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BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION

Monday January 16, 2012 City Hall-Noon
319 N Lake Street, Boyne City, MI 49712

- 1. CALL MEETING TO ORDER**
- 2. OATH OF OFFICE**
- 3. ROLL CALL**
 - Excused Absences
- 4. READING AND APPROVAL OF MINUTES**
 - Approval of December 19, 2011 meeting minutes
- 5. HEARING CITIZENS PRESENT (ON NON-AGENDA ITEMS)**
- 6. CORRESPONDENCE**
- 7. REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES**
- 8. UNFINISHED BUSINESS**
 - a. Park Business update
 - Kirtland Products
 - Noise & odor concerns
 - b. Other
- 9. NEW BUSINESS**
 - a. High School Training Program
 - b. Resignation of Jim Howell
 - c. Board Vacancy
 - d. Other

10. GOOD OF THE ORDER

11. ANNOUNCEMENTS

Joint Boards and Commission meeting, February 7, 2012, 6:00 p.m., City Hall Auditorium
The next regular meeting is scheduled for March 12, 2012

12. ADJOURNMENT

*Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings
may contact Boyne City Hall for assistance:*

Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, Michigan 49712. (231) 582-0334



Approved _____

**MEETING OF
DECEMBER 19, 2011**

MINUTES OF THE **BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION** MEETING DULY CALLED AND HELD ON MONDAY, DECEMBER 19, 2011, AT 12:00 NOON.

CALL TO ORDER

Chair Gillett called the meeting to order at 12:05 p.m.

ROLL CALL

Present: Michael Cain, Richard Copeland, Pete Friedrich, Ralph Gillett, Marilea Grom

Absent: Pat Anzell, Michelle Cortright and Jim Howell

Staff: DPW Supervisor Andy Kovolski and recording secretary Karen Seeley

Public: Seven, including a person from the media

**EXCUSED ABSENCES
MOTION**

Cain moved, Copeland seconded **PASSED UNANIMOUSLY** to excuse Pat Anzell and Michelle Cortright

**APPROVAL OF
MINUTES
MOTION**

Friedrich moved, Grom seconded PASSED UNANIMOUSLY to approve the minutes of September 12, 2011 as presented.

**HEARING CITIZENS
COMMENTS**

None

CORRESPONDENCE

None

**UNFINISHED
BUSINESS**

Kirkland Products – Noise & Odor concerns: City Manager Cain reported that the city has received numerous complaints from residents regarding the noise, odor and “plume” coming from Kirtland Products. He has met with Leon Tupper; owner of the building who is taking these issues very seriously and is working on remediation plans. At 8:00 a.m. Saturday, December 17 there were spotters at five different locations with all the machines up and running, Kirtland shut them down one by one to find out which was the most offensive. It seemed to be a couple of machines on the west side of the building. They will go back to the manufacturer on these machines to see what they can do to rectify the issue. They are very sincere in their effort to try and fix the issues.

Citizens’ comments:

- Chris Whittet, 1115 Boyne Summit: They run prior to 6:00 a.m. until 11:00 p.m. and the noise is horrendous. It is very “un peaceful” and disturbing, it used to be quiet. What happens in the summer when we have our windows open?
- Shari Joles, 1129 Nordic Drive, President of the Boyne Hills Association:

- It is very noisy and what about quality of life, or the impact on the community as a whole with that noisy, ugly facility. It sounds like a train.
- Mike Hausler, 450 Cozy Nook Lane: Maybe they could visit other plants and see how they operate/need to gain more knowledge, before the EDC offers any resources.
 - Anita Clements, 1213 Nordic Drive: Is very shocked that we would have a plant like this there, with the noise, lights and the view. The residents up on the hill are really impacted; the noise seems to escalate up there.
 - Shari Joles inquired if they were violating any type of noise ordinance, if so it should be enforced.
 - Mark Kowalske, Realtor, for the folks trying to sell the old "Carters" building: We are trying to get a grocery store into that building and driving into town with Kirtland in full force, the smell is strong and there is more than steam coming from the stacks. People won't want to buy in that location. This doesn't fit our "hometown feel, small town appeal". This could impact our values and what we are trying to create here, it is not working.

Board discussion: Friedrich was under the impression it was supposed to be encapsulated, but apparently not. Cain stated that these are good points that have already been brought up and somehow we need to find a proper balance. Kirtland is taking this very seriously and the city is too. He was also one of the spotters on Saturday and the humming roar is much more noticeable up on the rise. Copeland questioned if we had a decibel rating? No, we could go down those avenues if it comes down to it. Friedrich stated if they move more inside it may help with the noise. Cain stated that their customers seem to be pleased with the quality of the pellets and the burn time. However, the view, vapor cloud, noise, tactual issues (ash) all seem to be a problem. He will keep the board posted as this moves forward

LexaMar Site: Representatives from LexaMar were at the Planning Commission meeting in November. They have reduced their foot print to bring the site more into compliance. The Planning Commission gave them 6 months to continue to purge, and then see what type of storage is needed

Precision Edge: They are happy with the way things are going and very pleased with the progress.

Federal Screw IFEC: Included in the agenda package was a letter to Federal Screw works notifying them that their Boyne City facility no longer qualifies for any outstanding IFECs previously granted. The City also feels there may be cause to recapture some of the previously abated taxes. Also included was their response to the letter stating that when their facility closed here in 2010, they were in the eleventh year of a twelve year IFEC and the 2007 IFEC was never used, as they never reported any property under that abatement. Board discussion if these can be revoked? If they say they never used the second one can we recapture anything, or do we just close them out and be done with them?

Friedrich moved Grom seconded PASSED UNANIMOUSLY to recommend to the City Commission that all existing tax abatements with Federal Screw be taken off the books.

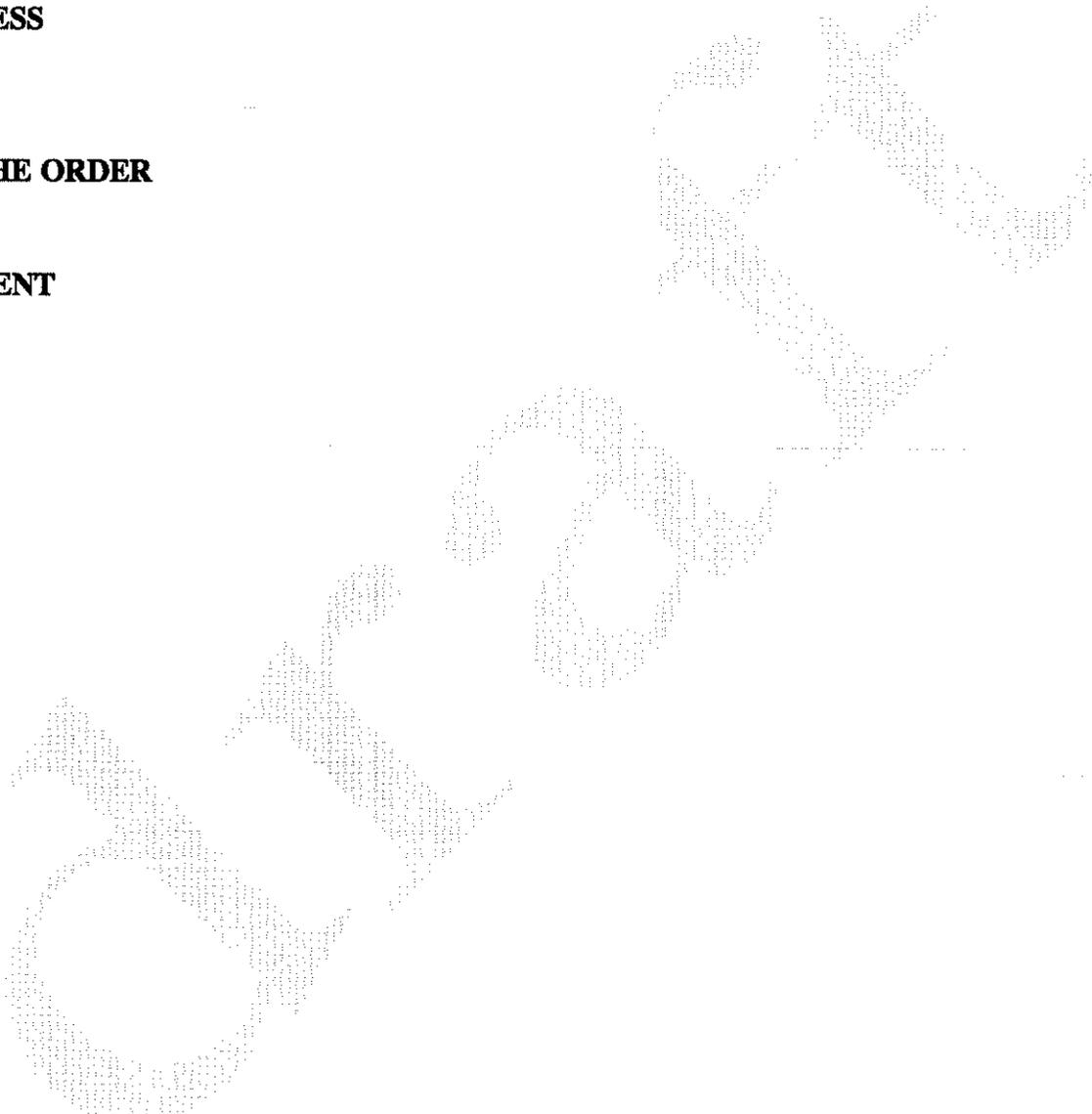
MOTION

MOTION

**NEW BUSINESS
MOTION**

GOOD OF THE ORDER

ADJOURNMENT



James C Howell, SRA Certified Residential Appraiser

January 3, 2012

Mike Cain, Secretary
Boyne City EDC – LDFA
319 Lake St
Boyne City, MI 49712

Dear Mike and Fellow Board Members;

After considerable thought I have decided that it is time for me to resign my position on both the Boyne City Economic Development Board and the Boyne City Local Development Finance Authority Board. The time constraints placed on me by my position as a real estate appraiser limits my ability to schedule the time necessary to be an effective member. This is reflected in both missing important meetings and time spent preparing for those meetings.

As a member for near 30 years, I have been rewarded by my participation in the growth and development of Boyne City's economic base. I am confident that you will be able to find a qualified individual who will serve the Boyne City community well into the future. And I leave with a sense of reward for all the Boyne EDC and LDFA have accomplished in the past 30 years.

Thank you for your patience and commitment to the great folks who call Boyne City home, I am honored to be among them.

Cordially,



Jim Howell