

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD MEETING**

Tuesday, March 28, 2023 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AMENDED AGENDA

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

a. Minutes – March 14, 2023 (Recommend Approval)

b. Bills -

General Fund

\$58,395.63

(Recommend Approval)

c. 2023 Final March Board of Review Assessment Roll Figures Report
(Receive and File)

5. Items removed from the Consent Calendar

6. Correspondence

7. **Reports**

- a. GT Metro
- b. MMR Report
- c. County Commissioner's Report
- d. Supervisor's Report

8. **Unfinished Business**

- a. Public Hearing - Consideration of Resolution 2023-08-T, amending Ordinance 18, Payment in Lieu of Taxes
- b. Consideration of Resolution 2023-09-T Regarding Tax Exemption and payment to be made in lieu of taxes
- c. Consideration of Municipal Services Agreement

9. **New Business**

10. **Public Comment**

11. **Other Business**

12. **Adjournment**

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
March 14, 2023

The Town Board Meeting was called to order at the Garfield Township Hall on March 14, 2023 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, and Lanie McManus

Absent and Excused: Chloe Macomber and Denise Schmuckal

Staff Present: Planning Director John Sych

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:03)

Barsheff moved and Duell seconded to approve the agenda as presented.

Yeas: Barsheff, Duell, Agostinelli, McManus, Korn

Nays: None

3. Consent Calendar (6:03)

a. Minutes

February 28, 2023 Joint Township and Planning Commission Meeting
 (Recommend Approval)

b. Bills

(i) General Fund \$76,479.30
 (Recommend Approval)

(ii) Gourdie-Fraser
 Developer's Escrow Fund – Storm Water
 Reviews, Utility Plan Review, Oversight
 & Closeout \$5,735.00
 General Utilities \$1,698.30
 Park Funds/DNR Trust Fund \$1,665.00
 Total \$9,098.30

(Recommend Approval)

- c. **State of Michigan Revenue Sharing Report (Receive and File)**
- d. **Consideration of draft Amended and Restated Ordinance No. 18 (Payment in Lieu of Taxes) – Schedule public hearing for March 28, 2023 (Recommend Approval)**
- e. **Close-out and turnover documents for Oakleaf Village Water and Sewer Extension project (Recommend Approval)**

Agostinelli moved and Barsheff seconded to approve the consent calendar as presented.

*Yeas: Agostinelli, Barsheff, Duell, McManus, Korn
Nays: None*

4. Items Removed from the Consent Calendar (6:03)

None

5. Correspondence (6:03)

None

6. Reports

a. County Commissioner’s Report (6:04)

County Commissioner Brad Jewett stated that the BOC discussed a proposed youth rehabilitation center for the region. A presentation will be given by TTCI Transportation initiative at the next meeting and they will also hear the Traverse Connect Annual Report.

b. Construction Report (6:07)

Township Engineer Jennifer Graham submitted a written report and added that a construction meeting was held regarding the water connection with Black Bear Farms. The Birmley tank mixer will be in soon and she is working through a drinking water revolving fund grant. Graham stated that Phase II of improvements to River East is underway.

c. Sheriff’s Report (6:11)

Lt. Brinks reviewed statistics for the month of February and added that fraud classes were upcoming and the Run, Hike, Bike classes were popular.

d. Planning Department Report for March 2023 (6:15)

Planner John Sych submitted the Planning Department report in writing and briefed board members on the Hickory Forest rezoning request and the updated plans for the South 22 project.

- e. **Parks and Rec Report (6:17)**
 Parks Steward Sean Kehoe submitted a report in writing and stated that the bathroom countertop has been ordered for the men’s bathroom at Silver Lake. He updated board members on the Commons Natural Area Mountain Bike Subcommittee and the newly found drain field and tank at River East.
- f. **Clerk’s Report (6:30)**
 McManus stated that her report was submitted in writing and her office is preparing for the upcoming audit.
- g. **Supervisor’s Report (6:31)**
 Korn reported that an estimate was received for the Jefferson Street proposed repaving project. The Board of Public Works purchased new software which will enable the township to have a continuous report on sewer and water expenses. Korn spent time with the sheriff’s department regarding the Flock program.

7. Unfinished Business

- a. **Consideration of Resolution 2023-07-T in support of an application for the Michigan Natural Resources Trust Fund Grant Program (6:37)**
 Sych stated that this is a grant application as a first step for the Commons Natural Area design. This proposed project will create a loop trail of about 1.25 miles with a footbridge. Board members asked questions and discussed the trails at the Commons Natural Area.

Duell moved and Barsheff seconded THAT Resolution #2023-07-T, attached to Planning Department Report 2023-34, in support of an application for the Michigan Natural Resources Trust Fund grant program, BE ADOPTED.

Yeas: Duell, Barsheff, Agostinelli, McManus, Korn

Nays: None

- b. **Consideration of Flock Group, Inc. Services Agreement for safety cameras (6:48)**
 Korn stated that this proposed agreement had been reviewed by the Township Attorney. There will need to be an agreement in place with the Grand Traverse Sheriff’s Department regarding the sharing of information and an indemnification clause was removed. Board members discussed the proposed contract.

Barsheff moved and Agostinelli seconded to enter into an agreement with Flock Group, Inc. and to authorize the Supervisor to sign the agreement

and also to enter into a Memorandum of Understanding with the Grand Traverse County Sheriff's Department regarding the sharing of data generated by the Flock system.

*Yeas: Barsheff, Agostinelli, McManus, Duell, Korn
Nays: None*

c. Consideration of proposal to upgrade new traffic signals on state highways (6:58)

After researching the topic of new traffic signals. Supervisor Korn found that the proposed cost of \$60,000 to \$80,000 was per intersection and not per pole. MDOT warned that this was a proposed cost and due to financial factors, the cost may be higher. The two locations proposed are entrances to the township – US 31 at Marketplace Circle and US 31 and M-37 at Meijer Drive. ARPA funds can be used to offset the cost of the project.

Agostinelli moved and Barsheff seconded to proceed with new MDOT traffic signals at the two proposed intersections: US 31 at Marketplace Circle and US 31 and M-37 at Meijer Drive at a proposed cost of \$60,000 - \$80,000 per intersection.

*Yeas: Agostinelli, Barsheff, Duell, McManus, Korn
Nays: None*

8. New Business

a. Consideration of River East Recreation Area Phase III Improvements Proposal (7:09)

Engineer Jennifer Graham stated that Phase Three improvements would provide ADA compliant sidewalks, driveways and parking lots. There would be ADA signage and two family style bathrooms. The proposed contract is for Gourdie-Fraser to provide project engineering, bidding, surveys and design. Board members discussed and asked questions about paving the parking lot completely.

Agostinelli moved and Duell seconded THAT the proposal for engineering services for Phase III improvements at River East Recreation Area BE APPROVED.

*Yeas: Agostinelli, Duell, McManus, Barsheff, Korn
Nays: None*

9. Public Comment: (7:21)

Sean Kehoe commented on the River East project.

10. Other Business (7:24)

Duell updated board members on the Joint Recreation Authority and stated that they were looking at bonds for some projects.

Barsheff stated that a luncheon with the Lexipro organization and Sheriff's Department was happening at Garfield Township.

11. Adjournment

Korn adjourned the meeting at 7:29pm.

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/16/2023	GEN	41313	CHERRYLAND ELECTRIC COOP.	ELECTRICITY	101-000-084.861	295.05
		41313		ELECTRICITY	101-265-920.603	926.02
		41313		ELECTRICITY	101-448-920.005	771.69
						<u>1,992.76</u>
03/16/2023	GEN	41314	CHERRYLAND ELECTRIC COOP.	ELECTRICITY	308-000-805.000	474.68
03/16/2023	GEN	41315	CHUCK KORN	MILEAGE	101-171-860.200	315.24
03/16/2023	GEN	41316	CONSUMERS ENERGY	103033456148	101-448-920.005	2,336.05
03/16/2023	GEN	41317	CONSUMERS ENERGY	100000311801	101-000-084.861	1,538.22
		41317		100000311801	101-448-920.005	2,922.67
						<u>4,460.89</u>
03/16/2023	GEN	41318	GOURDIE-FRASER, INC.	DNR TRUST FUND APPLICATION	308-000-805.000	165.00
		41318		RIVER EAST IMPROVEMENTS	308-000-970.000	1,500.00
						<u>1,665.00</u>
03/16/2023	GEN	41319	GRAHAM ELECTRIC MOTOR SVC.	GENERATOR ALARM	101-265-935.608	285.77
03/16/2023	GEN	41320	GRAND TRAVERSE COUNTY	MBOR ADVERTISING	101-171-901.000	49.31
03/16/2023	GEN	41321	GRANITE TELECOMMUNICATIONS	PHONES	101-265-850.000	129.16
03/16/2023	GEN	41322	INTEGRITY BUSINESS SOLUTIONS	BINDING SUPPLIES	101-101-726.000	109.26
03/16/2023	GEN	41323	SPECTRUM ENTERPRISE	INTERNET	101-258-935.016	159.98
03/23/2023	GEN	41324	AFLAC	AFLAC	101-000-227.001	436.82
03/23/2023	GEN	41325	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	22,670.69
03/23/2023	GEN	41326	FIFTH THIRD BANK	1319 MI-DEAL, INK, BUS. CARDS, NOTARY, KITCH	101-101-726.000	851.88
		41326		1319 MI-DEAL, INK, BUS. CARDS, NOTARY, KITCH	101-171-726.000	76.28
		41326		1319 MI-DEAL, INK, BUS. CARDS, NOTARY, KITCH	101-412-726.000	98.80
						<u>1,026.96</u>
03/23/2023	GEN	41327	FIFTH THIRD BANK	1319-MAGNESIUM CHLORIDE PELLETS	308-000-935.000	95.00
03/23/2023	GEN	41328	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	663.04
03/23/2023	GEN	41329	GRAND TRAVERSE SUPPLY, LLC	LINERS, TOILET PAPER	101-265-726.003	91.95
03/23/2023	GEN	41330	KRAFT BUSINESS SYSTEMS	SVC CONTRACT	101-101-726.002	709.12
03/23/2023	GEN	41331	O'HEARN PEST CONTROL LLC	BAIT STATION SVC	101-101-805.000	60.00
03/23/2023	GEN	41332	PRINCIPAL LIFE INSURANCE COMPANY	EMPLOYEE HEALTH / LIFE	101-851-873.030	1,691.79
		41332		EMPLOYEE HEALTH / LIFE	101-851-873.040	337.91

3.b.

Garfield Charter Township



TO: Township Board & Chuck Korn, Supervisor
 RE: 2023 FINAL Assessment Roll Figures

FROM: Amy L. DeHaan MMAO(4) - Assessor
 March 21, 2023

The following AV / SEV and Taxable Values are submitted for your review in accordance with Sec. 211.53b MCL:

Classification	# Parcels	AV / SEV	Change from Prev. Yr.	Percent of Total	Taxable Value	Change from Prev. Yr.	Percent of Total	TV as a % of SEV
Real:								
Agricultural	-	-	0.00%	0.00%	\$ -	0.00%	0.00%	0.00%
Residential	6,158	\$ 883,274,400	14.38%	54.89%	\$ 648,608,261	9.19%	53.48%	73.43%
Commercial	1,082	\$ 590,864,600	10.12%	36.72%	\$ 438,905,174	11.19%	36.19%	74.28%
Industrial	82	\$ 41,123,800	13.83%	2.56%	\$ 31,913,943	5.71%	2.63%	77.60%
TOTAL	7,322	\$ 1,515,262,800	12.67%	94.16%	\$ 1,119,427,378	9.86%	92.29%	73.88%
Personal:								
Commercial	1,587	\$ 40,697,200	-15.18%	2.53%	\$ 40,697,200	-15.18%	3.36%	100.00%
Industrial	54	\$ 16,054,400	-5.50%	1.00%	\$ 16,054,400	-5.50%	1.32%	100.00%
Utility	5	\$ 35,991,500	11.89%	2.24%	\$ 35,991,500	11.89%	2.97%	100.00%
TOTAL	1,646	\$ 92,743,100	-4.52%	5.76%	\$ 92,743,100	-4.52%	7.65%	100.00%
TOTAL Ad Valorem	8,968	\$ 1,608,005,900	11.51%	99.93%	\$ 1,212,170,478	8.61%	99.94%	75.38%
**Special Acts:								
PILT - Pays Fee	18	\$ 42,107,000	3.81%	2.62%	\$ 31,332,056	4.53%	2.58%	74.41%
DNR-PILT	1	\$ 204,500	33.92%	0.01%	\$ 65,240	5.00%	0.01%	31.90%
County Land Bank Sale	2	\$ 103,400	-76.43%	0.01%	\$ 103,400	-71.51%	0.01%	100.00%
TOTAL	21	\$ 42,414,900	3.07%	2.64%	\$ 31,500,696	3.63%	2.60%	74.27%
Abated:								
IFT Real Rehab (Full Rate)	-	-		0.00%	\$ -		0.00%	0.00%
IFT Real New (1/2 rate)	3	\$ 1,146,100	22.37%	0.07%	\$ 700,451	5.00%	0.06%	61.12%
IFT Personal (1/2 rate)	4	\$ 18,600	-54.07%	0.00%	\$ 18,600	-54.07%	0.00%	100.00%
TOTAL	7	\$ 1,164,700	19.20%	0.07%	\$ 719,051	1.62%	0.06%	61.74%
Full Rate Equivalent Values								
Exempt Parcels	200	\$ 582,350	19.20%	0.04%	\$ 359,526	1.62%	0.03%	61.74%
Grand TOTAL of all Classes	9,175	\$ 1,609,170,600	11.52%	100.00%	\$ 1,212,889,529	8.60%	100.00%	75.37%
Grand Total Equivalent to Full Rate		\$ 1,608,588,250	11.51%	99.96%	\$ 1,212,530,004	8.61%	99.97%	75.38%

** Special Acts are included in Ad Valorem totals.

\$ 3,218,341,200 True Cash Value

GTMESSA NFIRS Incidents - February 2023

Incident Type	Count
Medical assist, assist EMS crew	315
Dispatched and cancelled en route	26
Alarm system activation, no fire - unintentional	8
Motor vehicle accident with injuries	7
Smoke detector activation due to malfunction	7
Alarm system sounded due to malfunction	5
Water Flow Alarm - unintentional	4
Building fire	3
Carbon monoxide detector activation, no CO	3
Detector activation, no fire - unintentional	3
Motor vehicle accident with no injuries.	3
No incident found on arrival at dispatch address	3
Smoke detector activation, no fire - unintentional	3
Cooking fire, confined to container	2
False alarm or false call, other	2
Gasoline or other flammable liquid spill	2
LP or Natural Gas Odor with no leak/gas found.	2
Accident, potential accident, other	1
Arcing, shorted electrical equipment	1
Assist police or other governmental agency	1
Carbon monoxide incident	1
Central station, malicious false alarm	1
Chimney or flue fire, confined to chimney or flue	1
Gas leak (natural gas or LPG)	1
Heat from short circuit (wiring), defective/worn	1
Public service	1
Public service assistance, other	1
Smoke scare, odor of smoke	1
Sprinkler activation, no fire - frozen pipes/heads	1
Unintentional transmission of alarm, other	1
Total	411

Garfield NFIRS Incidents - February 2023

Incident Type	Count
Medical assist, assist EMS crew	241
Dispatched and cancelled en route	18
Alarm system activation, no fire - unintentional	5
Alarm system sounded due to malfunction	3
Motor vehicle accident with injuries	3
Smoke detector activation due to malfunction	3
Water Flow Alarm - unintentional	3
Cooking fire, confined to container	2
False alarm or false call, other	2
Gasoline or other flammable liquid spill	2
Motor vehicle accident with no injuries.	2
No incident found on arrival at dispatch address	2
Smoke detector activation, no fire - unintentional	2
Arcing, shorted electrical equipment	1
Building fire	1
Carbon monoxide detector activation, no CO	1
Carbon monoxide incident	1
Heat from short circuit (wiring), defective/worn	1
LP or Natural Gas Odor with no leak/gas found.	1
Public service	1
Public service assistance, other	1
Unintentional transmission of alarm, other	1
Grand Total	297

GTMESA EMS Totals - February 2023

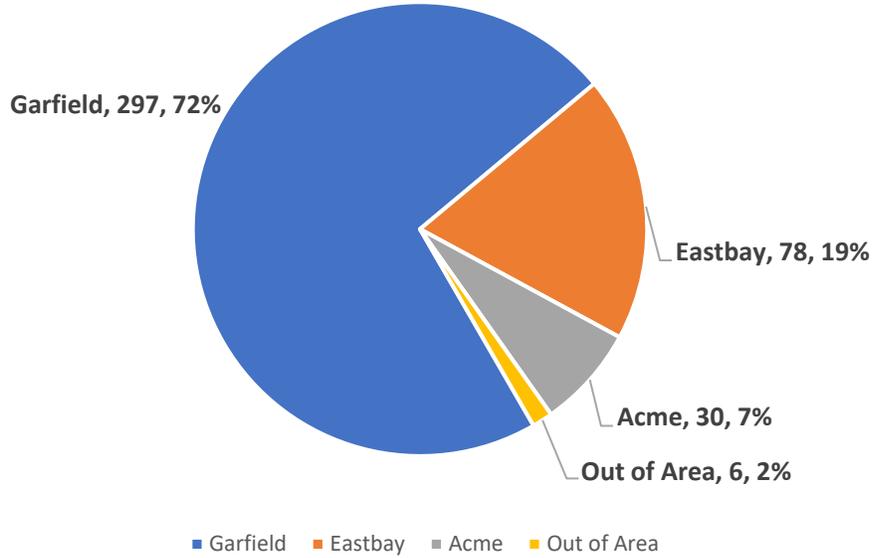
Complaint	Priority 1	Priority 2	Priority 3	Total
Fall	9	23	34	66
Difficulty Breathing / SOB	28	4	4	36
General Weakness	8	3	17	28
Cardiac Issues (Chest Pain)	15		5	20
Medical Alarm		15	4	19
Invalid Assist/Lift Assist			18	18
Seizure	13	1	3	17
Abdominal Pain	9	1	5	15
Altered LOC	10		4	14
Syncope/near-fainting	7		5	12
Vehicle Accident	8	2		10
No Other Appropriate Choice		2	7	9
Diabetic Emergency	8			8
Psychiatric Problem/Suicide Attempt	2	1	4	7
Traumatic Injury	1	3	3	7
Nausea/Vomiting	3		3	6
Stroke/CVA	4	1	1	6
Unresponsive	6			6
Back Pain (Non-Traumatic)	1		4	5
Hypotension / hypertension	2	1	2	5
Overdose - Unintentional	4	1		5
Assault	1	1	2	4
Hemorrhage/Laceration		3		3
Urinary problem			3	3
Welfare Check	2		1	3
Alcohol intoxication			2	2
Allergic Reaction / Stings	2			2
Cardiac Issues - No Chest Pain	2			2
Infection	1		1	2
Lower Limb Swelling			2	2
Animal Bite	1			1
Fever	1			1
Headache	1			1
Heat/Cold Exposure		1		1
Stab/Gunshot Wound/Penetrating Trauma	1			1
Grand Total	150	63	134	347

Garfield EMS Incidents - February 2023

Complaint	Priority 1	Priority 2	Priority 3	Total
Fall	8	16	21	45
Difficulty Breathing / SOB	22	3	4	29
General Weakness	6	3	15	24
Cardiac Issues (Chest Pain)	14		5	19
Medical Alarm		15	4	19
Seizure	12	1	3	16
Altered LOC	8		4	12
Invalid Assist/Lift Assist			12	12
Abdominal Pain	6	1	4	11
Syncope/near-fainting	6		5	11
No Other Appropriate Choice		1	6	7
Diabetic Emergency	6			6
Back Pain (Non-Traumatic)	1		4	5
Overdose - Unintentional	4	1		5
Unresponsive	5			5
Nausea/Vomiting	1		3	4
Traumatic Injury		2	2	4
Vehicle Accident	4			4
Assault	1	1	1	3
Hemorrhage/Laceration		3		3
Hypotension / hypertension	1		2	3
Psychiatric Problem/Suicide Attempt		1	2	3
Welfare Check	2		1	3
Infection	1		1	2
Stroke/CVA		1	1	2
Urinary problem			2	2
Alcohol intoxication			1	1
Animal Bite	1			1
Cardiac Issues - No Chest Pain	1			1
Fever	1			1
Heat/Cold Exposure		1		1
Lower Limb Swelling			1	1
Stab/Gunshot Wound/Penetrating Trauma	1			1
Grand Total	112	50	104	266

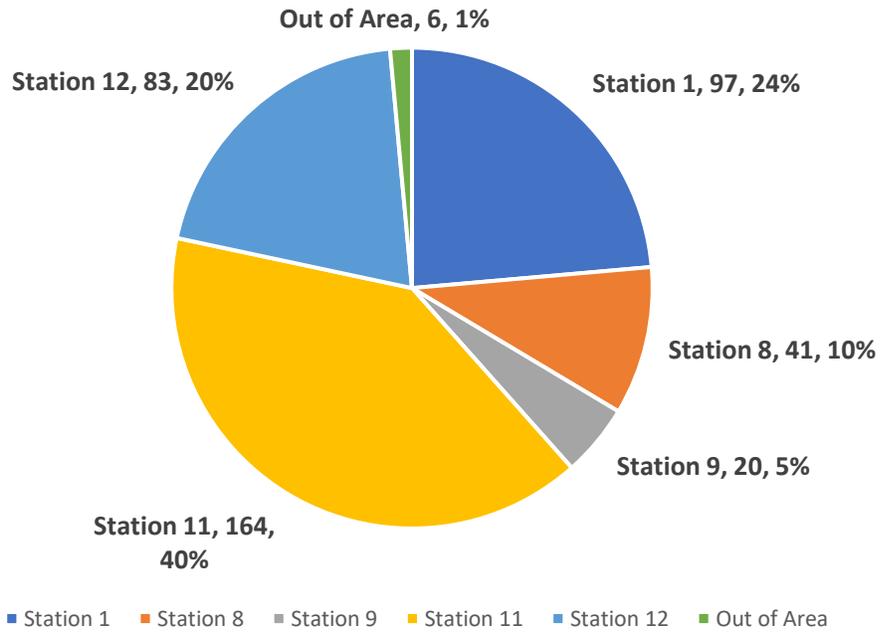
GTMESA - February 2023 incidents

411 Total



GTMESA - Incidents by Station February 2023

411 Total





GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: info@gtmetrofire.org

MMR Report – February 2023

Station 11

Was documented to be fully staffed 26 out of 28 days.

Station 12

Was documented to be fully staffed/ALS 21 out of 27 days.

MMR Times

Metro arrived on the scene first in an EMS **incident 74%** of the time.

When Metro arrives on the scene first, we wait an average of **3:51** minutes for an ambulance.

Waited 12 times for over 10 minutes.

MMR's average response time for a **Priority 1 was 8:50 minutes.** Metro's longest wait for an ambulance on a **Priority 1 was 10:50 minutes.**

Due to no MMR rigs available...

Blair EMS had to transport 3 times.

East Bay EMS had to transport 3 times.

Long Lake Fire had to transport 2 times.

Traverse City Fire had to transport 2 times.

Garfield Twp RT February 2023

Priority 1

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00:00 - 00:00:59	0	0	0.00%	0.00%
00:02:00 - 00:02:59	4	4	5.41%	5.41%
00:03:00 - 00:03:59	8	12	10.81%	16.22%
00:04:00 - 00:04:59	8	20	10.81%	27.03%
00:05:00 - 00:05:59	7	27	9.46%	36.49%
00:06:00 - 00:06:59	11	38	14.86%	51.35%
00:07:00 - 00:07:59	8	46	10.81%	62.16%
00:08:00 - 00:08:59	13	59	17.57%	79.73%
00:09:00 - 00:09:59	5	64	6.76%	86.49%
00:10:00 - 00:10:59	4	68	5.41%	91.89%
00:11:00 - 00:11:59	3	71	4.05%	95.95%
00:12:00 - 00:12:59	1	72	1.35%	97.30%
00:17:00 - 00:17:59	1	73	1.35%	98.65%
00:23:00 - 00:23:59	1	74	1.35%	100.00%
Totals: Rows: 14	74	74		

Priority 2

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00:00 - 00:00:59	1	1	1.01%	1.01%
00:01:00 - 00:01:59	5	6	5.05%	6.06%
00:02:00 - 00:02:59	4	10	4.04%	10.10%
00:03:00 - 00:03:59	1	11	1.01%	11.11%
00:04:00 - 00:04:59	6	17	6.06%	17.17%
00:05:00 - 00:05:59	15	32	15.15%	32.32%
00:06:00 - 00:06:59	16	48	16.16%	48.48%
00:07:00 - 00:07:59	9	57	9.09%	57.58%
00:08:00 - 00:08:59	18	75	18.18%	75.76%
00:09:00 - 00:09:59	5	80	5.05%	80.81%
00:10:00 - 00:10:59	3	83	3.03%	83.84%
00:11:00 - 00:11:59	2	85	2.02%	85.86%
00:12:00 - 00:12:59	6	91	6.06%	91.92%
00:13:00 - 00:13:59	2	93	2.02%	93.94%
00:14:00 - 00:14:59	3	96	3.03%	96.97%
00:16:00 - 00:16:59	1	97	1.01%	97.98%
00:18:00 - 00:18:59	2	99	2.02%	100.00%

Garfield Township Responses

February 2023

Nature of Call	GT-Garfield	Total
10-Chest Pain (Non-Traumatic)	14	14
11-Choking	1	1
12-Convulsions/Seizures	8	8
13-Diabetic Problems	8	8
17-Falls	57	57
19-Heart Problems / A.I.C.D.	2	2
1-Abdominal Pain/Problems	8	8
20-Heat/Cold Exposure	1	1
21-Hemorrhage/Lacerations	6	6
23-Overdose / Poisoning (Ingestion)	3	3
25-Psychiatric/ Abnormal Behavior/Suicide At	6	6
26-Sick Person (Specific Diagnosis)	57	57
28-Stroke (CVA)	4	4
29-Traffic/Transportation/Accidents	7	7
30-Traumatic Injuries (Specific)	2	2
31-Unconscious/Fainting (Near)	19	19
32-Unknown Problem (Man Down)	20	20
3-Animal Bites/Attacks	1	1
4-Assault/Sexual Assault	4	4
5-Back Pain (Non-traumatic or Non Recent Tra	3	3
6-Breathing Problems	28	28
7-Burns (Scalds) /Explosion	4	4
9-Cardiac or Respiratory Arrest/Death	1	1
Total	264	264

Call Disposition	GT-Garfield	Total
Transport	171	171
Refusal	48	48
Cancelled	45	45
Total	264	264

Response Priority	GT-Garfield	Total
P-1 Emergency ALS	84	84
P-2 Emergency BLS	129	129
P-3 Non-Emergent	47	47
P-18 Stage	4	4
Total	264	264

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2023-08-T

**AMENDED AND RESTATED ORDINANCE NO 18
(PAYMENT IN LIEU OF TAXES)**

A RESOLUTION TO AMEND AND RESTATE GARFIELD ORDINANCE NO 18 (“An Ordinance to provide for a service charge in lieu of taxes for housing projects for low-income persons and families financed with a federally-aided or Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq (the “Act”)).”)

WHEREAS, the Charter Township of Garfield recognizes a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its limited-income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act; and,

WHEREAS, the Township is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any of all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act; and

WHEREAS, the Township acknowledges that the Township will be benefited and improved by such housing, and encourages the same by providing real estate tax exemption for such housing as a valid public purpose; and,

WHEREAS, the Township also acknowledges that the continuance of the provisions of this Amended and Restated Ordinance No 18 for tax exemption, the service charge in lieu of all ad valorem taxes and optional Municipal Service Agreement as stated in said Amended and Restated Ordinance No 18 are essential to the determination of economic feasibility of housing projects that are constructed or rehabilitated with financing extended in reliance of such tax exemption; and

WHEREAS, the Township further acknowledges that the reformatted and updated language of the Amended and Restated Ordinance No 18 was necessary to facilitate approvals of such projects through the Michigan State Housing Development Authority; and

WHEREAS, the Township adopted Ordinance No 18, “Payment In Lieu of Taxes”.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDED AND RESTATED CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO 18

That the entire Ordinance No 18, as amended, be replaced with the language contained in the 2023 Amended and Restated Ordinance No 18.

Upon roll call vote, the following voted:

Yeas:

Nays:

Abstain:

Absent and Excused:

The Chairman declared the motion carried, and Resolution 2023-08-T duly adopted.

Lanie McManus, Township Clerk

CERTIFICATE

I, Lanie McManus, the duly appointed Township Clerk, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Charter Township of Garfield Township Board, Grand Traverse County, Michigan, held on March 28, 2023, at which meeting (7) seven members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the Minutes of said Meeting were kept and will be and have been available as required by said Act.

Date: _____

Lanie McManus, Township Clerk

CHARTER TOWNSHIP OF GARFIELD

**RESOLUTION 2023-09-T
REGARDING TAX EXEMPTION AND PAYMENT
TO BE MADE IN LIEU OF TAXES**

Board member, _____, supported by Board member, _____, made a motion to adopt the following amended Resolution:

RESOLUTION DESIGNATING THE MSHDA SUPPORTED HOUSING COMPONENT OF A(N) PROPOSED APPROXIMATELY 210 UNIT MULTI-FAMILY HOUSING DEVELOPMENT TO BE KNOWN AS THE FLATS AT CARRIAGE COMMONS, AN AFFORDABLE HOUSING COMMUNITY, LOCATED NEAR THE INTERSECTION OF W HAMMOND AND LAFRANIER ROADS ON PARCEL #28-05-023-042-40, TRAVERSE CITY, MI 49686, GARFIELD TOWNSHIP, MICHIGAN, (legally described as:

Part of the South half of the Southeast quarter Section 23, Town 27 North, Range 11 West; commencing at the South quarter corner Section 23; thence North 00 degrees 57 minutes 30 seconds East, 1241.84 feet to the place of beginning; thence South 88 degrees 18 minutes 28 seconds East, 1318.74 feet; thence South 88 degrees 17 minutes 12 seconds East, 1314.98 feet; thence South 01 degrees 03 minutes 09 seconds West, 325.23 feet; thence South 82 degrees 34 minutes 42 seconds West, 409.62 feet; thence South 57 degrees 30 minutes 46 seconds West, 512.86 feet; thence North 89 degrees 12 minutes 14 seconds West, 680.1 feet; thence South 00 degrees 07 minutes 20 seconds West, 228.03 feet; thence North 54 degrees 56 minutes 50 seconds West, 238.68 feet; thence North 42 degrees 07 minutes 21 seconds West, 90.69 feet; thence South 85 degrees 33 minutes 20 seconds West, 44.88 feet; thence North 76 degrees 54 minutes 36 seconds West, 513.94 feet; thence North 00 degrees 57 minutes 42 seconds East, 547.8 feet; thence North 88 degrees 17 minutes 53 seconds West 67.82 feet; thence South 01 degrees 21 minutes 07 seconds West, 53.77 feet; thence South 48 degrees 58 minutes 54 seconds West, 40.66 feet thence North 41 degrees 01 minutes 06 seconds West 25 feet; thence South 49 degrees 00 minutes 49 seconds West 62.36 feet; thence North 89 degrees 03 minute 38 seconds West, 23.84 feet; thence North 00 degrees 57 minutes 31 seconds East, 105.61 feet; thence North 88 degrees 17 minutes 53 seconds West, 130.98 feet; thence North 00 degrees 57 minutes 30 seconds East 76.01 feet to the point of beginning. Subject to road rights-of-way. Containing approximately 33.43 acres, more or less.

AS A “QUALIFIED PROJECT” UNDER THE CHARTER TOWNSHIP OF GARFIELD’S AMENDED AND RESTATED ORDINANCE NO. 18.

WHEREAS, the Township Board, pursuant to MCL 125.1401 *et seq.*, has received a request from Smith & Henzy Advisory Group, Inc and the Traverse City Housing Commission (the “Developers”), the Developers plan to construct a new, approximately 210 unit, transit-oriented housing project (the “Development”), improve the quality of life for the tenants, add community services and outreach, and preserve affordable housing in the Township at the location specified

above. The complex is an affordable/workforce housing project (the “Development”), to be recognized as a “Qualified Project” exempt from payment of *ad valorem* property taxes and subject to the requirement that a service charge be paid to the Charter Township of Garfield in lieu of *ad valorem* property taxes in accordance with MCL 125.1415 through the term as specified in Section 10 of the Amended and Restated Ordinance No. 18; and

WHEREAS, the Township Board has determined that the Development is a “Qualified Project”, as defined by Charter Township of Garfield’s Amended and Restated Ordinance No. 18, and as such, the project is eligible for payment of a service charge in lieu of *ad valorem* property taxes in accordance with such Amended and Restated Ordinance No. 18, and as otherwise provided by MCL 125.1415 *et seq.*;

NOW, THEREFORE, BE IT RESOLVED THAT:

The Development is determined to be a “Qualified Project” as defined by Charter Township of Garfield Amended and Restated Ordinance No. 18, and shall pay to the Charter Township of Garfield a service charge in lieu of *ad valorem* property taxes in an amount equal to four percent (4%) of Annual Shelter Rents, along with a Municipal Services Assessment (MSA) as provided in said Amended and Restated Ordinance No. 18 for the term of the agreement. Payment of both the service charge in lieu and MSA commence December 31, 2023, the calendar year in which the PILOT Agreement/Ordinance is effective, and continuing annually on or before April 1 of each year until the agreement expires.

BE IT FURTHER RESOLVED THAT:

By virtue of the adoption of this Resolution, subject to the conditions and limitations imposed under Amended and Restated Ordinance No. 18, an agreement is deemed to exist between the Charter Township of Garfield and the Developers, with the US Department of Housing and Urban Development (HUD) as third-party beneficiary under such agreement, for The Flats at Carriage Commons, a 210-unit affordable housing project. It shall be deemed a default under Amended and Restated Ordinance 18, if the Development fails to meet the terms of a “Qualified Project” under said Amended and Restated Ordinance No. 18, because the Development was not completed according to the agreement, is no longer subject to the Authority Mortgage, fails to remain affordable with a recorded Regulatory Agreement, or fails to comply with Amended and Restated Ordinance 18, for any other reason prior to the expiration of the agreement.

Upon roll call vote, the following voted:

Yeas:

Nays:

Abstain:

Absent and Excused:

The Chairman declared the motion carried, and Resolution 2023-09-T duly adopted.

Lanie McManus, Township Clerk

CERTIFICATE

I, Lanie McManus, the duly appointed Township Clerk, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Charter Township of Garfield Township Board, Grand Traverse County, Michigan, held on March 28, 2023, at which meeting (5) five members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the Minutes of said Meeting were kept and will be and have been available as required by said Act.

Date: _____

Lanie McManus, Township Clerk

MUNICIPAL SERVICES AGREEMENT

This Municipal Services Agreement is entered into on ____ (insert date) _____ by and between Smith & Henzy Advisory Group, Inc and the Traverse City Housing Commission ("the Developers"), whose address is 1100 NW 4th Avenue, Delray Beach, FL 33444, and 150 Pine Street, Traverse City, MI 49684, respectively, and the Charter Township of Garfield a Michigan municipal corporation, whose address is 3848 Veterans Dr, Traverse City, MI 49684 ("Township").

RECITALS

A. The Developers intend to construct a 210 unit, transit-oriented affordable Multifamily Housing Development, tentatively to be known as The Flats at Carriage Commons ("Project").

B. The Township adopted Amended and Restated Ordinance No. 18 (Payment in Lieu of Taxes), effective March 28, 2023 (the "Ordinance"), to establish tax exemption for Low Income Persons and Families in return for a payment in lieu of a service charge, commonly referred to as a "PILOT".

C. On March 28, 2023, the Township adopted Resolution 2023-08-T (the "Resolution") designating the Project as a Qualified Project under the Ordinance that will be exempt from ad valorem property taxes and establishing a PILOT of four (4) percent of Annual Shelter Rents.

C. In consideration of the grant of tax exemption by the Township, the Developers have agreed to pay to the Township a municipal services fee annually to defray the Township's costs of providing police, fire and EMS services.

D. The municipal services that will be provided to the Project so long as the exemption is in effect include police, fire and EMS services, as set forth below.

E. The Township and the Developers wish to set forth the understandings with respect to the imposition and payment of a municipal services fee to defray the cost of the Township providing police, fire and EMS services to the Project.

Now therefore, for good and valuable consideration, the parties agree as follows:

1. *Garfield Township PILOT Ordinance No. 18, as restated and amended.* The Ordinance and the Resolution are incorporated by reference in this Agreement. The tax exemption and PILOT authorized by the Ordinance and Resolution shall become effective following execution of this Agreement by all parties.

2. *Services.* The Township shall provide police, fire and EMS services to the

Project consistent with services then provided to similar multiple family residential housing developments within the Township. The nature, extent and delivery of such services shall be in the final, sole and absolute discretion of the Township. This Agreement shall not be construed to impose any additional obligations upon the Township to provide such services than otherwise required by law.

3. *Payment for Services.* The payment amount shall be based on an estimated initial project market value of \$10,400,000 (or a "Taxable Value" of \$5,200,000) at five (5) mills, with an annual increase equal to the change in the CPI for the previous calendar year as determined annually by the State Tax Commission. This value is NOT for Ad Valorem tax purposes, and therefore cannot be appealed to the Michigan Tax Tribunal (MTT) as it is only the formula for calculation of this payment amount. Using this calculation, the Developers shall pay the sum of 26,000 to the Township for police, fire, and EMS services commencing in the calendar year in which the PILOT Ordinance is effective for the first year and continuing annually on or before April 1 of each year. Notwithstanding the foregoing, the sum of the PILOT and the municipal service charge provided for under this Agreement shall not exceed the taxes that would be paid if the Project were not tax exempt.

4. *Applicability.* This Agreement only applies to the Project and to Hammond LDHA LP, its successors and assigns.

5. *Duration.* This Agreement shall remain in effect and shall not terminate so long as the Resolution is in effect.

6. *Non-Payment.* If the Developers do not pay the municipal service charge by April 1st of the year in which it was due, such service charge shall be considered in arrears and should such charge remain unpaid until April 1st of the year following the date the service charge was due, then the Township is entitled to all rights and means to collect the arrearage, subject to the Ordinance, the Resolution, this Agreement, and applicable law. At any time prior to April 1st of the year following the date the municipal service charge was due, the Developers may pay or cause to be paid the outstanding charge and such payment shall cause this Agreement and the tax exemption under the PILOT ordinance to remain in full force and effect.

7. *Maintenance.* The Project shall be maintained in accordance with all Township municipal codes.

8. *Amendments.* The terms of this Agreement may not be varied or modified in any manner, except in a subsequent writing executed by an authorized representative of both parties.

9. *Notice.* All notices and other communications required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally or by registered or certified mail or by overnight courier with tracking capability addressed as follows (or any other address that is specified in writing by either party):

If to the Township: Garfield Charter Township
ATTN: Chuck Korn, Supervisor
3848 Veterans Dr
Traverse City, MI 49684

If to the Project: Smith & Henzy Advisory Group, Inc.
Darren Smith
1100 NW 4th Avenue
Delray, FL 33444

And

Traverse City Housing Commission
Attn: Tony Lentych
150 Pine Street
Traverse City, MI 49684

10. *Counterparts.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original Agreement, but all of which shall be considered one instrument and shall become a binding agreement when one or more counterparts have been signed by each of the parties and delivered to the other.

11. *Default.* A default with respect to performance of any obligation owed by the Developers to the Township under the Ordinance or the Resolution shall constitute a default under the terms of this Agreement, entitling the Township to take any enforcement action authorized by law.

12. *Binding Agreement.* This Agreement shall be binding upon the successors, assigns and subsequent transfers of the Project.

13. *Severability.* The various sections and provisions of this Agreement shall be deemed to be severable and should any section or provision of this Agreement be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Agreement as a whole or any section or provision of this Agreement other than the section or provision so declared to be unconstitutional or invalid.

