

A regular meeting of the City Council was held at City Hall, 200 S. Main Street on Monday, April 9, 2007, at 7:00 p.m.

Mayor Davidson called the meeting to order. Present were Mayor Davidson and Councilpersons Letarte, Norris and Greenhoe. Councilwoman Brown was absent and excused.

The invocation was given by Councilman Greenhoe.

The Agenda was approved as printed.

The minutes from the March 26, 2007, regular meeting were approved as printed.

Councilwoman Letarte moved that disbursements of \$177,284.69 be approved; seconded by Councilman Norris, passed unanimously.

Mayor Davidson opened the meeting up at 7:05 p.m. for a Public Hearing on the Adoption of a Brownfield Plan for 501 King Street.

City Manager LeFevere introduced Jonathan Green, from Eaton County, Jim Linton, from AKT Peerless and Tim Hovey, from the Hovey Group.

Jim Linton, from AKT Peerless, appeared before Council stating that his Company had been contracted by Eaton County to do the Brownfield work. This work entailed investigations of environmental studies as well as profitability studies. Mr. Linton stated that his Company had found that there was contamination at the site, which would enable the project to be TIF eligible and that this would also qualify the taxpayer for Single Business Tax Credits. This would be a rough estimate of a tax credit in the neighborhood of about \$400,000.00.

Councilwoman Letarte asked if there was a Plan that Council should be looking at.

City Manager LeFevere stated that this Plan had been sent to Council in an e-mail a while back.

Tim Hovey, from the Hovey Group, appeared before Council and stated that his Company is from DeWitt, and that this is the third site that his Company has looked at developing in Eaton Rapids. Mr. Hovey stated that this project would be for low to moderate income Senior Citizens. Mr. Hovey stated that this would be a two story building with 40 units, that it would have a common area with a fireplace, laundry facility, fitness center and a Community Recreation Center. Mr. Hovey stated that this project was a great reuse for the site. Mr. Hovey stated that financing would come from MSHDA, and that they were at the point in the project where they would be going to the Loan Committee on April 24<sup>th</sup>. Mr. Hovey stated that the preliminary drawings would be reviewed by MSHDA tomorrow, and then the Board would be presented with the drawings with approval in June, and that construction would commence in July and it was an approximate 10 month build project.

Mayor Davidson asked if Mr. Hovey was concerned with the moratorium that the State had just released on grant monies.

Mr. Hovey stated that this would not affect his project as the State had Funds set aside for this type of project.

Councilman Greenhoe asked Mr. Hovey if this was just going to be Senior Housing.

Mr. Hovey stated that it would only be Senior Housing. Mr. Hovey stated that MSHDA had encouraged him to look into Single Family Housing, but they had decided against this and that it would only be for low to moderate income Senior Citizens.

Mayor Davidson asked what was the definition of a Senior Citizen.

Mr. Hovey stated that the guidelines were 55 years and over.

Councilwoman Letarte stated that there was a typographical error in the Plan as far as the address that the development was being done at that it should be 501 King Street, not 512 King Street.

Mr. Hovey stated that they would make this correction in the Plan.

Mayor Davidson closed the Public Hearing at 7:15 p.m.

Councilman Norris read for Second Reading and Adoption Ordinance 2007-2, an Ordinance to Amend the Code of the City of Eaton Rapids by Amending Chapter 8 ½, Electric Service, Article V, Rates, Section 84, Shut Off for Nonpayment; seconded by Councilwoman Letarte, passed unanimously.

Councilman Norris moved Council approve the Resolution approving a Brownfield Redevelopment Plan in accordance with P.A. 381 of 1996 for property tax codes 23-300-004-200-702-00 and 23-300-078-602-050-00, for property commonly known as 501 King Street, as recommended by the Eaton Rapids Brownfield Redevelopment Authority; seconded by Councilwoman Letarte, passed unanimously.

Patrick Rich, 208 S. East Street, appeared before Council regarding the Memorial Day Parade and passed out guidelines and asked if Council had any questions. Mr. Rich stated that at this time he had 119 families that would be attending this Memorial. Mr. Rich invited Council to take part and to be involved in this Parade.

Councilman Norris reported on the following: thanked Council for moving worksession around his work schedule.

Police Chief Malewski reported on the following: that there would be a Safe PROMise Initiative meeting this Wednesday to help with Proms and no drunk driving; that the Garbage Truck Ordinance is in affect and that citations have been issued; and that 72 letters have been sent out on abandoned and junk vehicles.

Fire Chief McNutt reported on the following: that March 31st there was a house fire at 324 Knight Street; that he has hired one new firefighter and has interviewed another and that there is an appointment for one more applicant; and that on March 31<sup>st</sup> two Officers attended Firefighter I and II training.

Assistant to the City Manager Reed reported on the following: that May 9<sup>th</sup> there will be a public planning Session on the Area Wide Master Plan at the VFW National Home from 6:00 to 9:00 p.m. and that there is a Council of Governments meeting at City Hall on Monday at 7:00 p.m.

The meeting was adjourned at 7:26 p.m.

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James E. Davidson, Mayor

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Kristy Reinecke, City Clerk