,791	0	45,400	45,400	
703.000 WAGES	10,540	10,750	10,750	10,337	0	10,965	10,965	
714.000 EMPLOYER'S FICA CONTRIBUTION	4,144	4,255	4,255	4,064	0	4,345	4,345	
715.000 MEDICAL INSURANCE	7,961	8,060	8,060	7,345	0	8,675	8,675	
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
717.000 RETIREMENT CONTRIBUTION	2,709	2,825	2,825	2,763	0	5,800	5,800	
727.000 OFFICE SUPPLIES	5,006	5,200	5,200	2,897	0	5,300	5,300	

BUDGET WORKSHEET

Page: 5
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 253.000 TOWNSHIP TREASURER								
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
814.000 COMPUTER SERVICES	1,333	1,500	1,500	1,358	0	1,500	1,500	
860.000 TRANSPORTATION	57	100	100	0	0	100	100	
900.000 PRINTING & PUBLISHING	1,209	2,000	2,000	445	0	1,500	1,500	
930.000 REPAIR & MAINTENANCE	0	0	0	0	0			
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	1,591	1,100	1,100	125	0	1,000	1,000	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
TOWNSHIP TREASURER	78,534	80,652	80,652	72,450	0	84,945	84,945	0
Dept: 265.000 TOWNSHIP CENTER								
702.000 CLERICAL WAGES	2,752	2,800	2,800	2,867	0	2,900	2,900	
703.000 WAGES	2,461	2,600	2,600	1,381	0	2,600	2,600	
714.000 EMPLOYER'S FICA CONTRIBUTION	399	420	420	325	0	425	425	
724.000 BANK CHARGES	0	0	0	0	0			
727.000 OFFICE SUPPLIES	6,774	6,000	6,000	8,287	0	7,000	7,000	
740.000 OPERATING SUPPLIES	1,298	1,250	1,250	1,811	0	1,500	1,500	
741.000 MOTOR FUELS	67	200	200	77	0	200	200	
776.000 JANITORIAL SERVICE	2,380	2,400	2,400	1,707	0	2,400	2,400	
777.000 SNOWPLOWING	0	0	0	0	0			
850.000 TELEPHONES	3,019	3,000	3,000	2,909	0	3,300	3,300	
920.000 UTILITIES - ELECTRIC	2,337	2,500	2,500	2,295	0	3,050	3,050	
922.000 UTILITIES - GAS	2,826	3,500	3,500	2,150	0	3,000	3,000	
924.000 UTILITIES - SEWER USE	529	560	560	460	0	560	560	
926.000 UTILITIES-WATER	315	425	425	269	0	425	425	
930.000 REPAIR & MAINTENANCE	40,181	25,000	63,000	43,209	0	45,000	45,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
975.000 BUILDINGS, ADDITIONS & IMPROVEM	5,236	29,070	29,070	0	0	33,400	33,400	
977.000 EQUIPMENT	0	2,000	2,000	0	0			
980.000 OFFICE EQUIPMENT	0	8,000	8,000	3,339	0			
994.100 SAD WATERMAIN	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
TOWNSHIP CENTER	70,574	89,725	127,725	71,086	0	105,760	105,760	0
Dept: 336.000 FIRE DEPARTMENT								
741.000 MOTOR FUELS	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	150,000	150,000	150,000	150,000	0	150,000	150,000	
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			

BUDGET WORKSHEET

Page: 6
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
FIRE DEPARTMENT	150,000	150,000	150,000	150,000	0	150,000	150,000	0
Dept: 345.000 PUBLIC SAFETY								
703.000 WAGES	0	0	0	0	0			
703.100 UNEMPLOYMENT REIMBURSEMENT	0	0	0	0	0			
860.000 TRANSPORTATION	0	0	0	0	0			
977.000 EQUIPMENT	0	0	0	0	0			
PUBLIC SAFETY	0	0	0	0	0	0	0	0
Dept: 400.000 PLANNING COMMISSION								
702.000 CLERICAL WAGES	1,760	1,800	1,800	1,352	0	1,800	1,800	
703.000 WAGES	8,060	9,900	9,900	8,815	0	11,700	11,700	
714.000 EMPLOYER'S FICA CONTRIBUTION	751	900	900	778	0	1,050	1,050	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
727.000 OFFICE SUPPLIES	224	200	200	46	0	200	200	
800.000 VIDEO SERVICES	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	9,700	10,000	10,000	1,312	0	5,000	5,000	
801.100 SPECIAL PROJECTS - LEGAL	0	0	0	0	0			
804.000 PLANNING SERVICES	-6,821	5,000	5,000	-5,248	0	5,000	5,000	
830.000 MEMBERSHIP AND DUES	0	625	625	685	0	700	700	
860.000 TRANSPORTATION	21	100	100	0	0	100	100	
900.000 PRINTING & PUBLISHING	315	1,000	1,000	403	0	1,000	1,000	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	673	1,500	1,500	900	0	1,500	1,500	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
PLANNING COMMISSION	14,683	31,025	31,025	9,043	0	28,050	28,050	0
Dept: 405.000 Planning /Zoning Administratio								
701.000 ADMINISTRATIVE WAGES	60,175	60,058	60,058	57,748	0	61,260	61,260	
703.000 WAGES	0	0	0	0	0			
714.000 EMPLOYER'S FICA CONTRIBUTION	4,505	4,625	4,625	4,418	0	4,720	4,720	
715.000 MEDICAL INSURANCE	7,953	8,060	8,060	7,374	0	8,675	8,675	
715.100 LIFE INSURANCE	354	360	360	295	0	360	360	
717.000 RETIREMENT CONTRIBUTION	2,944	3,100	3,100	3,005	0	6,200	6,200	
727.000 OFFICE SUPPLIES	0	200	200	274	0	200	200	
801.000 PROFESSIONAL SERVICES - LEGAL	0	5,000	5,000	32	0	5,000	5,000	
860.000 TRANSPORTATION	0	200	200	0	0	200	200	
960.000 EDUCATION & TRAINING	1,140	1,500	1,500	185	0	1,500	1,500	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
Planning /Zoning Administratio	77,071	83,103	83,103	73,331	0	88,115	88,115	0
Dept: 410.000 ZONING BOARD OF APPEALS								

BUDGET WORKSHEET

Page: 7
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 410.000 ZONING BOARD OF APPEALS								
702.000 CLERICAL WAGES	80	960	960	160	0	500	500	
703.000 WAGES	2,220	3,000	3,000	950	0	2,225	2,225	
714.000 EMPLOYER'S FICA CONTRIBUTION	176	305	305	85	0	210	210	
727.000 OFFICE SUPPLIES	65	100	100	27	0	100	100	
801.000 PROFESSIONAL SERVICES - LEGAL	32	3,000	3,000	0	0	3,000	3,000	
830.000 MEMBERSHIP AND DUES	0	0	0	0	0			
860.000 TRANSPORTATION	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	367	400	400	100	0	400	400	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	0	500	500	0	0	500	500	
ZONING BOARD OF APPEALS	2,940	8,265	8,265	1,322	0	6,935	6,935	0
Dept: 411.000 ZONING ADMINISTRATION								
703.000 WAGES	0	0	0	0	0			
714.000 EMPLOYER'S FICA CONTRIBUTION	0	0	0	0	0			
717.000 RETIREMENT CONTRIBUTION	0	0	0	0	0			
727.000 OFFICE SUPPLIES	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
860.000 TRANSPORTATION	0	0	0	0	0			
960.000 EDUCATION & TRAINING	0	0	0	0	0			
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
ZONING ADMINISTRATION	0	0	0	0	0	0	0	0
Dept: 445.000 PUBLIC WORKS								
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
930.000 REPAIR & MAINTENANCE	0	0	0	0	0			
992.000 PAYMENT ON BONDS - G.T. COUNTY	0	0	0	0	0			
992.200 STF Bond Purchase	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			
PUBLIC WORKS	0	0	0	0	0	0	0	0
Dept: 448.000 STREET LIGHTING								
920.000 UTILITIES - ELECTRIC	9,997	13,000	13,000	6,604	0	12,000	12,000	
STREET LIGHTING	9,997	13,000	13,000	6,604	0	12,000	12,000	0
Dept: 751.000 PARKS								
703.000 WAGES	29,705	32,000	32,000	30,672	0	32,000	32,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	2,272	2,485	2,485	2,346	0	2,485	2,485	
740.000 OPERATING SUPPLIES	2,134	2,400	2,400	717	0	2,000	2,000	
741.000 MOTOR FUELS	876	950	950	502	0	900	900	
775.000 REPAIR & MAINTENANCE SUPPLIES	1,398	1,500	1,500	1,638	0	1,700	1,700	

BUDGET WORKSHEET

Page: 8
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 751.000 PARKS								
802.000 ENGINEERING SERVICES	0	0	0	0	0			
804.000 PLANNING SERVICES	0	0	0	0	0			
920.000 UTILITIES - ELECTRIC	1,245	1,600	1,600	1,341	0	1,600	1,600	
924.000 UTILITIES - SEWER USE	276	276	276	207	0	280	280	
930.000 REPAIR & MAINTENANCE	7,497	9,000	9,000	7,200	0	9,000	9,000	
931.000 EQUIP. REPAIR & MAINTENANCE	740	1,000	1,000	0	0	1,000	1,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
974.000 LAND IMPROVEMENTS	0	0	0	0	0			
975.000 BUILDINGS, ADDITIONS & IMPROVEM	0	0	0	0	0			
977.000 EQUIPMENT	14,786	0	0	0	0			
PARKS	60,929	51,211	51,211	44,623	0	50,965	50,965	0
Dept: 899.000 TAX TRIBUNAL REFUNDS ORDERED								
964.000 REFUNDS	0	0	0	0	0			
TAX TRIBUNAL REFUNDS ORDERED	0	0	0	0	0	0	0	0
Dept: 954.000 INSURANCE & BONDS								
910.000 INSURANCE & BONDS	15,769	11,000	11,350	11,328	0	12,000	12,000	
INSURANCE & BONDS	15,769	11,000	11,350	11,328	0	12,000	12,000	0
Total Expenditures	833,893	886,640	937,990	769,129	0	906,385	906,385	0

BUDGET WORKSHEET

Page: 9
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 203 - METRO AUTHORITY								
Revenues								
Dept: 000.000								
460.100 METRO AUTHORITY FEES	7,529	7,700	7,700	8,614	0	9,500	9,500	
664.000 INTEREST EARNINGS	0	0	0	0	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	7,529	7,700	7,700	8,614	0	9,500	9,500	0
Total Revenues	7,529	7,700	7,700	8,614	0	9,500	9,500	0
Expenditures								
Dept: 000.000								
882.000 ROAD IMPROVEMENTS	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	0	0	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0	0	0

BUDGET WORKSHEET

Page: 10
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Current Year				(6)	(7)	(8)
		Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 206 - FIRE FUND								
Revenues								
Dept: 000.000								
402.000 CURRENT PROP. TAX - ALLOCATED	717,676	751,000	751,000	748,371	0	778,000	778,000	
403.000 INTEREST/PENALTIES ON TAXES	0	0	0	0	0			
412.000 DELINQUENT-REAL PROPERTY TAX	0	0	0	0	0			
420.000 UNPAID PERSONAL PROPERTY TAX	669	0	0	0	0			
460.100 METRO AUTHORITY FEES	0	0	0	0	0			
640.000 EMS TRANSPORTS	81,115	75,000	75,000	90,387	0	100,000	100,000	
641.000 FIRE FEE	16,862	0	0	5	0			
642.000 CHARGE FOR SERVICE - SALES	200	200	200	1,235	0	200	200	
664.000 INTEREST EARNINGS	4,812	2,100	2,100	1,922	0	2,000	2,000	
668.000 RENTS & ROYALTIES	0	0	0	0	0			
673.000 SALE OF FIXED ASSETS	7,900	0	0	0	0			
675.000 CONTRIBUTIONS - PRIVATE SOURCE	5,600	0	0	5,600	0			
675.100 CONTRIBUTIONS - MEMORIALS	0	0	0	2,930	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	150,000	150,000	150,000	150,000	0	150,000	150,000	
692.000 REIMBURSEMENTS	237,791	0	0	3,080	0			
698.000 PROCEEDS FROM L.T. DEBT	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	1,222,625	978,300	978,300	1,003,530	0	1,030,200	1,030,200	0
Total Revenues	1,222,625	978,300	978,300	1,003,530	0	1,030,200	1,030,200	0
Expenditures								
Dept: 000.000								
701.000 ADMINISTRATIVE WAGES	51,760	52,850	52,850	50,817	0	105,000	105,000	
703.200 wages	23,468	15,000	15,000	13,614	0	14,300	14,300	
704.000 FIRE WAGES	216,645	253,500	253,500	217,886	0	243,400	243,400	
704.100 firefighter shift wages	0	0	0	0	0			
705.000 EXTRICATION SERVICES -TC	0	0	0	0	0			
714.000 EMPLOYER'S FICA CONTRIBUTION	21,950	25,000	25,000	22,091	0	26,300	26,300	
715.000 MEDICAL INSURANCE	17,148	25,000	25,000	16,084	0	15,400	15,400	
715.100 LIFE INSURANCE	1,533	1,800	1,800	1,367	0	1,800	1,800	
716.000 WORKERS COMP INSURANCE	13,433	8,400	8,400	8,658	0	9,000	9,000	
717.000 RETIREMENT CONTRIBUTION	8,662	15,500	15,500	10,480	0	34,000	34,000	
724.000 BANK CHARGES	0	0	0	152	0			
727.000 OFFICE SUPPLIES	624	1,000	1,000	772	0	870	870	
740.000 OPERATING SUPPLIES	8,230	9,000	9,000	4,639	0	6,800	6,800	
741.000 MOTOR FUELS	3,369	3,500	3,500	2,220	0	3,000	3,000	
742.000 EMS & RESCUE SUPPLIES	0	0	0	0	0			

BUDGET WORKSHEET

Page: 11
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 206 - FIRE FUND								
Expenditures								
Dept: 000.000								
776.000 JANITORIAL SERVICE	0	0	0	0	0			
777.000 SNOWPLOWING	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	4,167	1,000	1,000	432	0	500	500	
802.000 ENGINEERING SERVICES	0	0	0	0	0	500	500	
803.000 MEDICAL - PHYSICAL EXAMS	6,196	6,000	6,000	3,122	0	3,950	3,950	
805.000 AUDIT FEES	91	100	100	100	0	100	100	
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
807.000 LICENSING AND FEES	0	0	0	0	0	1,800	1,800	
830.000 MEMBERSHIP AND DUES	697	2,000	2,000	649	0	8,100	8,100	
850.000 TELEPHONES	1,423	1,600	1,600	1,308	0	2,700	2,700	
860.000 TRANSPORTATION	154	0	0	0	0			
880.000 COMMUNITY PROMOTION	209	800	800	414	0	500	500	
900.000 PRINTING & PUBLISHING	0	250	250	38	0	200	200	
910.000 INSURANCE & BONDS	6,050	6,700	6,700	6,647	0	6,800	6,800	
920.000 UTILITIES - ELECTRIC	4,802	4,900	4,900	4,041	0	5,600	5,600	
922.000 UTILITIES - GAS	2,414	2,500	2,500	1,797	0	2,500	2,500	
924.000 UTILITIES - SEWER USE	299	330	330	230	0	330	330	
926.000 UTILITIES-WATER	0	0	0	0	0			
930.000 REPAIR & MAINTENANCE	3,427	3,500	3,500	2,389	0	3,200	3,200	
931.000 EQUIP. REPAIR & MAINTENANCE	11,701	15,000	15,000	11,606	0	12,600	12,600	
932.000 UNSCHEDULED MAINTENANCE	0	1,000	1,000	187	0	1,000	1,000	
933.000 apparatus repair and maint	19,482	21,000	21,000	11,926	0	16,000	16,000	
956.000 EMERGENCY CONTINGENCY	0	1,000	1,000	0	0	1,000	1,000	
960.000 EDUCATION & TRAINING	5,554	8,000	8,000	1,737	0	8,000	8,000	
975.000 BUILDINGS,ADDITIONS & IMPROVEM	0	1,000	1,000	0	0	1,000	1,000	
977.000 EQUIPMENT	25,145	12,500	12,500	1,320	0	10,000	10,000	
978.000 EQUIPMENT REPLACEMENT	243,166	12,500	12,500	0	0	20,300	20,300	
978.100 FUTURE EQUIP REPLACEMENT	0	50,000	50,000	0	0	50,000	50,000	
993.000 PRINCIPAL PAYMENT - FIRE TRUCK	49,342	0	0	0	0			
995.000 INTEREST ON LOANS	2,567	0	0	0	0			
Dept: 000.000	753,708	562,230	562,230	396,723	0	616,550	616,550	0
Dept: 344.000 EMS								
701.000 ADMINISTRATIVE WAGES	0	0	0	0	0			
703.200 wages	5,372	15,000	15,000	11,286	0	14,300	14,300	
704.000 FIRE WAGES	215,299	253,500	253,500	216,657	0	243,400	243,400	
704.100 firefighter shift wages	0	0	0	0	0			

BUDGET WORKSHEET

Page: 12
12/8/2020
4:40 pm

ELMWOOD TWP

Month: 12/31/2020	Prior Year Actual	Current Year			Estimated Total	(6)	(7)	(8)
		Original Budget	Amended Budget	Actual Thru December		Requested	Recommended	Adopted
Fund Type:								
Fund: 206 - FIRE FUND								
Expenditures								
Dept: 344.000 EMS								
714.000 EMPLOYER'S FICA CONTRIBUTION	16,881	20,700	20,700	16,933	0	18,250	18,250	
715.000 MEDICAL INSURANCE	15,497	25,000	25,000	16,014	0	15,400	15,400	
715.100 LIFE INSURANCE	1,297	1,800	1,800	1,367	0	1,800	1,800	
716.000 WORKERS COMP INSURANCE	13,175	8,400	8,400	2,886	0	9,000	9,000	
717.000 RETIREMENT CONTRIBUTION	8,662	12,790	12,790	10,480	0	23,700	23,700	
727.000 OFFICE SUPPLIES	404	1,000	1,000	620	0	820	820	
740.000 OPERATING SUPPLIES	9,739	9,200	9,200	8,685	0	7,100	7,100	
741.000 MOTOR FUELS	2,685	3,000	3,000	1,680	0	2,700	2,700	
742.000 EMS & RESCUE SUPPLIES	0	0	0	0	0			
776.000 JANITORIAL SERVICE	0	0	0	0	0			
778.000 Billing Services	8,530	6,000	6,000	6,710	0	8,000	8,000	
801.000 PROFESSIONAL SERVICES - LEGAL	2,503	1,000	1,000	160	0	500	500	
802.000 ENGINEERING SERVICES	0	0	0	0	0	500	500	
803.000 MEDICAL - PHYSICAL EXAMS	0	1,000	1,000	78	0	750	750	
805.000 AUDIT FEES	91	100	100	100	0	100	100	
807.000 LICENSING AND FEES	0	0	0	0	0	3,100	3,100	
830.000 MEMBERSHIP AND DUES	72	1,000	1,000	235	0	6,800	6,800	
850.000 TELEPHONES	1,159	1,600	1,600	1,263	0	1,950	1,950	
860.000 TRANSPORTATION	0	0	0	0	0			
880.000 COMMUNITY PROMOTION	0	300	300	105	0	200	200	
881.000 ALS INTERCEPT SERVICE	19,250	20,000	20,000	15,750	0	20,000	20,000	
900.000 PRINTING & PUBLISHING	0	250	250	0	0	200	200	
910.000 INSURANCE & BONDS	6,647	6,700	6,700	6,647	0	6,800	6,800	
920.000 UTILITIES - ELECTRIC	4,802	4,900	4,900	4,041	0	5,600	5,600	
922.000 UTILITIES - GAS	2,414	2,500	2,500	1,797	0	2,500	2,500	
924.000 UTILITIES - SEWER USE	276	330	330	230	0	330	330	
930.000 REPAIR & MAINTENANCE	3,328	3,500	3,500	2,245	0	3,200	3,200	
931.000 EQUIP. REPAIR & MAINTENANCE	3,007	3,500	3,500	1,887	0	2,050	2,050	
932.000 UNSCHEDULED MAINTENANCE	486	1,000	1,000	140	0	1,000	1,000	
933.000 apparatus repair and maint	2,099	2,000	2,000	1,313	0	3,500	3,500	
956.000 EMERGENCY CONTINGENCY	0	1,000	1,000	0	0	1,000	1,000	
960.000 EDUCATION & TRAINING	3,560	4,000	4,000	1,607	0	4,000	4,000	
975.000 BUILDINGS, ADDITIONS & IMPROVEM	0	1,000	1,000	0	0	1,000	1,000	
977.000 EQUIPMENT	2,525	2,000	2,000	881	0	2,000	2,000	
978.000 EQUIPMENT REPLACEMENT	0	2,000	2,000	0	0	2,100	2,100	
EMS	349,760	416,070	416,070	331,797	0	413,650	413,650	0

BUDGET WORKSHEET

Page: 13
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 206 - FIRE FUND								
Total Expenditures	1,103,468	978,300	978,300	728,520	0	1,030,200	1,030,200	0

BUDGET WORKSHEET

Page: 14
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 207 - POLICE FUND								
Revenues								
Dept: 000.000								
402.000 CURRENT PROP. TAX - ALLOCATED	0	0	0	0	0			
412.000 DELINQUENT-REAL PROPERTY TAX	0	0	0	0	0			
420.000 UNPAID PERSONAL PROPERTY TAX	0	0	0	0	0			
664.000 INTEREST EARNINGS	0	0	0	0	0			
676.000 REIMBURSEMENTS	0	0	0	0	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	250	250	0	0	250	250	
Dept: 000.000	0	250	250	0	0	250	250	0
Total Revenues	0	250	250	0	0	250	250	0
Expenditures								
Dept: 000.000								
703.000 WAGES	0	0	0	0	0			
703.100 UNEMPLOYMENT REIMBURSEMENT	0	0	0	0	0			
740.000 OPERATING SUPPLIES	0	0	0	0	0			
850.000 TELEPHONES	243	250	250	205	0	250	250	
860.000 TRANSPORTATION	0	0	0	0	0			
977.000 EQUIPMENT	0	0	0	0	0			
Dept: 000.000	243	250	250	205	0	250	250	0
Total Expenditures	243	250	250	205	0	250	250	0

BUDGET WORKSHEET

Page: 17
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 590 - SEWER FUND								
Revenues								
Dept: 000.000								
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0	0	0	0	0			
446.000 INT/PENALTIES BEN/RISE	0	0	0	0	0			
476.000 PERMITS & FEES	0	0	0	25	0			
607.000 CHARGES FOR SERVICE - FEES	370,950	348,000	348,000	290,332	0	348,000	348,000	
608.000 NON-BUSINESS LICENSES & PERMIT	0	0	0	0	0			
610.000 MISCELLANEOUS PAYMENTS & FEES	0	0	0	0	0			
662.000 PENALTIES	0	0	0	0	0			
664.000 INTEREST EARNINGS	18,833	5,000	5,000	17,456	0	5,000	5,000	
672.000 SPECIAL ASSESSMENTS	0	0	0	0	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
693.000 REFUND - FACTOR CREDIT TC	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	110,000	110,000	0	0	97,250	97,250	
Dept: 000.000	389,783	463,000	463,000	307,813	0	450,250	450,250	0
Total Revenues	389,783	463,000	463,000	307,813	0	450,250	450,250	0
Expenditures								
Dept: 000.000								
724.000 BANK CHARGES	0	0	0	218	0			
724.100 agent fees	0	0	0	0	0			
727.000 OFFICE SUPPLIES	50	50	50	68	0	75	75	
740.000 OPERATING SUPPLIES	380	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	0	500	500	500	0	500	500	
802.000 ENGINEERING SERVICES	0	2,500	2,500	43,488	0			
802.100 ENGINEERING SERVICES-REIMBURSE	0	0	0	0	0			
805.000 AUDIT FEES	657	675	675	675	0	675	675	
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
814.000 COMPUTER SERVICES	0	0	0	0	0			
815.000 BILLING SERVICES	0	0	0	0	0			
820.000 ADMINISTRATION FEE	4,100	4,100	4,100	0	0	4,100	4,100	
850.000 TELEPHONES	0	0	0	0	0			
860.000 TRANSPORTATION	170	200	200	0	0	200	200	
900.000 PRINTING & PUBLISHING	0	0	0	0	0			
910.000 INSURANCE & BONDS	584	700	700	686	0	700	700	
920.000 UTILITIES - ELECTRIC	0	0	0	0	0			
921.000 UTILITIES - SEWAGE TREATMENT	90,249	100,000	100,000	49,092	0	100,000	100,000	
930.000 REPAIR & MAINTENANCE	155,423	150,000	150,000	90,153	0	150,000	150,000	
940.000 RENTALS OR LEASE	0	0	0	0	0			

BUDGET WORKSHEET

Page: 18

12/8/2020

4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 590 - SEWER FUND								
Expenditures								
Dept: 000.000								
964.000 REFUNDS	0	0	0	0	0			
968.000 DEPRECIATION	111,628	120,000	120,000	0	0	115,000	115,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
972.100 PLANT UPGRADE	0	0	0	0	0			
973.000 PLANT CAPACITY	0	0	0	0	0			
992.000 PAYMENT ON BONDS - G.T. COUNTY	69,980	73,500	73,500	74,119	0	75,000	75,000	
995.000 INTEREST ON LOANS	9,091	7,000	7,000	4,451	0	4,000	4,000	
999.000 PAYING AGENT FEES	11	15	15	0	0			
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	442,323	459,240	459,240	263,450	0	450,250	450,250	0
Total Expenditures	442,323	459,240	459,240	263,450	0	450,250	450,250	0

BUDGET WORKSHEET

Page: 19
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 591 - TIMBERLEE WATER FUND #1								
Revenues								
Dept: 000.000								
402.000 CURRENT PROP. TAX - ALLOCATED	0	0	0	0	0			
412.000 DELINQUENT-REAL PROPERTY TAX	0	0	0	0	0			
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0	0	0	0	0			
476.000 PERMITS & FEES	100	0	0	0	0			
480.000 SERVICE LEAD	0	0	0	0	0			
602.000 SALES - HORNS & METERS	0	0	0	0	0			
607.000 CHARGES FOR SERVICE - FEES	84,434	86,000	86,000	72,110	0	86,000	86,000	
662.000 PENALTIES	0	0	0	0	0			
664.000 INTEREST EARNINGS	822	750	750	47	0	50	50	
665.000 INT. EARNED SP ASSESS	0	0	0	0	0			
672.000 SPECIAL ASSESSMENTS	0	0	0	0	0			
687.000 REFUNDS	0	0	0	0	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
692.000 REIMBURSEMENTS	0	0	0	0	0			
698.000 PROCEEDS FROM L.T. DEBT	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	85,356	86,750	86,750	72,157	0	86,050	86,050	0
Total Revenues	85,356	86,750	86,750	72,157	0	86,050	86,050	0
Expenditures								
Dept: 000.000								
724.000 BANK CHARGES	0	0	0	111	0			
727.000 OFFICE SUPPLIES	0	50	50	0	0			
740.000 OPERATING SUPPLIES	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	176	0			
802.000 ENGINEERING SERVICES	0	2,500	2,500	7,139	0	5,000	5,000	
805.000 AUDIT FEES	333	345	345	345	0	350	350	
814.000 COMPUTER SERVICES	0	0	0	0	0			
815.000 BILLING SERVICES	0	0	0	0	0			
820.000 ADMINISTRATION FEE	900	900	900	0	0	900	900	
850.000 TELEPHONES	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	0	0	0	0	0			
910.000 INSURANCE & BONDS	576	500	500	847	0	850	850	
920.000 UTILITIES - ELECTRIC	0	0	0	0	0			
930.000 REPAIR & MAINTENANCE	50,227	60,000	60,000	43,707	0	60,000	60,000	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
964.000 REFUNDS	0	0	0	0	0			

BUDGET WORKSHEET

Page: 20
12/8/2020
4:40 pm

ELMWOOD TWP

Month: 12/31/2020	Prior Year	Current Year				(6)	(7)	(8)
	Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 591 - TIMBERLEE WATER FUND #1								
Expenditures								
Dept: 000.000								
968.000 DEPRECIATION	10,761	17,000	17,000	0	0	17,000	17,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
993.100 PRINCIPAL PAYMENT ON CONTRACT	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
Dept: 000.000	62,797	81,295	81,295	52,325	0	84,100	84,100	0
Total Expenditures	62,797	81,295	81,295	52,325	0	84,100	84,100	0

BUDGET WORKSHEET

Page: 21
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Original Budget	Amended Budget	Current Year Actual Thru December	Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 592 - GREILICKVILLE WATER								
Revenues								
Dept: 000.000								
476.000 PERMITS & FEES	319	0	0	250	0			
480.000 SERVICE LEAD	0	0	0	0	0			
602.000 SALES - HORNS & METERS	950	0	0	2,070	0			
607.000 CHARGES FOR SERVICE - FEES	51,119	54,000	54,000	46,664	0	54,000	54,000	
662.000 PENALTIES	0	0	0	0	0			
664.000 INTEREST EARNINGS	147	150	150	88	0	100	100	
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	52,535	54,150	54,150	49,072	0	54,100	54,100	0
Total Revenues	52,535	54,150	54,150	49,072	0	54,100	54,100	0
Expenditures								
Dept: 000.000								
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
802.000 ENGINEERING SERVICES	0	1,000	1,000	0	0			
805.000 AUDIT FEES	121	120	120	120	0	120	120	
820.000 ADMINISTRATION FEE	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	0	0	0	0	0			
910.000 INSURANCE & BONDS	429	430	430	0	0	430	430	
920.000 UTILITIES - ELECTRIC	0	0	0	0	0			
925.000 WATER FROM CITY	12,244	17,000	17,000	0	0	17,000	17,000	
930.000 REPAIR & MAINTENANCE	25,927	30,000	30,000	22,491	0	30,000	30,000	
968.000 DEPRECIATION	0	4,000	4,000	0	0	4,000	4,000	
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	38,721	52,550	52,550	22,611	0	51,550	51,550	0
Total Expenditures	38,721	52,550	52,550	22,611	0	51,550	51,550	0

BUDGET WORKSHEET

Page: 22
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Current Year				(6)	(7)	(8)
		Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Month: 12/31/2020								
Fund Type:								
Fund: 594 - MARINA FUND								
Revenues								
Dept: 000.000								
607.000 CHARGES FOR SERVICE - FEES	0	0	0	0	0			
629.000 CHARGE FOR SERVICES RENDERED	2,233	2,200	2,200	2,193	0	2,200	2,200	
642.000 CHARGE FOR SERVICE - SALES	4,239	4,500	4,500	4,096	0	4,100	4,100	
650.000 SALES - OTHER	15,169	0	0	1,496	0	1,600	1,600	
651.000 USE & ADMISSION FEES	26,988	27,000	27,000	23,848	0	27,000	27,000	
652.000 PARKING FEES	21,870	22,000	22,000	15,179	0	22,000	22,000	
652.100 SUMMER DRY STORAGE	0	0	0	0	0			
652.200 DRY STORAGE - WINTER	20,562	20,000	20,000	23,589	0	24,000	24,000	
653.000 SEASON PASSES	20,205	22,000	22,000	25,556	0	25,000	25,000	
654.000 REFUNDABLE DEPOSITS-KEYS	676	500	500	0	0			
654.100 NON-REFUNDABLE DEPOSITS-SLIPS	-80	0	0	-30	0			
657.000 COMMERCIAL LAUNCH	10,296	8,000	8,000	7,493	0	8,000	8,000	
657.100 HAUL OUT	1,210	0	0	438	0	500	500	
658.000 WAIT LIST DEPOSIT	6,050	5,000	5,000	6,512	0	6,300	6,300	
661.000 CONTRACT BUOYS	19,036	0	0	22,398	0	27,000	27,000	
664.000 INTEREST EARNINGS	21,025	1,500	1,500	11,811	0	3,000	3,000	
667.000 SLIP FEES	450,424	463,000	463,000	444,657	0	458,000	458,000	
667.100 TRANSIENT SLIP FEES	59,896	65,000	65,000	113,135	0	65,000	65,000	
667.200 DOCK BOX RENTAL	0	0	0	0	0			
668.000 RENTS & ROYALTIES	20,947	20,500	20,500	17,242	0	20,000	20,000	
668.100 TRANSIENT BUOYS	0	0	0	0	0			
673.000 SALE OF FIXED ASSETS	0	0	0	0	0			
675.000 CONTRIBUTIONS - PRIVATE SOURCE	0	0	0	295	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
692.000 REIMBURSEMENTS	89,445	993,810	993,810	734,065	0	308,000	308,000	
698.000 PROCEEDS FROM L.T. DEBT	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	967,545	967,545	0	0			
Dept: 000.000	790,191	2,622,555	2,622,555	1,453,973	0	1,001,700	1,001,700	0
Total Revenues	790,191	2,622,555	2,622,555	1,453,973	0	1,001,700	1,001,700	0
Expenditures								
Dept: 000.000								
701.000 ADMINISTRATIVE WAGES	0	0	0	0	0	52,700	52,700	
703.000 WAGES	117,878	124,670	124,670	123,204	0	95,400	95,400	
714.000 EMPLOYER'S FICA CONTRIBUTION	8,930	9,600	9,600	9,425	0	11,400	11,400	
715.000 MEDICAL INSURANCE	9,737	8,060	8,060	7,645	0	8,675	8,675	
715.100 LIFE INSURANCE	354	360	360	295	0	360	360	

BUDGET WORKSHEET

Page: 23
12/8/2020
4:40 pm

ELMWOOD TWP

	Prior Year Actual	Current Year				(6)	(7)	(8)
Month: 12/31/2020	Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 594 - MARINA FUND								
Expenditures								
Dept: 000.000								
716.000 WORKERS COMP INSURANCE	3,087	3,300	3,300	3,300	0	4,000	4,000	
717.000 RETIREMENT CONTRIBUTION	2,460	2,650	2,650	2,583	0	2,700	2,700	
718.000 UNEMPLOYMENT INSURANCE	0	0	0	0	0			
724.000 BANK CHARGES	0	0	0	286	0			
727.000 OFFICE SUPPLIES	1,000	1,000	1,000	1,677	0	1,200	1,200	
740.000 OPERATING SUPPLIES	14,184	15,800	15,800	16,166	0	16,500	16,500	
741.000 MOTOR FUELS	305	250	250	12	0	250	250	
775.000 REPAIR & MAINTENANCE SUPPLIES	591	3,500	3,500	1,945	0	3,000	3,000	
776.000 JANITORIAL SERVICE	1,664	1,800	1,800	1,767	0	1,800	1,800	
776.100 FISH BYPRODUCT REMOVAL	0	0	0	0	0	500	500	
801.000 PROFESSIONAL SERVICES - LEGAL	552	1,000	1,000	7,040	0	7,000	7,000	
802.000 ENGINEERING SERVICES	189,402	295,490	295,490	6,039	0	5,000	5,000	
804.000 PLANNING SERVICES	20,918	0	0	0	0			
805.000 AUDIT FEES	3,434	3,500	3,500	3,500	0	3,500	3,500	
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
810.000 CONTRACT SECURITY	0	0	0	0	0			
820.000 ADMINISTRATION FEE	30,000	30,000	30,000	0	0	30,000	30,000	
850.000 TELEPHONES	6,887	6,800	6,800	5,967	0	6,900	6,900	
860.000 TRANSPORTATION	405	500	500	224	0	350	350	
900.000 PRINTING & PUBLISHING	2,856	2,900	2,900	2,374	0	2,900	2,900	
910.000 INSURANCE & BONDS	1,601	1,800	1,800	2,208	0	2,300	2,300	
920.000 UTILITIES - ELECTRIC	22,531	28,000	28,000	16,618	0	28,000	28,000	
922.000 UTILITIES - GAS	506	550	550	507	0	550	550	
924.000 UTILITIES - SEWER USE	1,932	1,800	1,800	1,610	0	1,800	1,800	
926.000 UTILITIES-WATER	3,584	3,800	3,800	5,943	0	6,000	6,000	
930.000 REPAIR & MAINTENANCE	17,240	10,000	10,000	15,565	0	10,000	10,000	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	0	1,500	1,500	0	0	1,000	1,000	
964.000 REFUNDS	0	0	0	0	0			
968.000 DEPRECIATION	141,754	149,000	149,000	0	0	150,000	150,000	
974.000 LAND IMPROVEMENTS	0	0	0	0	0			
975.000 BUILDINGS,ADDITIONS & IMPROVEM	0	1,848,500	1,848,500	1,282,002	0			
977.000 EQUIPMENT	80	10,000	10,000	9,736	0	15,000	15,000	
993.100 PRINCIPAL PAYMENT ON CONTRACT	0	0	0	0	0			
994.100 SAD WATERMAIN	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			

BUDGET WORKSHEET

Page: 24
12/8/2020
4:40 pm

ELMWOOD TWP

Month: 12/31/2020	Prior	Current Year				(6)	(7)	(8)
	Year Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 594 - MARINA FUND								
Expenditures								
Dept: 000.000								
999.100 OPERATING TRANSFER OUT	0	15,000	15,000	0	0	15,000	15,000	
Dept: 000.000	603,872	2,581,130	2,581,130	1,527,638	0	483,785	483,785	0
Dept: 751.000 PARKS								
703.000 WAGES	24,495	25,000	25,000	19,635	0	25,000	25,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	1,874	1,925	1,925	1,502	0	1,925	1,925	
740.000 OPERATING SUPPLIES	728	2,000	2,000	2,402	0	2,000	2,000	
741.000 MOTOR FUELS	764	800	800	502	0	800	800	
775.000 REPAIR & MAINTENANCE SUPPLIES	1,246	1,500	1,500	866	0	1,200	1,200	
802.000 ENGINEERING SERVICES	0	0	0	193	0			
804.000 PLANNING SERVICES	0	0	0	0	0			
920.000 UTILITIES - ELECTRIC	613	700	700	602	0	700	700	
924.000 UTILITIES - SEWER USE	1,552	1,500	1,500	230	0	1,500	1,500	
926.000 UTILITIES-WATER	2,645	3,000	3,000	4,653	0	4,000	4,000	
930.000 REPAIR & MAINTENANCE	5,437	5,000	5,000	11,471	0	5,000	5,000	
931.000 EQUIP. REPAIR & MAINTENANCE	740	0	0	0	0			
975.000 BUILDINGS, ADDITIONS & IMPROVEM	0	0	0	0	0			
977.000 EQUIPMENT	0	0	0	0	0			
PARKS	40,094	41,425	41,425	42,056	0	42,125	42,125	0
Total Expenditures	643,966	2,622,555	2,622,555	1,569,694	0	525,910	525,910	0
	385,690	18,515	-32,835	293,269	0	489,795	489,795	0
Grand Total:	385,690	18,515	-32,835	293,269	0	489,795	489,795	0

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 12 OF 2020

RESOLUTION ESTABLISHING COMPENSATION OF THE TOWNSHIP TRUSTEES

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall in the Township of Elmwood, County of Leelanau, Michigan, on the 14th day of December, 2020 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the township board shall be determined by the township board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2019,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2021, the annual salary of the office of Trustee shall be as follows:

Trustee Salary: \$3230.00 annually and \$100.00 per special meeting

Upon a roll call vote the following voted:

YES:

NO:

RESOLUTION DECLARED ADOPTED

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 14, 2020

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 13 OF 2020

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP SUPERVISOR

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall in the Township of Elmwood, County of Leelanau, Michigan, on the 14th day of December, 2020 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the township board shall be determined by the township board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Supervisor is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2019,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2021, the annual salary of the office of Supervisor shall be as follows:

Supervisor's Salary: \$45,400.00 annually

Upon a roll call vote the following voted:

YES:

NO:

RESOLUTION DECLARED ADOPTED

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec.14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 14, 2020

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 14 OF 2020

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP CLERK

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall in the Township of Elmwood, County of Leelanau, Michigan, on the 14th day of December, 2020 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the township board shall be determined by the township board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Clerk is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2019,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2021, the annual salary of the office of Clerk shall be as follows:

Clerk's Salary: \$45,400.00 annually

Upon a roll call vote the following voted:

YES:

NO:

RESOLUTION DECLARED ADOPTED

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 14, 2020

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 15 OF 2020

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP TREASURER

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall in the Township of Elmwood, County of Leelanau, Michigan, on the 14th day of December, 2020 there were

PRESENT:
EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the township board shall be determined by the township board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Treasurer is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2019,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2021, the annual salary of the office of Treasurer shall be as follows:

Treasurer's Salary: \$45,400.00 annually

Upon a roll call vote the following voted:

YES:
NO:

RESOLUTION DECLARED ADOPTED

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 14, 2020, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 14, 2020

Connie Preston, Clerk

APPOINTMENTS

1. Chris Mikowski to the Planning Commission as Board Representative. Term expires November 19, 2024.
2. Ed Basile to the Board of Review – 2 year term, 1/1/2021 – 12/31/2022.
3. Re-appoint Bob Sokolnicki to the Board of Review 2 year term, 1/1/2021 – 12/31/2022.
4. Re-appoint Thrasos Eftaxiadis to the Board of Review 2 year term, 1/1/2021 – 12/31/2022.
5. Re-appoint Dave Darga, Terry Lautner and Connie Preston to the Election Commission 4 year term, 12/14/20 – 12/13/24.
6. Re-appoint Trustee Jim O'Rourke to the Elmwood Township ZBA, term ending 11/19/24.
7. Re-appoint Jason Razavi to the ZBA, 3 year term ending 2/28/24.
8. Re-appoint Ray Haring to the ZBA, 3 year term ending 8/1/23.
9. Re-appoint Ken Kleinrichert to the Marina Committee, 2 year term ending 8/31/22.
10. Re-appoint Kelly Ignace to the Marina Committee, 2 year term ending 1/12/23.
11. Re-appoint Ed Idziak to the Marina Committee, 2 year term ending 1/14/23.
12. Appoint Deborah Allen as the Township Board Representative to the Parks and Recreation Committee, term ending 11/19/24.
13. Re-appoint Jeff Shaw, Connie Preston and Chris Mikowski to the Personnel Committee, term ending 11/19/24.
14. Re-appoint Fire Chief Keith Tampa and Township Board Representative Connie Preston -Clerk to the Public Safety Committee , term ending 11/19/24.

Designated Assessor

Dear Elmwood Township Board Members. Here's the information regarding the Designated Assessor as it has been presented to me.

The State is **requiring** every County to have a designated assessor that could serve as assessor for any Township within the County that "flunks" it's AMAR's for 2 consecutive years. The designated assessor is appointed through an intergovernmental agreement (that we are **required** to sign). If a majority of Townships within the County (at least 6 of the 11 here in Leelanau County) choose a particular assessor, that assessor will serve as the designated assessor for **all** the Townships within the County. If we choose not to sign the intergovernmental agreement, the State will step and charge us a substantial fee.

It's important to note, the designated assessor agreement is for 5 years. We just had our AMAR this past year. We have the AMAR every 5 years, so there would be no opportunity for the designated assessor to do anything, as they **only function if we flunk the AMAR**. Furthermore, if we were to flunk our AMAR, we would probably hire a new assessor (Assessor Jones has nearly perfect scores on the AMAR) and we would have no need for the designated assessor. In the event that we used the designated assessor, we would have to negotiate pay with that person at that time.

A majority of Leelanau County Townships have already voted to appoint Leelanau County Assessor Lauri Spencer as the County Designated Assessor. We are **required** to sign the interlocal agreement and vote on our choice for designated assessor.

**CHARTER TOWNSHIP OF ELMWOOD
LEELANAU COUNTY
RESOLUTION 17 OF 2020**

WHEREAS, the Board of the Charter Township of Elmwood wishes to enter into the Leelanau County Interlocal Agreement for County Designated Assessor under the Urban Cooperation Act, MCL 124.501 et seq., as amended, and the General Property Tax Act, as amended by MCL 211.10g, for the purpose of designating _____ to serve as the County's Designated Assessor, and authorizing the Township Supervisor to sign the Interlocal Agreement.

WHEREAS, as required by MCL 211.10g(4), every County shall have a Designated Assessor on file with the State Tax Commission as of December 31, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Elmwood Township Supervisor is authorized to submit this Interlocal Agreement on behalf of the Charter Township of Elmwood, Leelanau County on this day of December 14, 2020.

The foregoing resolution offered by _____, and seconded by _____.

Upon a roll call vote the following voted

AYE:

NAY:

RESOLUTION DECLARED ADOPTED

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on December 14, 2020 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: December 14, 2020

Connie Preston, Clerk

W.A.S., LLC

425 W. South Airport Road, Traverse City, MI 49686
Cell 231-620-1944 * Phone * 231-929-4848

polly@tcbusiness.biz

Proposal for Designated Assessor Services for _____ County

This proposal is for a beneficial and cost effective relationship with the Township serving to maintain and improve the understanding of assessment administration, collect and share useful information relative to property tax system, and promote equity in application of property tax law.

Abstract: Assessor, Polly Cairns, of W.A.S., LLC, including possible assistance of additional staff, propose that their services will satisfy the assessing needs of the Supervisor, Board Members, and residents of _____ Township.

Plan: In response to _____ Township's need for assessment services, the Assessors of W.A.S. LLC shall serve as Designated Assessor for said Township for duties pertaining to assisting the jurisdiction with compliance per PA 660 of 2018.

Benefits: The services rendered will provide these additional benefits:

- The hard copy assessment roll and property cards will be updated/kept up to date.
- BS&A Assessing Database Software will be updated and maintained.
- Files will be maintained in digital format; hard copy can be produced.
- Compliance with AMAR (aka 14-point review)

Approach * Evaluation: The effectiveness of assessment services will be measured according to state standards and local objectives. Some ways effectiveness can be checked include the following:

- Periodic AMAR review for standards compliance
- Sample check of current assessment data, record cards
- Sample check land and ECF table maps to the township's website
- Samples checks property sketches

Service Fee & Term

- Assessment services fee of \$100.00, per hour
- County DA Retainer - \$250.00 – A one time fee per County, for the 5 year term.
- Five (5) year term, with option to renew for an additional five (5) year term.

Miscellaneous:

In addition, I hold a Certified General Real Estate Appraisers license, and have considerable experience in handling and resolving Michigan Tax Tribunal dockets and pride myself with professional relationships with all parties and our abilities to resolve such matters in a timely and effective custom.

It is my goal to minimize the impact of Michigan Tax Tribunals for the township, including offering additional savings through handling the dockets through our company, thus incurring less legal counsel costs, having the ability and experience to prepare responses, interrogatories, valuation disclosures, and other such needed documents.

**Interlocal Agreement for _____ County to Approve the Designated
Assessor for the period January 1, _____ through December 31, _____**

Public Act 660 of 2018 requires a county to have a Designated Assessor on file with the State Tax Commission as of December 31, 2020. Accordingly, the following interlocal agreement (hereinafter "AGREEMENT") has been executed by the Board of Commissioners for _____ County, a majority of the assessing districts in _____ County, and the individual put forth as the proposed Designated Assessor. _____ County and the Assessing Districts are collectively referred to throughout this AGREEMENT as the "Parties."

RECITALS

WHEREAS, The Assessing Districts are Municipal Corporations located within the County of _____, in the State of Michigan;

WHEREAS, The Michigan Constitution of 1963, Article 7, Section 28 permits a political subdivision to exercise jointly with any other political subdivision any power, privilege or authority which such political subdivisions share in common with each other and which each might exercise separately;

WHEREAS, The Urban Cooperation Act of 1967, being MCL 124.505 *et seq*, and the Intergovernmental Transfer of Functions and Responsibilities Act, give effect to the Constitutional provision by providing that public agencies may enter into interlocal agreements to carry out their respective functions, powers and authority;

WHEREAS, P.A. 660 of 2018 requires each County to enter into an AGREEMENT that designates the individual who will serve as the County's Designated Assessor. That interlocal agreement must be approved by the County Board and a majority of the assessing districts in the County.

WHEREAS, P.A. 660 of 2018 mandates that the Designated Assessor shall be an advanced assessing officer or a master assessing officer.

NOW, THEREFORE, based on the foregoing Recitals, and in consideration of the terms of this Agreement, the Members agree as follows:

BACKGROUND INFORMATION

_____ County proposes that _____ (R-____) serve as the Designated Assessor for the following assessing districts within _____ County: _____. Included as an addendum to this AGREEMENT are the _____ County SEV totals by class, including special act values, those properties deemed unique or complex by a local assessing district, and a listing of the total number of parcels, by classification, including special act rolls, within each assessing district.

Once the designated assessor process is invoked, the Parties agree that the Designated Assessor will perform the duties associated with being the assessor of record for an assessing district at the following location: _____ (i.e., administrative offices of the assessing district, designated assessor's office or other mutually agreeable location). The Parties further agree that specific hours will be negotiated as part of the employment contract to be executed in the event an assessing district is subject to the designated assessor process.

QUALIFICATIONS OF DESIGNATED ASSESSOR

Included as an addendum to this AGREEMENT, the _____ County Board of Commissioners has received and reviewed the following documents provided by the Designated Assessor:

1. Resume, curriculum vitae, or other documents providing the Designated Assessor's current employment status as well as additional and specific details regarding the Designated Assessor's current assessing or equalization responsibilities and local unit assessing experience as it relates to being approved as the Designated Assessor for _____ County.
2. Disclosure of any conflicts of the interest involving the proposed Designated Assessor, the County, or any assessing district, if applicable.

It is understood that the individual identified as the Designated Assessor in this AGREEMENT will, during the length of this agreement, maintain their assessor certification in good standing with the State Tax Commission and when required to serve as the Designated Assessor for an assessing district in _____ County shall act as the Assessor of Record for that assessing district. When acting as the Assessor of Record for an assessing district, the Designated Assessor shall meet all the requirements as set forth by the State Tax Commission's *Supervising Preparation of the Assessment Roll* approved by the State Tax Commission August 21, 2018.

Any additional requirements that are agreed to by the Designated Assessor, the County and the Assessing Districts may not conflict with the State Tax Commission's *Supervising Preparation of the Rolls*.

DUTIES AND RESPONSIBILITIES OF DESIGNATED ASSESSOR

The Designated Assessor, while serving as the assessor of record for an assessing district within _____ County, shall satisfy all requirements contained State Tax Commission's *Supervising Preparation of the Assessment Roll* approved by the State Tax Commission August 21, 2018.

Within _____ days of being appointed as the Designated Assessor for the assessing district, the Designated Assessor shall prepare and transmit to the assessing district's supervisor, manager, or chief executive a detailed proposal, including a schedule for delivery of documents, to correct deficiencies identified by the State Tax Commission's audit.

The Parties agree that the Designated Assessor, while serving as the assessor of record for an assessing district within _____ County, shall:

1. Attend all March, July and December Board of Review meetings.
2. [Description of property tax appeal responsibilities for small claims and entire tribunal appeals]
3. The Designated Assessor shall prepare the following reports for review by the supervisor, manager, chief executive, board, or council: _____.

For an assessing district employing assessing staff other than the assessor of record, assessing staff will conduct their duties as under the direction and supervision of the Designated Assessor, subject to the following limitations: _____.

While not acting in the capacity as the Designated Assessor for an assessing district, the Designated Assessor will have the following duties and responsibilities for ____ County and the assessing districts within ____ County: _____.

DUTIES AND RESPONSIBILITIES OF _____ COUNTY AND ASSESSING DISTRICTS WITHIN _____ COUNTY

The Parties to this AGREEMENT understand and agree that the assessing districts identified in this AGREEMENT required to utilize the services of the Designated Assessor will, during and throughout the term of this AGREEMENT, to the following:

1. Provide the Designated Assessor with reasonable access to records, documents, databases and information in order to allow the Designated Assessor to serve as the assessor of record for the assessing district and satisfy all requirements *Supervising Preparation of the Assessment Roll* approved by the State Tax Commission August 21, 2018.
2. Furnish the Designated Assessor with any applicable policies and procedures that the Designated Assessor may be subject to during the period of time the Designated Assessor serves as the assessing district's assessor of record.
3. Provide any technology, equipment, and workspace necessary for the Designated Assessor to carry out their requirements under this Agreement.

DESIGNATED ASSESSOR COMPENSATION

The Designated Assessor may charge an assessing district that is required to contract with the Designated Assessor and that assessing district shall pay, for the reasonable costs incurred by the Designated Assessor in serving as the assessing district's Assessor of Record, including, but not limited to, the costs of overseeing and administering the annual assessment, preparing and defending the assessment roll, and operating the assessing office.

[Compensation, including payment terms and fee structure, payment responsibility, any applicable retainer or base rate information, cost reimbursement, as well as any other appropriate terms to be supplied by the Parties]

This interlocal agreement shall become effective upon the execution hereof by the parties hereto.

[Signatures]

Include a signature block for the Designated Assessor, the County Board of Commissioners (each Commissioner approving must sign) and the appropriate representative of each assessing district within the County.

[Addendum]

Reports detailing current SEV County totals by class, including special act values; total number of parcels, by classification, including special act rolls, within each local unit; and list of any unique, complex or high value properties within the County.

Interlocal Agreement and Designated Assessor Contract Checklist

This Interlocal Agreement and Designated Assessor Contract Checklist is provided to serve as a guide to assist counties in complying with the requirements found in the General Property Tax Act of 1893, as amended by Public Act 660 of 2018, and State Tax Commission guidance. The items below are illustrative of the information the State Commission will review and consider in approving a Designated Assessor. These items should not be considered an exhaustive list.

Background Information

- ☐ Name of the county and proposed Designated Assessor
- ☐ Identification of all the assessing districts within the county
- ☐ Current SEV County totals by class, including special act values
- ☐ Total number of parcels, by classification, including special act rolls, within each local unit
- ☐ List of any unique, complex or high value properties within the County
- ☐ Length of the agreement
- ☐ Agreement effective date
- ☐ Place of performance of duties
- ☐ Signature of the Designated Assessor, the majority of County Board of Commissioners, and a majority of Township Supervisor or City Manager within the county

Qualifications of Proposed Designated Assessor

- ☐ Current assessor certification level and number
- ☐ Identification of current employment status and specific assessing or equalization responsibilities
- ☐ Description of prior local unit assessing experience of the proposed Designated Assessor
- ☐ Conflict of interest disclosures

Scope of Services Provided by Designated Assessor

- ☐ Preparation of assessment rolls – satisfaction of Supervising Preparation of Assessment Roll
- ☐ Plan to correct deficiencies found in audit - timeline for delivery of documents and execution of forms
- ☐ Attendance at Boards of Review meetings
- ☐ Duties and responsibilities related to property tax appeals, both Small Claims and Entire Tribunal, appeals filed with the Michigan Tax Tribunal
- ☐ Reporting requirements and responsibility to meet with local unit officials
- ☐ Any and all obligations of local unit assessing staff members
- ☐ Responsibilities of Designated Assessor during the period in which they are not acting as an assessor of record for an assessing district within the county
- ☐ Requirement to remain certified and in good-standing
- ☐ Non-exclusivity of assessing services, if applicable

Duties and Responsibilities for Local Unit Contracting with Designated Assessor

- ☐ Providing the Designated Assessor with reasonable access to records, documents, databases and information
- ☐ Advise Designated Assessor of any applicable policies and procedures including technology, equipment, facility, etc.

Cost and Compensation for Designated Assessor

- ☐ Payment terms and fee structure (i.e., payor, timeline for payment or payments, reimbursement terms if the county pays the retainer upfront, hourly rate, dollar/parcel, amount/assessed value)
- ☐ Payment responsibility (i.e., county or assessing district) for when Designated Assessor acting as assessor of record
- ☐ Retainer or base rate information, if applicable
- ☐ Payment in the event of death or disability of the proposed Designated Assessor
- ☐ Cost reimbursement for when the Designated Assessor is acting as assessor of record
- ☐ Identification of payment of certain costs including appraisal, expert witness or attorney fees related to MTT appeals, and employing additional assessing staff to bring assessing unit into compliance



TERM SHEET - \$512,000

Date:	November 24, 2020
Issue:	Installment Purchase Agreement (the "IPA")
Issuer/Borrower:	Elmwood Charter Township, County of Leelanau, State of Michigan ("Issuer")
Purchaser/Lender:	The Huntington National Bank ("Huntington")
Security Two Options:	1) Limited Tax General Obligation requires a Legal Opinion on the Tax Status and Huntington Pays either the Township Directly or the Vendor 2) Fire Truck as Security- Both a Signed Title Application and Certificate of Insurance are Required but a Legal Opinion is NOT Required and Huntington Pays the Vendor Directly
Principal Amount:	\$512,000
Use of Proceeds:	To acquire a Fire Truck for the Township.
Bond Counsel:	TBD
Purchaser's Counsel:	Huntington can draft or review the documents in house
Closing Date:	Not later than January 21, 2021
Tax Status:	Tax-Exempt (Bank Qualified)
5 Year Final Maturity:	December 1, 2025
5 Year Interest Rate:	1.85%
Rate Adjustment:	If the funding of the IPA has not occurred by January 21, 2021, then the Interest Rate and payment will be adjusted to maintain Huntington's economics as of the date of issuing this Term Sheet.
Fee to Huntington:	\$500
Escrow Fee to Huntington:	\$500, if necessary
Transaction Fees:	All transaction fees, including those of Bond Counsel, shall be the responsibility of the Issuer.
Interest Payments:	Due and payable semi-annually on June 1 and December 1 of each year, commencing on June 1, 2021 or annually on December 1 of each year, commencing on December 1, 2021, see attached estimated debt service schedules.
Principal Payments:	Due and payable semi-annually on June 1 and December 1 of each year, commencing on June 1, 2021 or annually on December 1 of each year, commencing on December 1, 2021, see attached estimated debt service schedules.
Optional Prepayment:	The IPA shall not be subject to prepayment prior to maturity.
Direct Placement:	Huntington is extending credit as a lender in the usual course of its loan business through the purchase of the IPA for its own account in its normal and customary business practice, with no current intention on the resale, distribution or transfer thereof.
Term Bond Election:	The IPA will be single certificate term IPA, with principal payments representing mandatory principal redemptions.

Documentation:	Transaction documents can be prepared by Huntington, subject to review and approval by the Issuer.
Required Documentation:	If Huntington does not prepare the documents, draft transaction documents prepared by Issuer Counsel will need to be reviewed by Huntington prior to signature. Huntington also requires a closing memo, with wire instructions, signed by an officer of the Issuer authorized in the resolution. In addition, Huntington requires the original IPA, the certified resolution(s), all the signed closing certificates, the signed legal opinion (if applicable) and a signed 8038G and non-arbitrage and tax certificate, if the issue is tax-exempt, all emailed two days prior to the closing date.
Paying Agent:	Not required by Huntington
Rating:	Not required by Huntington
POS/Official Statement:	Not required by Huntington
CUSIP:	Not required by Huntington
DTC Closing:	Not required by Huntington
Proposal Expiration:	This proposal shall expire at Huntington's option if (a) Huntington has not received the Issuer's written acceptance by January 5, 2021; and (b) if the closing date of the IPA has not occurred by January 21, 2021.

Thank you for the opportunity to offer a proposal on this request. We appreciate your consideration and look forward to your favorable response. Should you have any questions regarding this term sheet, please do not hesitate to contact me.

Respectfully Submitted,

Meredith A. Shanle

Meredith A. Shanle, Vice President
Huntington Public Capital
Phone: 313-410-8771
Email: Meredith.A.Shanle@Huntington.com

Eric Meulenberg, Senior Vice President
Government Banking, Huntington National Bank
Phone: 616-242-4507
Email: Eric.Meulenberg@Huntington.com

Accepted By:
Elmwood Charter Township

By _____

Name _____

Title _____

Date _____

Huntington Public Capital® ("HPC"), a division of The Huntington National Bank (the "Bank"), is providing the information contained in this document for discussion purposes only in connection with an arm's-length transaction under discussion between you and HPC. If you are a "municipal entity" or "obligated person" within the meaning of the municipal advisor rules (the "Rules") of the Securities and Exchange Commission, Rule 15Ba1-1 et seq. this information is provided to you pursuant to and in reliance upon the "bank exemption," and/or other exemptions and/or the "general information" exclusion provided under the Rules. HPC is acting for its own interest and has financial and other interests that differ from yours. HPC is not acting as a municipal advisor or financial advisor, and has no fiduciary duty, to you or any other person pursuant to the Rules. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of the Rules. HPC is not recommending that you take or refrain from taking any action with respect to the information contained in this document. Before acting on this information, you should discuss it with your own financial and/or municipal, legal, accounting, tax and other advisors as you deem appropriate. As used in this notice, the "Rules" means Section 15B of the Securities Exchange Act of 1934, the Securities and Exchange Commission's Rule 15Ba1-1, et seq., and any related municipal advisor rules of the Municipal Securities Rulemaking Board, all as they may be amended from time to time.

5 Year Estimated Debt Service Schedule – Annual Payments

	Date	Days	Interest Rate	Total Payment	Interest Portion	Principal Portion	Outstanding Balance
Dated Date	1/22/2021						512,000.00
1	12/1/2021	309	1.85%	108,130.13	8,130.13	100,000.00	412,000.00
2	12/1/2022	360	1.85%	107,622.00	7,622.00	100,000.00	312,000.00
3	12/1/2023	360	1.85%	107,772.00	5,772.00	102,000.00	210,000.00
4	12/1/2024	360	1.85%	107,885.00	3,885.00	104,000.00	106,000.00
5	12/1/2025	360	1.85%	107,961.00	1,961.00	106,000.00	0.00
Grand Totals				539,370.13	27,370.13	512,000.00	

5 Year Estimated Debt Service Schedule – Semi-Annual Payments

	Date	Days	Interest Rate	Total Payment	Interest Portion	Principal Portion	Outstanding Balance
Dated Date	1/22/2021						512,000.00
1	6/1/2021	129	1.85%	53,394.13	3,394.13	50,000.00	462,000.00
2	12/1/2021	180	1.85%	54,273.50	4,273.50	50,000.00	412,000.00
3	6/1/2022	180	1.85%	53,811.00	3,811.00	50,000.00	362,000.00
4	12/1/2022	180	1.85%	53,348.50	3,348.50	50,000.00	312,000.00
5	6/1/2023	180	1.85%	53,886.00	2,886.00	51,000.00	261,000.00
6	12/1/2023	180	1.85%	53,414.25	2,414.25	51,000.00	210,000.00
7	6/1/2024	180	1.85%	53,942.50	1,942.50	52,000.00	158,000.00
8	12/1/2024	180	1.85%	53,461.50	1,461.50	52,000.00	106,000.00
9	6/1/2025	180	1.85%	53,980.50	980.50	53,000.00	53,000.00
10	12/1/2025	180	1.85%	53,490.25	490.25	53,000.00	0.00
Grand Totals				537,002.13	25,002.13	512,000.00	



TERM SHEET - \$236,000

Date:	November 24, 2020
Issue:	Installment Purchase Agreement (the "IPA")
Issuer/Borrower:	Elmwood Charter Township, County of Leelanau, State of Michigan ("Issuer")
Purchaser/Lender:	The Huntington National Bank ("Huntington")
Security Two Options:	1) Limited Tax General Obligation requires a Legal Opinion on the Tax Status and Huntington Pays either the Township Directly or the Vendor 2) Fire Truck as Security- Both a Signed Title Application and Certificate of Insurance are Required but a Legal Opinion is NOT Required and Huntington Pays the Vendor Directly
Principal Amount:	\$236,000
Use of Proceeds:	To acquire a Fire Truck for the Township.
Bond Counsel:	TBD
Purchaser's Counsel:	Huntington can draft or review the documents in house
Closing Date:	Not later than January 21, 2021
Tax Status:	Tax-Exempt (Bank Qualified)
5 Year Final Maturity:	December 1, 2025
5 Year Interest Rate:	1.85%
Rate Adjustment:	If the funding of the IPA has not occurred by January 21, 2021, then the Interest Rate and payment will be adjusted to maintain Huntington's economics as of the date of issuing this Term Sheet.
Fee to Huntington:	\$500
Escrow Fee to Huntington:	\$500, if necessary
Transaction Fees:	All transaction fees, including those of Bond Counsel, shall be the responsibility of the Issuer.
Interest Payments:	Due and payable semi-annually on June 1 and December 1 of each year, commencing on June 1, 2021 or annually on December 1 of each year, commencing on December 1, 2021, see attached estimated debt service schedules.
Principal Payments:	Due and payable semi-annually on June 1 and December 1 of each year, commencing on June 1, 2021 or annually on December 1 of each year, commencing on December 1, 2021, see attached estimated debt service schedules.
Optional Prepayment:	The IPA shall not be subject to prepayment prior to maturity.
Direct Placement:	Huntington is extending credit as a lender in the usual course of its loan business through the purchase of the IPA for its own account in its normal and customary business practice, with no current intention on the resale, distribution or transfer thereof.
Term Bond Election:	The IPA will be single certificate term IPA, with principal payments representing mandatory principal redemptions.

Documentation:	Transaction documents can be prepared by Huntington, subject to review and approval by the Issuer.
Required Documentation:	If Huntington does not prepare the documents, draft transaction documents prepared by Issuer Counsel will need to be reviewed by Huntington prior to signature. Huntington also requires a closing memo, with wire instructions, signed by an officer of the Issuer authorized in the resolution. In addition, Huntington requires the original IPA, the certified resolution(s), all the signed closing certificates, the signed legal opinion (if applicable) and a signed 8038G and non-arbitrage and tax certificate, if the issue is tax-exempt, all emailed two days prior to the closing date.
Paying Agent:	Not required by Huntington
Rating:	Not required by Huntington
POS/Official Statement:	Not required by Huntington
CUSIP:	Not required by Huntington
DTC Closing:	Not required by Huntington
Proposal Expiration:	This proposal shall expire at Huntington's option if (a) Huntington has not received the Issuer's written acceptance by January 5, 2021; and (b) if the closing date of the IPA has not occurred by January 21, 2021.

Thank you for the opportunity to offer a proposal on this request. We appreciate your consideration and look forward to your favorable response. Should you have any questions regarding this term sheet, please do not hesitate to contact me.

Respectfully Submitted,

Meredith A. Shanle

Meredith A. Shanle, Vice President
Huntington Public Capital
Phone: 313-410-8771
Email: Meredith.A.Shanle@Huntington.com

Eric Meulenberg, Senior Vice President
Government Banking, Huntington National Bank
Phone: 616-242-4507
Email: Eric.Meulenberg@Huntington.com

Accepted By:
Elmwood Charter Township

By _____
Name _____
Title _____
Date _____

Huntington Public Capital® ("HPC"), a division of The Huntington National Bank (the "Bank"), is providing the information contained in this document for discussion purposes only in connection with an arm's-length transaction under discussion between you and HPC. If you are a "municipal entity" or "obligated person" within the meaning of the municipal advisor rules (the "Rules") of the Securities and Exchange Commission, Rule 15Ba1-1 et seq., this information is provided to you pursuant to and in reliance upon the "bank exemption," and/or other exemptions and/or the "general information" exclusion provided under the Rules. HPC is acting for its own interest and has financial and other interests that differ from yours. HPC is not acting as a municipal advisor or financial advisor, and has no fiduciary duty, to you or any other person pursuant to the Rules. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of the Rules. HPC is not recommending that you take or refrain from taking any action with respect to the information contained in this document. Before acting on this information, you should discuss it with your own financial and/or municipal, legal, accounting, tax and other advisors as you deem appropriate. As used in this notice, the "Rules" means Section 15B of the Securities Exchange Act of 1934, the Securities and Exchange Commission's Rule 15Ba1-1, et seq., and any related municipal advisor rules of the Municipal Securities Rulemaking Board, all as they may be amended from time to time.

5 Year Estimated Debt Service Schedule – Annual Payments

	Date	Days	Interest Rate	Total Payment	Interest Portion	Principal Portion	Outstanding Balance
Dated Date	1/22/2021						
1	12/1/2021	309	1.85%	49,747.48	3,747.48	46,000.00	236,000.00
2	12/1/2022	360	1.85%	49,515.00	3,515.00	46,000.00	190,000.00
3	12/1/2023	360	1.85%	49,664.00	2,664.00	47,000.00	144,000.00
4	12/1/2024	360	1.85%	49,794.50	1,794.50	48,000.00	97,000.00
5	12/1/2025	360	1.85%	49,906.50	906.50	49,000.00	49,000.00
							0.00
Grand Totals				248,627.48	12,627.48	236,000.00	

5 Year Estimated Debt Service Schedule – Semi-Annual Payments

	Date	Days	Interest Rate	Total Payment	Interest Portion	Principal Portion	Outstanding Balance
Dated Date	1/22/2021						
1	6/1/2021	129	1.85%	24,564.48	1,564.48	23,000.00	236,000.00
2	12/1/2021	180	1.85%	24,970.25	1,970.25	23,000.00	213,000.00
3	6/1/2022	180	1.85%	24,757.50	1,757.50	23,000.00	190,000.00
4	12/1/2022	180	1.85%	24,544.75	1,544.75	23,000.00	167,000.00
5	6/1/2023	180	1.85%	24,332.00	1,332.00	23,000.00	144,000.00
6	12/1/2023	180	1.85%	25,119.25	1,119.25	24,000.00	121,000.00
7	6/1/2024	180	1.85%	24,897.25	897.25	24,000.00	97,000.00
8	12/1/2024	180	1.85%	24,675.25	675.25	24,000.00	73,000.00
9	6/1/2025	180	1.85%	24,453.25	453.25	24,000.00	49,000.00
10	12/1/2025	180	1.85%	25,231.25	231.25	25,000.00	25,000.00
							0.00
Grand Totals				247,545.23	11,545.23	236,000.00	

DEPUTY CHIEF - JOB DESCRIPTION**P-8**

FROM:	Keith Tampa, Fire Chief	EFFECTIVE DATE:	6/15/1999
APPROVED BY:	_____, Fire Chief	LAST REVISION:	12/7/2020

PURPOSE

To outline the minimum qualifications, duties, and responsibilities of the position of Deputy Chief.

GENERAL SUMMARY

The Deputy Chief, under the direction of the Fire Chief, directs all operations of the fire department; conducts interviews; makes hiring recommendations; supervises all fire department personnel; and develops policies and procedures to ensure compliance with federal, state and local ordinances. The Deputy Chief is responsible for carrying out the directives of the fire chief and township board and may serve as the incident commander in the absence of a higher ranking official. The Deputy Fire Chief is responsible for carrying out all duties of fire chief in the absence of the chief.

MINIMUM QUALIFICATIONS

- EDUCATION:**
- * Must be a high school graduate or have a GED equivalent. Higher education is helpful
 - * Fire Fighter I & II – State of Michigan Certification
 - * Hazardous Materials Operations Level – State of Michigan Certification
 - * NIMS 100, 200, 300, 400, 700 and 800.
 - * Fire Officer III – State of Michigan Certification
- (Consideration of relevant and comparable certification is at the discretion of the Fire Chief)
- EXPERIENCE:**
- * Five (5) years relevant experience as a fire officer, two (2) of which must be at the rank of Captain or higher (full or acting)
 - * Incident command experience of multiple agencies and/or departments responding to complex incidents
- OTHER REQUIREMENTS:**
- * Valid State of Michigan Driver's License
 - * Emergency Vehicle Driver Training
 - * Knowledge of current emergency response tactics and philosophies
 - * Understanding of management and organizational principles
 - * Ability to relate and communicate well with others (staff, township board, citizens) both orally and in writing
 - * Exercises professional leadership in administrative and response situations
 - * Ability to motivate, command and maintain discipline within the department.
 - * Knowledge of basic computer skills and programs (MS WORD, Excel, Outlook)

These qualifications should not be viewed as expressing absolute employment or promotional standards, but as general guidelines to be considered along with other job-related selection or promotional criteria.

ELMWOOD TWP FIRE & RESCUE DEPARTMENT

APPOINTMENT

Personnel qualified for this position are recommended by the Fire Chief and approved by the Township Board. The Deputy Chief shall report directly to the Fire Chief or in the absence of the Chief to the Township Supervisor.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Responds to all incidents for which available. If conditions warrant, assume the role of incident commander per department policy unless directed otherwise by the fire chief.
2. Serves as the department's chief operating officer and deputy personnel officer.
3. Plans, directs, and exercises general supervision of departmental operations.
4. Makes and reviews personnel assignments within the department and supervises subordinate officers in the execution of their duties.
5. Develops for approval, implements, and enforces policy and procedures for the safe, smooth and efficient operation of the firefighting, rescue and administrative aspects of the department's operation.
6. Makes recommendations for the appointment, promotion and dismissal of fire department personnel.
7. Assists in the preparation and administration of the departmental budget and maintaining expenditures within revenues provided.
8. Coordinates fire department activities with other departments and agencies.
9. Supervises fire prevention activities; enforces fire codes and regulations; implements fire inspections and site-survey procedures and training; Assures investigation at fire scenes to determine the cause; and ensures compliance with firefighter right-to-know requirements.
10. Maintains professional development by attending meetings, conferences and seminars, etc.
11. Recommends the purchase of new equipment and directs the drafting of specifications for the equipment.
12. Assists in the development of long term plans for improving and maintaining cost effective operations.
13. Responsible for completing and managing records and reports and preparing narrative and statistical
14. Supervises the maintenance, repair, improvement and replacement of equipment, radio equipment and property of the fire department.
15. Ensures that the station and equipment are kept in an emergency ready condition.

ELMWOOD TWP FIRE & RESCUE DEPARTMENT

Essential Duties and Responsibilities (cont.)

16. Supervises the Training Officer and staff in the provision of training to shifts or crews; Ensures training programs are compatible, current, and effective at meeting the department's missions.
17. Assures that an incident command system is used at all emergency operations.
18. Authorizes the release of information to the press.
19. Provides other management as necessary to provide for the safe, smooth and efficient operation of the department.
20. Completes all necessary annual or refresher training required to maintain firefighter, EMS, and hazardous materials certification as required by law.
21. Accept assignments from the fire chief, or in his absence, from the township supervisor, or township board.
22. Drive and operate fire apparatus and other vehicles as assigned.
23. Perform other duties as assigned.

This list of duties and responsibilities represents a sample of those associated with this job description. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, and reasonable as an assignment to the position.

PHYSICAL REQUIREMENTS AND OPERATING ENVIRONMENT

This position may occasionally be required to perform essential duties typically assigned to a Firefighter (FF) or Emergency Medical Responder (EMR), requiring the Deputy Chief to meet the physical requirements outlined in those job descriptions. The Deputy Chief must be physically and medically qualified to fulfill the position's duties. This capacity is determined by a physical ability test and by a medical examination performed by a physician.

Reasonable accommodations may be made for otherwise qualified personnel who are unable to fulfill one or more of these requirements.

Administration

Organization and Management

LIEUTENANT - JOB DESCRIPTION**P-24**

FROM:	Keith Tampa, Fire Chief	EFFECTIVE DATE:	6/15/1999
APPROVED BY:	_____, Fire Chief	LAST REVISION:	12/7/2020

PURPOSE

To outline the minimum qualifications, duties, and responsibilities of the position of Lieutenant.

GENERAL SUMMARY

The Lieutenant provides first-line command supervision over an emergency response unit (e.g., suppression crew, engine company). Lieutenants are responsible for the direction and supervision of an assigned shift or crew, the crew's respective station responsibilities, and the support and enforcement of department policies and procedures. The Lieutenant is responsible for the safety of his or her crew members and the care and maintenance of department buildings and equipment. The Lieutenant also is accountable to his or her crew; serving as a coach, guide, and resource for department operations. Though he or she may be assigned a specific shift or crew, the Lieutenant's authority is uniform throughout the department. The position further works to ensure compliance with federal, state and local ordinances and may serve as the incident commander in the absence of a higher-ranking officer.

MINIMUM QUALIFICATIONS

- EDUCATION:
- * Must be a high school graduate or have a GED equivalent.
 - * Fire Fighter I & II – State of Michigan Certification
 - * Hazardous Materials Operations Level – State of Michigan Certification
 - * Emergency Medical Responder or higher – State of Michigan licensure
 - * NIMS 100, 200, 700 and 800.
 - * Fire Officer I or Company Officer 1 & 2 – State of Michigan Certification
(Consideration of relevant and comparable certification is at the discretion of the Fire Chief)
- EXPERIENCE:
- * Three (3) years relevant experience as a firefighter, at least one year of which will be in this department.
- OTHER REQUIREMENTS:
- * Valid State of Michigan Driver's License
 - * Emergency Vehicle Driver Training
 - * Basic Life Support Certification
 - * Have command knowledge of emergency response tactics and procedures.
 - * Be knowledgeable in the operation and capabilities of fire apparatus and equipment.
 - * Know the location of all the streets and be familiar with major buildings and hydrants.

ELMWOOD TWP FIRE & RESCUE DEPARTMENT

MINIMUM QUALIFICATIONS (cont.)

- * Have the ability to act appropriately in stressful situations and practice professional leadership.
- * Have the ability to motivate, command and maintain discipline within the department.
- * Knowledge of basic computer and word processing skills.

These qualifications should not be viewed as expressing absolute employment or promotional standards, but as general guidelines to be considered along with other job-related selection or promotional criteria.

APPOINTMENT

Personnel qualified for this position are recommended by the Fire Chief and approved by the Township Board. Personnel wishing to serve in this position must successfully complete the department's promotional process and are subject to position availability. Selection may come from an established and maintained promotional list of qualified individuals. The Lieutenant reports directly to an assigned Captain or other senior officer.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Complies with all duties, requirements, and elements outlined in the department's job description for Firefighter and Emergency Medical Responder.
2. Performs and supervises emergency and non-emergency response activities including vehicle operations, fire suppression, vehicle crash response, assisting citizens, and public education.
3. Performs and supervises emergency medical care to ill or injured patients as allowed by state license and department authorization.
4. Evaluates emergencies or other hazardous conditions and directs initial company/crew level operations. Continuously monitors crew and adjusts tactics as necessary for safety and efficient response.
5. Directs and assists the work of subordinates at emergency scenes unless relieved by a superior officer.
6. Directs and assists in the general maintenance of the station, apparatus, and equipment; ensuring all are in a safe and ready state.
7. Assists in developing and coordinating plans for special assignments such as emergency preparedness, hazardous communications, training programs, firefighting, hazardous materials, and emergency aid activities.
8. Ensures, and coordinates as needed, shift/crew training using lecture, practical performance, and demonstration; reinforces department standards for firefighting, emergency response, and in the care and use of equipment.

ELMWOOD TWP FIRE & RESCUE DEPARTMENT

ESSENTIAL DUTIES AND RESPONSIBILITIES (cont.)

9. Maintains discipline and adherence to departmental policies, procedures, guidelines, and directives.
10. Assumes and carries out responsibilities as assigned, including specialized roles and tasks. These roles or tasks may include purchase proposals, assisting with specification development, annual tests, research, inventory control, issuing of equipment, repair, management, and product investigation.
11. Conduct periodic written performance evaluations and complete written recommendations on subordinates.
12. Attends to neglect or inefficiencies and takes corrective action as appropriate. Attention applies to subordinate personnel, equipment, and other responsibilities as authorized or assigned.
13. Attends Officer Meetings and participates in committees as assigned.
14. Participates in department activities with other departments and agencies.
15. Supervises crews in the implementation of fire prevention activities and participates in fire inspections, code enforcement and site-survey procedures and training.
16. Participates in the investigation at fire scenes to determine origin and cause.
17. Participates periodically in department committees and work groups.
18. Responsible for preparing and completing various records, reports, and other documentation. This includes incident reports, daily logs, maintenance requests, training records, evaluations, memos, etc.
19. Maintains personal and personnel safety; assists with compliance with department health and safety regulations.
20. Ensures that an incident command system is used at all emergency operations.
21. Completes all necessary annual or refresher training required to maintain firefighter, EMS, and hazardous materials certification as required by law.
22. Accepts assignments from his or her immediate supervisor, the fire chief, or in his absence, from the township board, or township supervisor.
23. Perform other duties as assigned.

This list of duties and responsibilities represents a sample of those associated with this job description. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or logical assignments to the position.

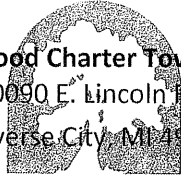
ELMWOOD TWP FIRE & RESCUE DEPARTMENT

PHYSICAL REQUIREMENTS AND OPERATING ENVIRONMENT

This job requires the ability to meet the physical requirements outlined in the job descriptions for Firefighter (FF) and Emergency Medical Responder (EMR). The Lieutenant must be physically and medically qualified to fulfill the position's duties. This capacity is determined by a physical ability test and by a medical examination performed by a physician.

Reasonable accommodations may be made, for otherwise qualified personnel serving a non-firefighting role, but unable to fulfill one or more of these requirements.

Planning/ Zoning Department
planner@elmwoodtownship.net

**Elmwood Charter Township**
10090 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Board

From: Sara Kopriva, AICP-Planner

Date: December 7, 2020

RE: Brewery Creek Update

Attached is a survey of the proposed splits for the Brewery Creek Condominium Development. The Board had previously seen a sketch of proposed lines from a site meeting that was held in July with all the co-owners within the development. The other co-owners have reviewed this survey and are ok with moving forward to getting easements and maintenance agreements drafted. At this time, I'm looking for consensus from the Township Board, as a co-owner, that the Board is ok to move forward with drafting these documents based on this survey. Once these documents are drafted, they will be brought back to the Board for approval.

CERTIFICATE OF SURVEY

LEGEND:

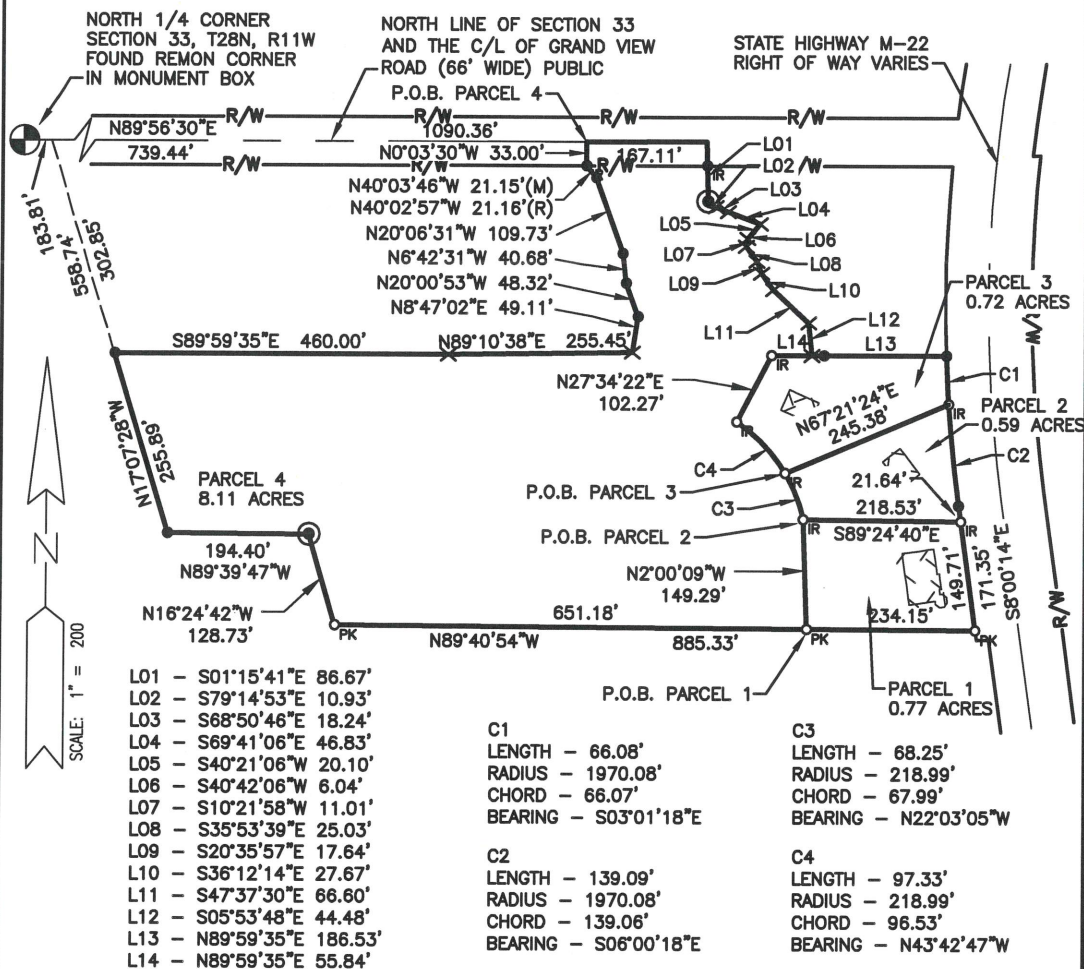
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. "O_{IR}" = 1/2" BARS WITH IDENTIFICATION CAPS HAVE BEEN SET UNLESS NOTED OTHERWISE.
3. — = DESCRIBED BOUNDARY LINE.
4. ALL BEARINGS ARE RELATIVE AND REFERENCED TO THE BREWERY CREEK CENTER CONDOMINIUM AS RECORDED IN LEELANAU COUNTY SUBDIVISION PLAN NO. 117.

● - FOUND CONCRETE MONUMENT

● - FOUND IRON 30074

○_{PK} - SET PK NAIL AND TAG

× - CORNER NOT SET DUE TO WATER



CERTIFICATE OF SURVEY:

I, the undersigned, being a Licensed Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the positional precision of each corner is within the limits accepted by the practice of professional surveying and that I have complied with the regulations of P.A. 132 of 1970 as amended.

Jason Caverson, PS 10-15-20
Registration No. 46658

BOOK #:	PAGE #:	SEC. 33 , T28N , R11W
DRAWN BY: JSC	COMPUTED BY: JSC	JOB #: ELM2007-01C
CHECKED BY: ABC	SURVEYED BY: ABC	SHEET: 1 OF 4

FOR:

ELMWOOD TOWNSHIP



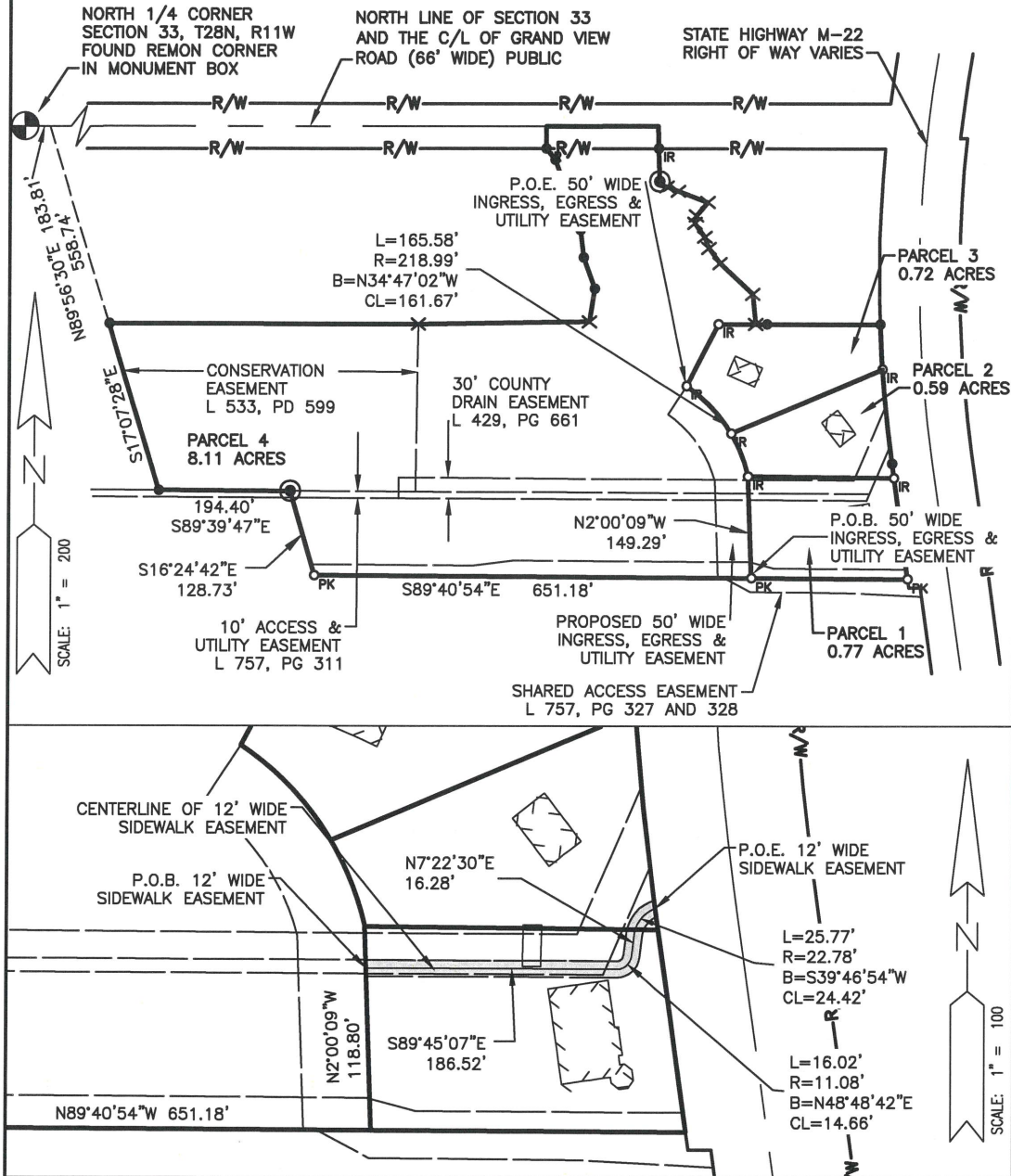
WADE
TRIM
10850 East Traverse Highway, Suite 2260
Traverse City, MI 49684
231.947.7400
www.wadetrim.com

© Wade Trim Group, Inc.

CERTIFICATE OF SURVEY

LEGEND:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. "O/R" = 1/2" BARS WITH IDENTIFICATION CAPS HAVE BEEN SET UNLESS NOTED OTHERWISE.
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BOOK #:	PAGE #:	SEC. 33 , T28N , R11W
DRAWN BY: JSC	COMPUTED BY: JSC	JOB #: ELM2007-01C
CHECKED BY: ABC	SURVEYED BY: ABC	SHEET: 2 OF 4

FOR:

ELMWOOD TOWNSHIP

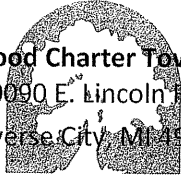


WADE TRIM

10850 East Traverse Highway, Suite 2260
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Planning/ Zoning Department
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Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Board

From: Sara Kopriva, AICP-Planner

Date: December 7, 2020

RE: Attorney Retainer Agreement

Attached is a retainer agreement with Olson, Bzdok and Howard for legal services. This is a basic agreement that says that we will be billed monthly for the time that has been spent on a project and what the hourly rate is. At this time, they would be providing additional legal services to the Township on certain projects, for example, a fresh set of eyes on special event facilities. I have worked with Scott Howard in the past and he is very knowledgeable, responsive, and I believe he would be a great addition to the team.

RETAINER AGREEMENT

An Agreement made between Elmwood Township ("the Township"), and OLSON, BZDOK & HOWARD, P.C., with offices at 420 East Front Street, Traverse City, Michigan ("Law Firm").

The Parties agree as follows:

1. The Law Firm agrees to serve as legal counsel for the Elmwood Township for the purpose of zoning matters as requested. In connection with this representation, we owe the Township a duty to preserve its confidences and secrets that we acquire, and to exercise our independent professional judgment on the Township's behalf. The Law Firm's representation of the Township may include litigation; however, the Law Firm shall not initiate any litigation or file an appearance on the Township's behalf without first obtaining authorization.
2. Scott W. Howard will serve as the lead attorney for the Township. The Law Firm will bill the Township based on the time spent rendering the legal services requested, plus expenses. The rate is \$165.00 per hour for myself and \$145.00 per hour for associate assistance. At the conclusion of each month, we will send the Township a detailed statement describing the legal services and expenses incurred.
3. The Township agrees to pay the Law Firm for all fees and expenses charged, within 60 days of receiving a statement. If the Township does not make timely payments, we will apply a finance charge at an annual percentage rate of 7% with a minimum finance charge of \$5.00 per monthly billing cycle. You also agree to raise any objections you have to any billing statement within 60 days or you waive those objections.
4. The Township may terminate this Agreement at any time upon written notice. The Law Firm may only terminate this Agreement early if it is required to do so by the Michigan Rules of Professional Conduct or court order. In the event of termination, the Township will make arrangements for prompt payment of any amounts then owing to the Law Firm.
5. The Township understands and agrees that the Law Firm may need to hire consultants to assist with this representation. The Township will be responsible for all costs related to consultants. The Law Firm will discuss the hiring of particular consultants when and if the need arises. No consultant will be hired without the consent of the Township.
6. This agreement may be amended in writing to allow the Law Firm to provide additional services and to change the billing arrangements if that becomes necessary. However, the Law Firm shall not represent the Township in any other matter without written amendment to this agreement.

By signing below, OLSON, BZDOK & HOWARD, P.C. and Elmwood Township agree to the terms outlined in this Retainer Agreement.

Elmwood Township

Date: _____

By: Sara Kopriva
Its: Zoning Administrator

OLSON, BZDOK & HOWARD, P.C., Attorneys

Date: November 17, 2020

By: _____
Scott W. Howard

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

PRELIMINARY

Date: 12/08/2020

Time: 3:34 pm

Page: 1

ELMWOOD TOWNSHIP

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
THE ACCUMED GROUP	A026	BILLING SERVICE FEE	0	00/00/0000	590.76
				Vendor Total:	590.76
ACE HARDWARE	A020	CUST#23468	0	00/00/0000	61.52
				Vendor Total:	61.52
AMERICAN WASTE	M008	ACCT#4091150	0	00/00/0000	60.00
				Vendor Total:	60.00
BOUNDTREE MEDICAL	B116	ACCT#213121	0	00/00/0000	92.28
				Vendor Total:	92.28
CLIA LABORATORY PROGRAM	C042	ID NUMBER 23D1040618	0	00/00/0000	180.00
				Vendor Total:	180.00
EARTHWORKS EXCAVATION, LLC	E006	BLUE RIDGE ROAD MAINTENANCE	0	00/00/0000	375.00
				Vendor Total:	375.00
ELECTION SOURCE	E022	ELECTION CODING/TEST DECKS	0	00/00/0000	1,015.00
				Vendor Total:	1,015.00
GRAND TRAVERSE CONSERVATIC	G241	KNOTWEED TREATMENT	0	00/00/0000	30.00
				Vendor Total:	30.00
GRAND TRAVERSE COUNTY DPW	G040	ACCT#4096611	0	00/00/0000	403.99
				Vendor Total:	403.99
GRAND TRAVERSE COUNTY	G200	ELMWOOD GREILICKVILLE WATER/Sewer/Trmb.	0	00/00/0000	38,950.97
				Vendor Total:	38,950.97
GRAND TRAVERSE DIESEL SERVI	G201	CUSTOMER 474	0	00/00/0000	1,416.95
				Vendor Total:	1,416.95
JOHN E. GREEN COMPANY	J031	FURNACE PM	0	00/00/0000	605.07
				Vendor Total:	605.07
KCI	K016	TAX BILL PRINT	0	00/00/0000	776.55
				Vendor Total:	776.55
KSS ENTERPRISES	K014	CUST# ELMWO110	0	00/00/0000	113.06
				Vendor Total:	113.06
LAND INFORMATION ACCESS ASS	L007	QTR FEES	0	00/00/0000	6,850.12
				Vendor Total:	6,850.12
LEELANAU ENTERPRISE & TRIBUN	L020	CUST#3599	0	00/00/0000	161.10
				Vendor Total:	161.10
NETLINK	M185	toner	0	00/00/0000	289.00
				Vendor Total:	289.00
NORTH FLIGHT, INC.	G030	ALS INTERCEPT	0	00/00/0000	1,250.00
				Vendor Total:	1,250.00
CONNIE M PRESTON	P036	EXPENSEVOUCHER	0	00/00/0000	160.44
				Vendor Total:	160.44
PRESTON'S PEST CONTROL	P052	GHP	0	00/00/0000	150.00
				Vendor Total:	150.00
STATE OF MICHIGAN EGLE	S140	ACCT2022745 CUST ID 137865	0	00/00/0000	138.12
				Vendor Total:	138.12
TYLER TECHNOLOGIES, INC.	T182	ANNUAL FEES	0	00/00/0000	2,472.83
				Vendor Total:	2,472.83
VERIZON WIRELESS	V014	ACCT#682962913-0001	0	00/00/0000	65.52
				Vendor Total:	65.52
VISIBLE DIFFERENCE BLDG. MAIN	V002		0	00/00/0000	135.00
				Vendor Total:	135.00
WADE TRIM	W107	SAW GRANT	0	00/00/0000	17,693.42

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

PRELIMINARY

Date: 12/08/2020

Time: 3:34 pm

Page: 2

ELMWOOD TOWNSHIP

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
Vendor Total:					17,693.42
WELLS FARGO FINANCIAL LEASIN	W027	CONTRACT#603-0180923-000	0	00/00/0000	95.40
Vendor Total:					95.40
Grand Total:					74,132.10
Less Credit Memos:					0.00
Net Total:					74,132.10
Less Hand Check Total:					0.00
Outstanding Invoice Total :					74,132.10
Total Invoices:		44			