

City of Iron Mountain

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Special Meeting of the City Council, City of Iron Mountain, County of Dickinson, Michigan held on Wednesday, March 29, 2017 at 6:30 p.m. in the Council Room.

Presiding: Mayor Alessandrini

Present: Council Members Maule, List, Revord, Stohl, Celello & Blomquist

Absent: None

Also Present: City Manager Stanchina

Public Comment

None

Public Hearing

Payment in Lieu of Tax Ordinance Re: Commonwealth Development Central School Apartment Homes

Mr. David Ritchay presented his reasoning for the 12% Payment in Lieu of Tax Ordinance. He voiced his confidence for the strength of the project's score.

Alessandrini opened the Public Hearing.

Jeff Michaud – 801 Wells Street (Iron Mountain School Board President)

Michaud communicated his support for Commonwealth's project due to its positive impact on the School District and community.

Alessandrini closed the Public Hearing.

City Park Playground Equipment MDNR Trust Fund Grant Application

Stanchina detailed the replacement plan for the City Park playground equipment if a grant is received. The City Council discussed handicapped accessibility option of the City Park playground area. Celello suggested that the City submit a Michigan Municipal Risk Management Authority Risk Avoidance Program grant for the replacement of unsafe park equipment.

Alessandrini opened the Public Hearing.

No comment was received.

Alessandrini closed the Public Hearing.

Old Business

Consideration of Payment in Lieu of Tax Ordinance Re: Commonwealth Development Central School Apartment Homes

Ritchay explained the process by which the Michigan State Housing Development Authority approves projects. He confirmed that the project would self-score at 116 points with the higher walk score. Ritchay conveyed that it would be difficult to rent to non-low income people and that the IRS penalizes companies for renting at full rent without permission. He verified that the property could be sold but the income restrictions would stay with the facility. Ritchay indicated that construction would take a year and be performed by the same contractor.

Michaud estimated that the school is in deficit for \$258,000 and that if the building sells the deficit will be eliminated. He imparted that the School District spent \$60,000 last year on the former Central School facility for the minimum maintenance possible and that he expects that practice to continue if not sold.

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Alessandrini voiced his disapproval for the proposed PILOT program due to traffic concerns and project transferability. Blomquist, Ceello and Michaud refuted Alessandrini's traffic concerns.

It was moved by Revord and supported by Stohl to authorize the Tax Exemption Ordinance for Commonwealth Development's Central School Apartment Homes project, as presented.

Maule Aye
List Nay
Revord Aye
Alessandrini Nay
Stohl Aye
Ceello Aye
Blomquist Aye

Motion Prevailed (Aye-5, Nay-2, Abstain-0)

Consideration of City Park Playground Equipment MDNR Trust Fund Grant Application

It was moved by Alessandrini and supported by Maule to approve the "Resolution Authorizing Matching Funds for an MDNR Trust Fund Grant to Upgrade Playground Equipment at City Park" resolution with a local match of \$25,000 toward the \$100,000 project through commitment by the City's General Fund.

Motion Prevailed Unanimously

New Business

None

Public Comment


None

Adjournment

It was moved by Revord and supported by List to adjourn.

Motion Prevailed Unanimously

Meeting adjourned at 7:32 p.m.


Isaac Micheau
Clerk-Treasurer