

# GENERAL GOVERNMENT & HEALTH AND HUMAN SERVICES COMMITTEE

6/12/2017

304 E. Grand River, Board Chambers, Howell, MI 48843

7:30 PM

## AGENDA

1. **CALL TO ORDER**
  2. **APPROVAL OF MINUTES**  
Minutes of Meeting Dated: May 8, 2017
  3. **APPROVAL OF AGENDA**
  4. **REPORTS**
  5. **CALL TO THE PUBLIC**
  6. **RESOLUTIONS FOR CONSIDERATION**
- 

- 07 Public Health**  
RESOLUTION TO ELIMINATE A PUBLIC HEALTH NURSE (PHN) PROGRAM COORDINATOR POSITION (GRADE 10) AND CREATE A PUBLIC HEALTH NURSE (PHN) (GRADE 9) POSITION – HEALTH DEPARTMENT / HEALTH AND HUMAN SERVICES / FINANCE / FULL BOARD
- 

- 08 Administration**  
RESOLUTION AUTHORIZING AN ADDITIONAL CONTRIBUTION TO MERS - County Administration / General Government / Finance / Board
- 

- 09 Administration**  
RESOLUTION SUPPORTING THE ESTABLISHMENT OF A COMMERCIAL REHABILITATION DISTRICT IN HARTLAND TOWNSHIP - COUNTY ADMINISTRATION
- 

10. **CALL TO THE PUBLIC**
11. **ADJOURNMENT**

# MEETING MINUTES

LIVINGSTON COUNTY

MAY 8, 2017 - 7:30 PM

ADMINISTRATION BUILDING - BOARD CHAMBERS  
304 E. Grand River Avenue, Howell, MI 48843

## GENERAL GOVERNMENT & HEALTH AND HUMAN SERVICES COMMITTEE

COMM. CHILDS       COMM. DOLAN       COMM. GREEN       COMM. BEZOTTE

SHERIFF MURPHY  
JENNIFER NASH

JEFF BOYD  
MARK JOHNSON  
CINDY CATANACH

BETSY HUNDLEY  
KEN HINTON  
COMMISSIONER GRIFFITH  
COMMISSIONER HELZERMAN  
COMMISSIONER LAWRENCE

OTHERS:  
KEVIN WILKINSON  
DIANNE MCCORMICK  
GREG KELLOGG

DOUG BRITZ  
RICH MALEWICZ

1. **CALL to ORDER:** Meeting called to order by: **COMM. DENNIS DOLAN AT 7:30 PM.**
2. **APPROVAL of MINUTES:** **MINUTES OF MEETING DATED: APRIL 3, 2017**

**MOTION TO APPROVE THE MINUTES, AS PRESENTED.**  
**MOVED BY: CHILDS / SECONDED BY: GREEN**  
**ALL IN FAVOR – MOTION PASSED**

3. **APPROVAL of AGENDA:**

**MOTION TO APPROVE THE AGENDA, AS MODIFIED:**  
**MOVED BY: GREEN / SECONDED BY: CHILDS**  
**ALL IN FAVOR - MOTION PASSED**

4. **REPORTS:**
  - Commissioner Childs reported that Livingston County EMS did a fantastic at Mackinac over the weekend.
5. **CALL TO THE PUBLIC:**
  - Doug Britz stated that the Livingston Leadership Council on Aging held their 3<sup>rd</sup> luncheon with seniors; Mike Bishop and Commissioner Domas attended; Meals on Wheels funding will not be taken away.

**6. RESOLUTIONS for CONSIDERATION:**

- 7. EMERGENCY MEDICAL SERVICES:** Resolution Authorizing the Write Off of Aged Receivables – EMS/Health & Human Services / Finance Committee / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: CHILDS / SECONDED BY: GREEN  
ALL IN FAVOR - MOTION PASSED

- 8. PUBLIC HEALTH:** Resolution Amending Resolution 2016-08-122 to Authorize Agreement for Delivery of Comprehensive Health Services for the Period of 10/1/16 through 9/30/17

RECOMMEND MOTION TO: FINANCE  
MOVED BY: BEZOTTE / SECONDED BY: CHILDS  
ALL IN FAVOR - MOTION PASSED

- 9. CAR POOL:** Resolution Authorizing Agreements for Preventative Maintenance & Repairs; Major Repairs; Collision Repairs; and Tire Maintenance & Repairs Services for County-Owned Fleet Vehicles – General Government / Finance / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: GREEN / SECONDED BY: BEZOTTE  
ALL IN FAVOR - MOTION PASSED

COMM. GREEN EXITED FOR LESS THAN ONE MINUTE AT 7:39 AND RETURNED AT 7:39

- 10. LETS:** Resolution Authorizing Capital Expenditure and Supplemental Appropriation for Three Replacement Buses – LETS / General Government / Finance / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: CHILDS / SECONDED BY: BEZOTTE  
ALL IN FAVOR - MOTION PASSED

- 11. AIRPORT:** Resolution to Concur with the Livingston County Aeronautical Facilities Board to Provide Authorization for a Supplemental Appropriation & to Enter Into an Agreement with Coral Performance Lighting for the Installation of LED Lighting for the Airport Ramp, Parking Lot, and T-Hangar Areas - Airport

RECOMMEND MOTION TO: FINANCE  
MOVED BY: CHILDS / SECONDED BY: GREEN  
ALL IN FAVOR - MOTION PASSED

12. SHERIFF: Resolution to Establish a Commissary Fund within the General Ledger – Treasurer, Sheriff / General Government / Finance / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: GREEN / SECONDED BY: BEZOTTE  
ALL IN FAVOR - MOTION PASSED

13. TREASURER: Resolution Authorizing and Concurring with an Amendment to Resolution #2016-05-082 Which Established a Short Term Loan from the Delinquent Tax Revolving Funds to the Livingston No. 1 Drainage District – Treasurer / General Government / Finance / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: GREEN / SECONDED BY: CHILDS  
ALL IN FAVOR - MOTION PASSED

14. TREASURER: Resolution Authorizing the County Treasurer to Establish the 2016 Delinquent Tax Fund – Treasurer / General Government / Finance / Board

RECOMMEND MOTION TO: FINANCE  
MOVED BY: CHILDS / SECONDED BY: GREEN  
ALL IN FAVOR - MOTION PASSED

15. COUNTY CLERK: Resolution Authorizing the Fee for Election Services

RECOMMEND MOTION TO: FINANCE  
MOVED BY: CHILDS / SECONDED BY: BEZOTTE  
ALL IN FAVOR - MOTION PASSED

16. COUNTY CLERK: Resolution Authorizing a Supplemental Appropriation to the 2017 Approved Budget for County Clerk Elections

RECOMMEND MOTION TO: FINANCE  
MOVED BY: GREEN / SECONDED BY: CHILDS  
ALL IN FAVOR - MOTION PASSED

17. CALL TO THE PUBLIC: None.

**18. ADJOURNMENT:**

**MOTION TO ADJOURN AT 8:00 PM.  
MOVED BY: GREEN / SECONDED BY: CHILDS  
ALL IN FAVOR – MOTION PASSED**

Respectfully Submitted

**NATALIE HUNT**  
RECORDING SECRETARY

RESOLUTION

NO:

LIVINGSTON COUNTY

DATE:

**RESOLUTION TO ELIMINATE A PUBLIC HEALTH NURSE (PHN) PROGRAM COORDINATOR POSITION (GRADE 10) AND CREATE A PUBLIC HEALTH NURSE (PHN) (GRADE 9) POSITION – HEALTH DEPARTMENT / HEALTH AND HUMAN SERVICES / FINANCE / FULL BOARD**

**WHEREAS,** a PHN Program Coordinator has submitted her resignation effective July 28, 2017; and

**WHEREAS,** with the resignation of a PHN Program Coordinator, LCHD is realigning duties to create improved efficiencies; and

**WHEREAS,** LCHD is requesting approval to eliminate this PHN Program Coordinator position (grade 10) and create a PHN position at a lower grade (grade 9);

**WHEREAS,** LCHD also requesting to fill the PHN position upon approval, prior to PHN Program Coordinator’s last day (July 28<sup>th</sup>) to provide an opportunity to orient/train the PHN;

**WHEREAS,** funding for this position is available within the budget.

**THEREFORE BE IT RESOLVED** that the Board of Commissioners hereby authorizes LCHD to eliminate a PHN Program Coordinator position and create a PHN position and fill the position prior to July 28, 2017.

Proposed to Add:

▲ Position #	Description	Stat	# Emps	Gr...	CY FTE
60100147	PUBLIC HEALTH NURSE	P	0	NU	1.000

Proposed to eliminate once position becomes vacant:

▲ Position #	Description	Stat	# Emps	Gr...	CY FTE
60100117	NURSE PROGRAM COORDI	A	1	NU	1.000

# # #

**MOVED:**

**SECONDED:**

**CARRIED:**



## LIVINGSTON COUNTY HEALTH DEPARTMENT

2300 East Grand River Avenue, Suite 102

Howell, Michigan 48843-7578

[www.lchd.org](http://www.lchd.org)

---

PERSONAL/PREVENTIVE HEALTH SERVICES

P: (517) 546-9850

F: (517) 546-6995



ENVIRONMENTAL HEALTH SERVICES

P: (517) 546-9858

F: (517) 546-9853

June 7, 2017

To: Livingston County Board of Commissioners

From: Elaine Brown, PPHS Director/Deputy Health Officer

Re: Resolution to Eliminate PHN Program Coordinator position and Create PHN position

---

One of the PHN Program Coordinators is retiring on July 28, 2017 and we have taken the opportunity to evaluate our current structure and re-align duties. The resolution would authorize eliminating a PHN Program Coordinator position (Grade 10) and creating a PHN position (Grade 9). Once approved, we could fill the PHN position providing an opportunity for the PHN Coordinator to begin the orientation and training of the new PHN before she retires.

The approval of this resolution will help assure that LCHD has adequate nursing capacity for services/programs in the Personal/Preventive Health Division. If you have any questions regarding this matter please contact me at (517) 552-6806.

**RESOLUTION**

**NO:**

**LIVINGSTON COUNTY**

**DATE:**

---

---

**RESOLUTION AUTHORIZING AN ADDITIONAL CONTRIBUTION TO MERS - COUNTY ADMINISTRATION / GENERAL GOVERNMENT / FINANCE / FULL BOARD**

**WHEREAS,** A fundamental objective of the Livingston County Board of Commissioners as an employer that offers pension benefits, is to fund the long term cost of the benefits promised to our employees: and

**WHEREAS,** assumptions used in the most recent MERS actuarial report reflect lower expected returns on investment than in previous years and updated mortality tables that reflect people are living and receiving benefits longer, which resulted in a significant increase in our expected pension liabilities; and

**WHEREAS,** eliminating or reducing long term liabilities by making additional payments to MERS is a priority as it affects both the financial health and sustainability of Livingston County; and

**WHEREAS,** there are several advantages to making additional payments to MERS including: 1) reducing our total unfunded pension liability 2) potential to reduce our future annual required contributions (ARC) and 3) additional assets to invest with the potential of a greater return than one would expect to earn in a traditional municipal operating investment; and

**WHEREAS,** included and planned for in the 2017 General Fund budget is an additional payment of \$250,000 to reduce the pension liability.

**THEREFORE BE IT RESOLVED** that the Board of Commissioners hereby authorizes a payment of \$250,000 from General Fund to accelerate the funding of MERS pension for the closed Defined Benefit employee groups currently under an 80% funding level, proportionate with the unfunded actuarial accrued liabilities, per employee group division, as reflected in the 12-31-2016 actuarial.

#

#

#

**MOVED:  
SECONDED:  
CARRIED:**



**RESOLUTION**

**NO:**

**LIVINGSTON COUNTY**

**DATE:**

---

---

**RESOLUTION SUPPORTING THE ESTABLISHMENT OF A COMMERCIAL REHABILITATION DISTRICT IN HARTLAND TOWNSHIP - COUNTY ADMINISTRATION**

**WHEREAS,** a Commercial Rehabilitation District may be established by a local unit of government to promote economic growth through the rehabilitation and revitalization of aging commercial buildings and vacant property in the area; and

**WHEREAS,** Public Act 210 of 2005, as amended, being MCL 207.841 *et seq.*, authorizes the establishment of a Commercial Rehabilitation District in a local governmental unit, in which owners of qualified commercial property may apply for and obtain an exemption from certain taxes, provided that such districts consist of one or more parcels or tracts of land that is a “qualified facility” at the time of the District’s establishment; and

**WHEREAS,** Hartland Township has identified and determined that a 7.5- acre portion of Parcel No. 4708-21-400-073, would benefit from the establishment of a Commercial Rehabilitation District; and

**WHEREAS,** at its meeting on May 23, 2017, the Hartland Township Board of Trustees held a public hearing and thereafter voted to adopt a Resolution to establish the Hartland Commercial Rehabilitation District No. 1; and

**WHEREAS,** as part of the approval process, the Township is required to provide written notice and a copy of its Resolution by certified mail to the County in which the proposed District is to be located; Hartland Township sent a letter by certified mail dated May 31, 2017, with a copy of its Resolution, to the Livingston County Board Chair, which was received Monday June 5, 2017; and

**WHEREAS,** within 28 days after receiving a copy of the Resolution, the County may reject the establishment of the District by Resolution of the County Board of Commissioners; and

**WHEREAS,** the Board of Commissioners supports the measures of Hartland Township to halt property valuation deterioration, encourage reinvestment, retain and create employment, and promote economic growth and development, and

**WHEREAS,** the Board supports Hartland Township’s determination that the property identified for the Commercial Rehabilitation District No 1. fully satisfies all requirement contained within Public Act 210 of 2005 regarding the type of property eligible for inclusion in a commercial rehabilitation district; and

**WHEREAS,** the County Board’s acceptance of the establishment of this Commercial Rehabilitation District will help to sustain the economic viability of Hartland Township, promote economic growth, and maintain or increase the number of jobs available to residents of the area.

---

---

**THEREFORE BE IT RESOLVED** that the Livingston County Board of Commissioners supports Hartland Township's establishment of Hartland Commercial Rehabilitation District No. 1 consisting of a 7.5- acre portion of Parcel No. 4708-21-400-073 in accordance with the provisions of Public Act 210 of 2005.

#

#

#

**MOVED:**  
**SECONDED:**  
**CARRIED:**

BOARD OF TRUSTEES

2655 Clark Road  
Hartland, Michigan 48353  
(810) 632-7498 Office  
(810) 632-6950 Fax



**SUPERVISOR**  
William J. Fountain

**CLERK**  
Larry N. Ciofu

**TREASURER**  
Kathleen A. Horning

**TRUSTEES**  
Joseph W. Colaianne  
Glenn E. Harper  
Matthew J. Germane  
Joseph M. Petrucci

**RESOLUTION NO. 17-R012**

**RESOLUTION TO ESTABLISH A COMMERCIAL REHABILITATION DISTRICT**

At a regular meeting of the Township Board of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on May 23, 2017 at 7:00 p.m.

**PRESENT:** Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Colaianne, Trustee Germane, Trustee Harper, Trustee Petrucci

**ABSENT:** None

The following preamble and resolution were offered by Trustee Harper and seconded by Treasurer Horning.

**WHEREAS**, pursuant to Act No. 210 of the Public Acts of 2005, as amended, MCL 207.841 et seq. ("Act 210"), Hartland Township is a qualified local governmental unit and the Board of Trustees is authorized to establish commercial rehabilitation districts within the Township's jurisdictional boundaries; and

**WHEREAS**, the Board of Trustees reviewed a request to establish a commercial rehabilitation district consisting of a 7.5-acre portion of Parcel No. 4708-21-400-073 as more particularly described as Parcel AHbAd on the attached Exhibit A (the "Proposed District"); and

**WHEREAS**, prior to adopting this resolution, the Board of Trustees held a public hearing on May 23, 2017, to consider the Proposed District; and

**WHEREAS**, pursuant to Section 3(3) of Act 210, written notice of the hearing was sent by certified mail to the Livingston County Board of Commissioners and to all owners of real property located within the Proposed District; and

**WHEREAS**, the Board of Trustees deems it to be in the best interest of Hartland Township to establish a commercial rehabilitation district pursuant to Act 210 as proposed.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. A commercial rehabilitation district is hereby established pursuant to Act 210 in Hartland Township, Livingston County, Michigan, consisting of a 7.5-acre portion of Parcel No. 4708-21-400-073 as more particularly described as Parcel AHbAd on the attached Exhibit A.

2. The commercial rehabilitation district established by this resolution shall be known as Hartland Commercial Rehabilitation District No. 1.

3. The Board of Trustees finds that Hartland Commercial Rehabilitation District No. 1 meets the requirements of sections 2 and 3(1) of Act 210 because the district consists of vacant property which, within the immediately preceding 15 years, was improved for the purpose of operating a commercial business enterprise(s) and is therefore a "qualified facility."

4. The Township Clerk is authorized and directed to send a copy of this resolution by certified mail to Livingston County and to the State Tax Commission.

5. Pursuant to Act 210, Livingston County may accept or reject the establishment of Hartland Commercial Rehabilitation District No. 1.

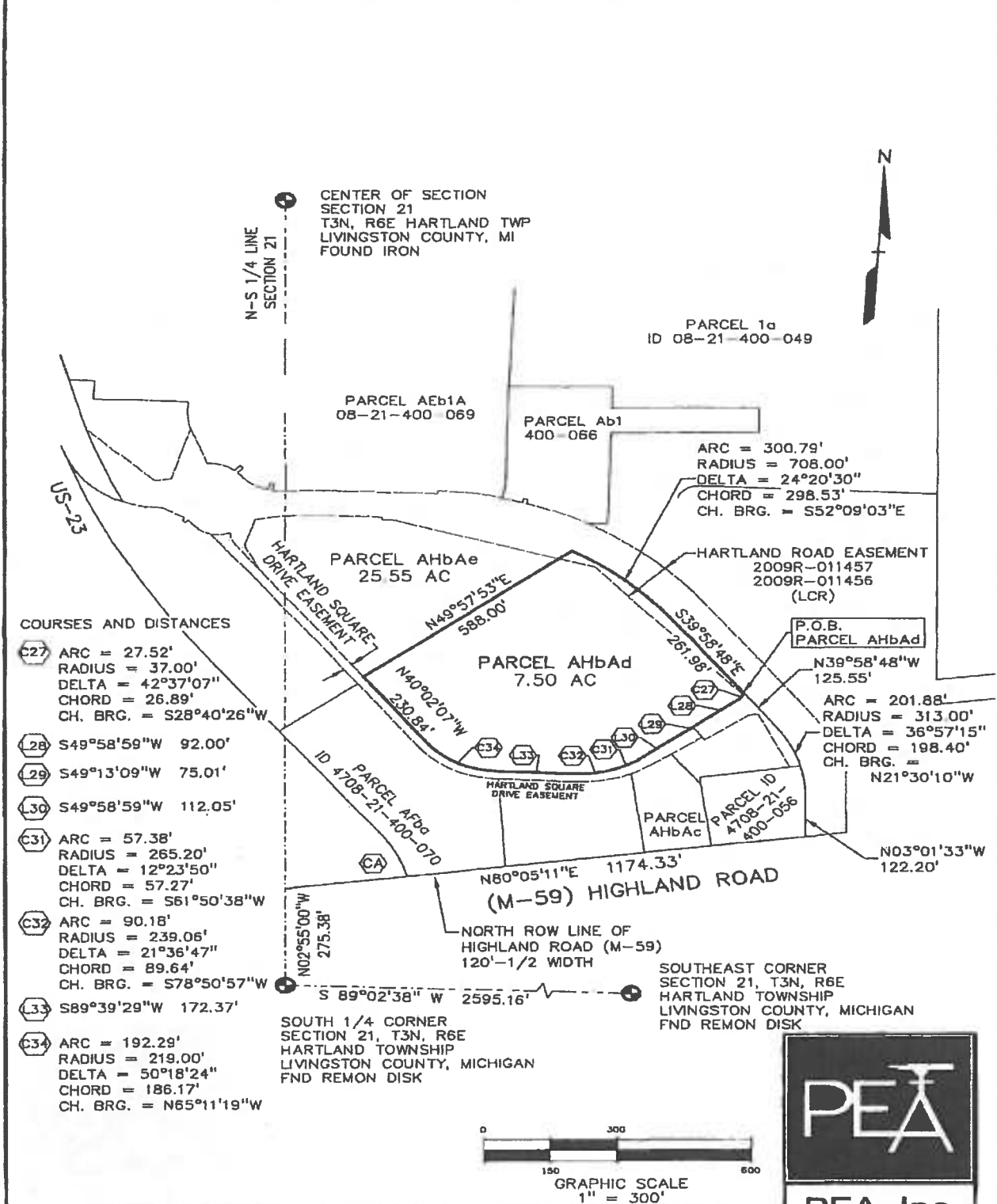
6. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Glenn Harper, Trustee
<b>SECONDER:</b>	Kathie Horning, Treasurer
<b>AYES:</b>	Ciofu, Fountain, Horning, Colaianne, Harper, Petrucci
<b>NAYS:</b>	Germane

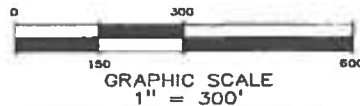
STATE OF MICHIGAN                    )  
  )  
COUNTY OF LIVINGSTON            )

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on May 23rd, 2017.

  
\_\_\_\_\_  
Larry N. Ciofu, Hartland Township Clerk



- COURSES AND DISTANCES
- (C27) ARC = 27.52'  
 RADIUS = 37.00'  
 DELTA = 42°37'07"  
 CHORD = 26.89'  
 CH. BRG. = S28°40'26"W
  - (L28) S49°58'59"W 92.00'
  - (L29) S49°13'09"W 75.01'
  - (L30) S49°58'59"W 112.05'
  - (C31) ARC = 57.38'  
 RADIUS = 265.20'  
 DELTA = 12°23'50"  
 CHORD = 57.27'  
 CH. BRG. = S61°50'38"W
  - (C32) ARC = 90.18'  
 RADIUS = 239.06'  
 DELTA = 21°36'47"  
 CHORD = 89.64'  
 CH. BRG. = S78°50'57"W
  - (L33) S89°39'29"W 172.37'
  - (C34) ARC = 192.29'  
 RADIUS = 219.00'  
 DELTA = 50°18'24"  
 CHORD = 186.17'  
 CH. BRG. = N65°11'19"W



CLIENT: <b>RAMCO GERSHENSON</b> 31500 NORTHWESTERN HWY., SUITE 300 FARMINGTON HILLS, MI 48334	SCALE: 1" = 300'	JOB No: 2007-066
	DATE: 9-9-16	DWG. No: 6 OF 14

**PEA, Inc.**  
 2430 Rochester Ct Ste 100  
 Troy, MI 48063-1872  
 T: 248.889.9090  
 F: 248.889.1044  
 www.peainc.com

S:\PROJECTS\2007\2007066\SURVLY-DEPT\066BND\1-Act 132 Spills\2016-8-23 Movie Theatre\07066 Bnd 7.5 Acre Split.dwg; CWC

LEGAL DESCRIPTION

PARCEL AHBAd

Part of the South 1/2 of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan, being more particularly described as:

Commencing at the South 1/4 of said Section 21; thence N02°55'00"W 275.38 feet along the North-South 1/4 of said Section 21 to the existing north line of Highland Road (M-59); thence N80°05'11"E 1174.33 feet along said north line to the west line of "Relocated" Hartland Road Easement (recorded in Instruments 2009R-0011457 and 2009R-011456 LCR); thence along the westerly line of said Hartland Road (variable width) N 03°01'33" W 122.20 feet; thence 201.88 feet along the arc of a curve to the left, said curve having a radius of 313.00 feet, a central angle of 36°57'15" and a chord which bears N 21°30'10" W 198.40 feet; thence N 39°58'48" W, 125.55 feet to the POINT OF BEGINNING; thence the following nine courses along the northerly/easterly line of said Hartland Square Drive Easement: 1) 27.52 feet along the arc of a non-tangential curve to the right, said curve having a radius of 37.00 feet, a central angle of 42°37'07", and a chord which bears S 28°40'26" W 26.89 feet; 2) S 49°58'59" W 92.00 feet; 3) S 49°13'09" W 75.01 feet; 4) S 49°58'59" W 112.05 feet; 5) 57.38 feet along the arc of a curve to the right, said curve having a radius of 265.20 feet, a central angle of 12°23'50", and a chord which bears S 61°50'38" W 57.27 feet to a point of compound curvature; 6) 90.18 feet along the arc of a curve to the right, said curve having a radius of 239.06 feet, a central angle of 21°36'47", and a chord which bears S 78°50'57" W 89.64 feet; 7) S 89°39'29" W 172.37 feet; 8) 192.29 feet along the arc of a curve to the right, said curve having a radius of 219.00 feet, a central angle of 50°18'24", and a chord which bears N 65°11'19" W 186.17 feet; 9) N 40°02'07" W 230.84 feet; thence N 49°57'53" E 588.00 feet to a point within the Hartland Road Easement; thence 300.79 feet along the arc of a non-tangential curve to the right, said curve having a radius of 708.00 feet, a central angle of 24°20'30", and a chord that bears S 52°09'03" E 298.53 feet; thence S 39°58'48" E 261.98 feet to the POINT OF BEGINNING. Containing 7.50 acres, more or less.



PEA, Inc.

2430 Rochester Ct, Ste 100  
 Troy, MI 48063-1872  
 T 248.889.9999  
 F 248.889.1044  
 www.peainc.com

CLIENT: <b>RAMCO GERSHENSON</b> 31500 NORTHWESTERN HWY., SUITE 300 FARMINGTON HILLS, MI 48334	SCALE: NTS	JOB No: 2007-066
	DATE: 9-9-16	DWG. No: 7 OF 14

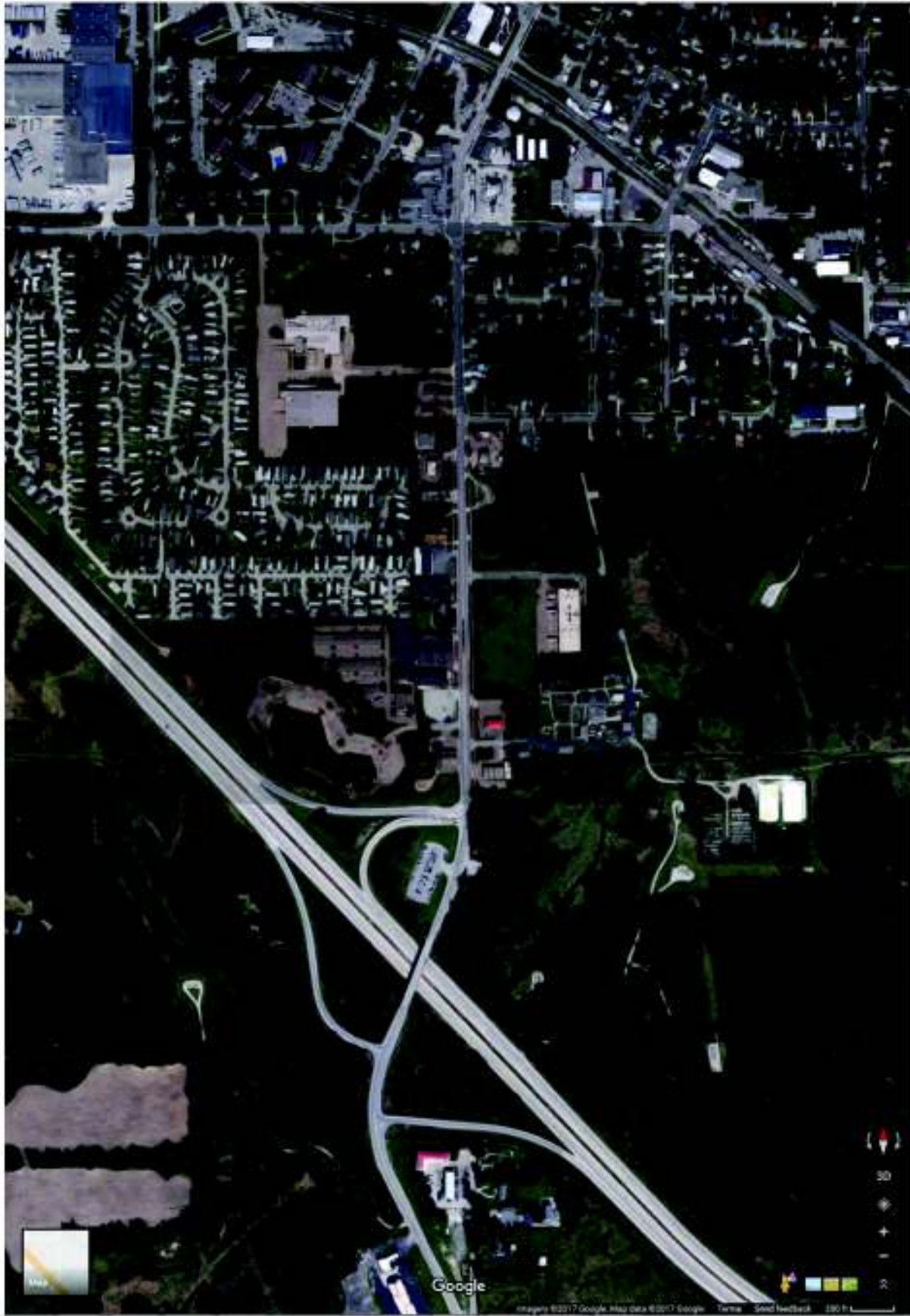
S:\VDRS\CTS\2007\2007066\SURVEY DEPT\07066BND\ Act 132 Split\2016-8 23 Movie Theatre\07066 Bnd 7.5 Acre Split.dwg: GWC



Hartland Township Commercial Corridor (M-59 and US 23)

Red Highlight = Proposed Commercial Rehabilitation District

Yellow Highlights = Vacant commercial property with potential for economic activity



City of Howell  
South Michigan Avenue  
Commercial Rehabilitation District (45.06 acres)



Hartland Township  
Proposed Commercial Rehabilitation District (7.5 acres)  
(aerial images to same scale)



Hartland Township  
 Proposed Commercial Rehabilitation District  
 Reference Data – Livingston County

Property Tax Revenue Estimates (All Three Livingston County Millages)

<b>Current</b> from Vacant Land (Annually)	\$ 1,373
Seven Year Cumulative	\$ 9,777

<b>New</b> – Emagine Theatre in First Full Year of Operations Under Commercial Rehabilitation Act (Land Value Increase & Personal Property)	\$ 6,207
Seven Year Cumulative	\$ 37,119

<b>Abated</b> – Emagine Theatre in First Full Year of Operations Under Commercial Rehabilitation Act (Building)	\$ 11,904
Seven Year Cumulative	\$ 77,127

<b>Total Annual Revenue – After Seven Years</b>	<b>\$ 17,200</b>
---	------------------

Annual Property Tax Revenue Estimates (All Three Livingston County Millages)

Hypothetical New Development – Kroger Gas Station (\$235,000 TV Real & PP)	\$ 891
Hypothetical New Development – Culver’s (\$865,000 TV Real & PP)	\$ 3,280
Hypothetical New Development – Buffalo Wild Wings (\$1,000,000 TV Real & PP)	\$ 3,792
Hypothetical New Development – Hotel (\$4,000,000 TV Real & PP)	\$ 15,169

Current Number of Property Tax Abatements/Exemptions/TIFs in Hartland Township

Commercial Redevelopment	0	Downtown Development Authority	0
Commercial Rehabilitation	0	Tax Increment Finance Authority	0
Industrial Facilities	0	Local Development Financing Authority	0
Neighborhood Enterprise Zone	0	Brownfield Redevelopment	0
Obsolete Property Rehabilitation	0	Corridor Improvement Authority	0
Renaissance Zone	0	Neighborhood Improvement Authority	0



## Emagine Movie Theatre: Now Showing...or NOT?



### The Issue

Emagine Movie Theatre has requested a tax break from the Township to help defray construction costs. Construction in the Hartland area has grown greatly since Emagine submitted their proposal, and the competitive cost of building their theatre has significantly increased.

The bank refused to loan Emagine enough money to cover the increased construction costs, so Emagine shrunk their building design down in order to stay within their budget. There is still a gap between the bank coverage and the cost of Emagine's new, more accommodating design plan—which is where a tax break or 'abatement' under the **Commercial Rehabilitation Act** can help.

An abatement is a tax tool used by communities to create jobs, and in this case, to **stimulate commercial growth** in the area.

The abatement is based on NEW tax revenue—money that would not be collected at all if Emagine does not build. **In offering Emagine a tax abatement of \$67,000 for six or seven years, Emagine would still pay over \$130,000 in property taxes annually.** Without the

abatement, Emagine Theatre has indicated that building costs will prohibit them from going forward with construction in Hartland.



It's important to note that the only part of the site that can be abated is the building itself. The personal property (seats, screens, projectors, etc.) and the increased value of the land are not tax exempt. A majority of the schools' millage is also not exempt. All of the taxing units will see additional revenue for the first seven years of business. After the seven-year abatement, the theatre will be paying 100% of its taxes, like any other business.

### **Why Does Emagine Theatre Qualify for An Abatement?**

Emagine qualifies for a tax abatement when many other businesses do not, because it falls under the limited guidelines of the Commercial Rehabilitation Act. The Commercial Rehabilitation Act is offered by the **State of Michigan** to local units of government to spur development on vacant commercial properties that are struggling to redevelop. There are only a few sites in Hartland Township that qualify under this act. The **Ramco Gershenson** property (Meijer, etc.) is an example of a qualifying property; the previous Oasis gas station was razed and significant improvements made for development that has not come to fruition. The only area currently being looked at for an abatement is the 7.5 acres of the proposed Emagine Theatre site.

### **The Tax Abatement Process for Emagine Theatre**

The first part of the process is in queue with the consideration of establishing a Commercial Rehabilitation District. There is a public hearing set for May 23, 2017 at the Township Hall at 7:00 PM.

If the district is approved by the Township Board of Trustees following the public hearing, Livingston County has 28 days to approve or reject the district.

Emagine would then apply for an exemption and a second public hearing will take place, normally two or three weeks after the application is received. The taxing units that would be affected by the abatement (County, Library, Schools, etc.) would be notified of the public hearing and would have an opportunity to comment. The timing of this could be late June or early July, and the public hearing would be held at the Township Hall.

Following the second public hearing, the application is sent to the State of Michigan for approval. The State has 60 days to respond.

### **Positive Growth**

The Township has looked at all of the elements of a tax abatement. Although Emagine's original request was for a ten-year abatement, it has been determined through an extensive spreadsheet that a six or seven-year tax abatement is appropriate. The proposed \$15 million theatre facility would be one of the single largest investments in our community—ever.

Without this tax assistance, Emagine is unable to build, our local governmental units lose long-term tax revenue, and residents lose the opportunity to enjoy an upscale entertainment center within the community. By supporting positive growth, the Hartland Township Board makes careful plans for the future of our Township. ~



>>> *Stay Up-to-Date: FOLLOW Hartland Township on FACEBOOK!*