



BOYNE CITY
ECONOMIC DEVELOPMENT BOYNE CITY

Monday, May 14, 2018 - Noon
City Hall
319 N. Lake St.
Boyne City, MI 49712



Scan QR code or go to
www.cityofboyne.com
click on Boards & Commissions for complete
agenda packets & minutes for each board

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
Excused Absences
- 3. READING AND APPROVAL OF MINUTES**
Approval of March 12, 2018 meeting minutes
- 4. HEARING CITIZENS PRESENT (ON NON-AGENDA ITEMS)**
- 5. UNFINISHED BUSINESS**
 - a. Business Park Inquiries
 - b. Other
- 6. NEW BUSINESS**
 - a. Review of Design & Use – Larry Jones Pole Barn
 - b. Van Dam Marine IFEC Application
 - c. Other
- 7. GOOD OF THE ORDER**
- 8. ANNOUNCEMENTS**
 - The next regular meeting is scheduled for July 9, 2018
- 9. 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, 364 North Lake Street, Boyne City, Michigan 49712 (231) 582-0334



Approved _____

**MEETING OF
March 12, 2018**

**MINUTES OF THE BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION
MEETING DULY CALLED AND HELD ON MONDAY, March 12, 2018 at
CITY HALL ~ 319 N Lake St, Boyne City**

CALL TO ORDER

Chair Gillett called the meeting to order at 12:02 p.m.

ROLL CALL

Present: Kelly Bellant, Michael Cain, Pete Friedrich, Ralph Gillett, Josette Lory,
Drew May
Absent: Pat Anzell, Michelle Cortright, Marilea Grom

**EXCUSED ABSENCES
MOTION**

Cain moved, Friedrich seconded, PASSED UNANIMOUSLY to excuse Pat Anzell,
Michelle Cortright and Marilea Grom

MEETING ATTENDANCE

Staff: Recording Secretary Jane Halstead
Public: Seven

**BOYNE BLAZE
ROBOTICS**

Representatives from the Boyne City High School Blaze Robotics team gave a presentation on their group and their latest competition where they won the Chairman's Award. The team has qualified for the State Competition. Ralph Gillett presented Boyne Blaze Robotics with a check for \$500.

**MINUTE APPROVAL
MOTION**

Friedrich moved, May seconded, PASSED UNANIMOUSLY to approve the minutes of January 8, 2018.

**HEARING CITIZENS
PRESENT**

Ashley Cousens of the Boyne City Chamber of Commerce reminded everyone about Business After Hours at Linda's Real Estate on March 15th.

**UNFINISHED BUSINESS
Business Park Inquiries**

There was a recent inquiry regarding installing a 150 foot cell tower in the park. This did not receive a positive response from members of the EDC/LDFA. Mike also forwarded the request to the Airport Board to get their input.

Cain and Ashley Cousens met with a manufacturer who is considering moving into the park. They have not committed as of yet.

Chamber Ad

The Board reviewed the proof of the Industrial Park's ad for this year's Chamber Guide. It was suggested to remove one of the outdoor scenes and replace it with a photo of downtown during Boyne Thunder and possibly making a connection from the star on the map to the photo of the Business Park sign.

NEW BUSINESS

The Joint Board and Commission meeting held on February 8th was informative and went well. The main topic was housing. The City is looking at all property it owns for development potential.

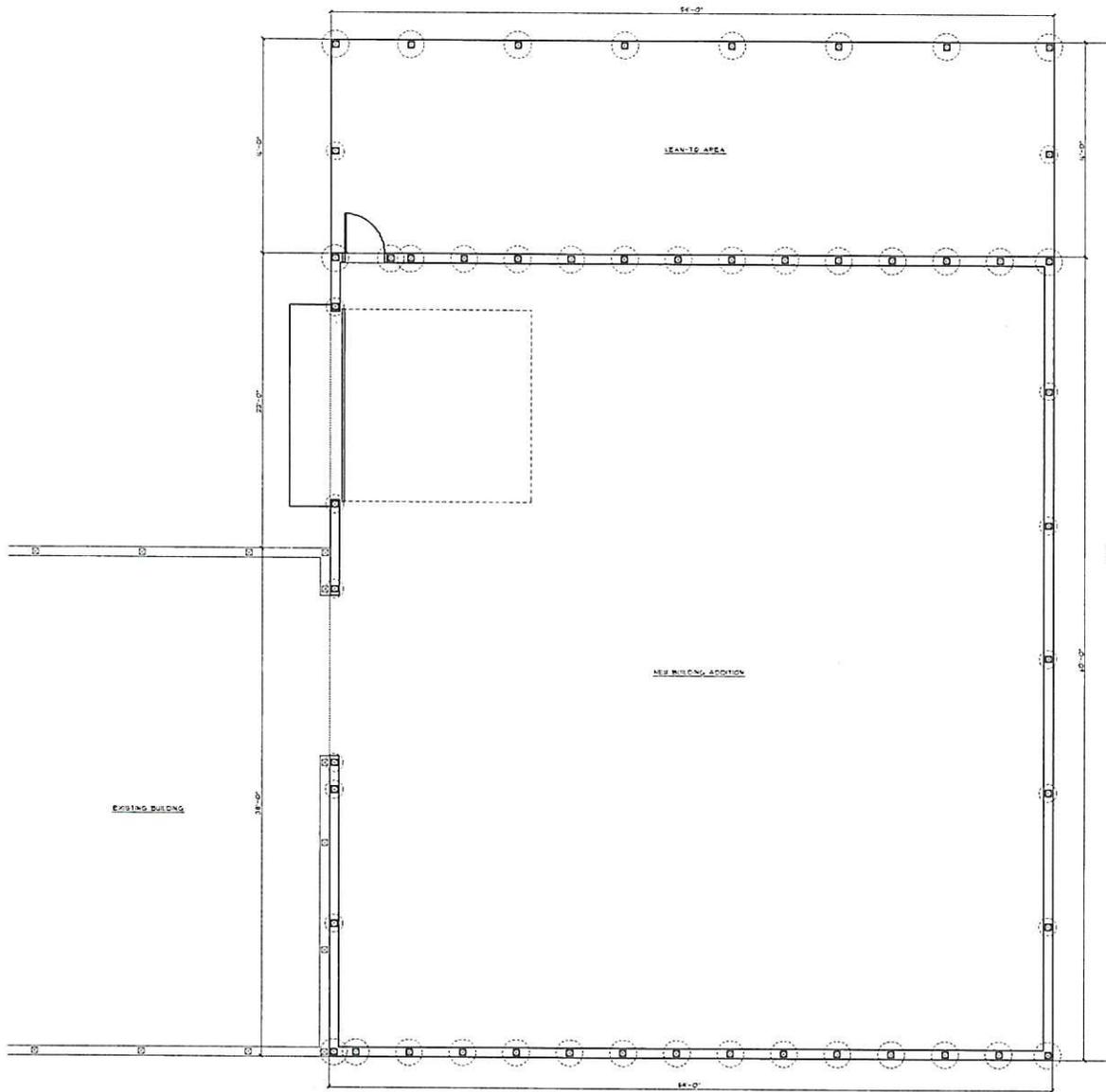
ANNOUNCEMENTS

The next regular meeting of the EDC is scheduled for May 14, 2018 at Noon.

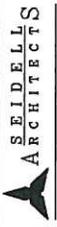
ADJOURNMENT

The January 8, 2017 Economic Development Corporation meeting was adjourned at 12:47 p.m.

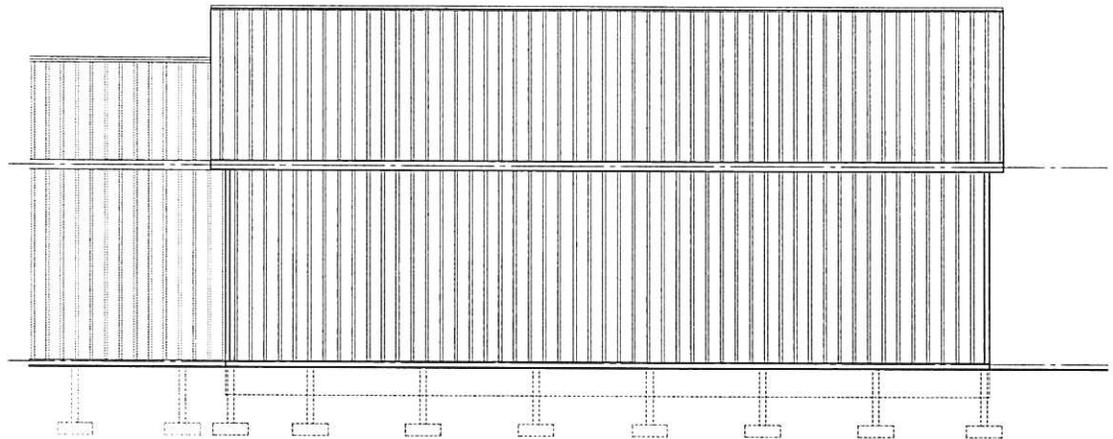
Jane Halstead, Recording Secretary



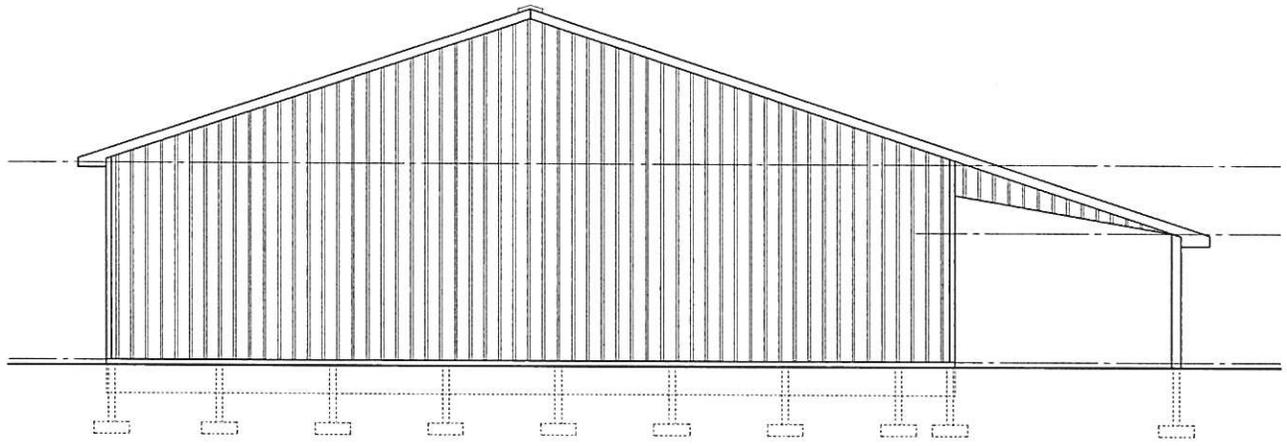
FLOOR/FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

PROJECT JONES POLE BARN AIR INDUSTRIAL PARK AIR INDUSTRIAL PARK DRIVE BOYNE CITY, MICHIGAN	 SEIDELL ARCHITECTS ARCHITECTS 10000 W. 14th Ave. Ste. 201 Boyne City, MI 49716 Phone: (517) 314-0121 Fax: (517) 314-0121		DRAWN BY T.L.L. CHECKED BY T.L.L. DATE 3/8/18	REVISIONS NO. DATE 1 3/8/18
	PROJECT NO. 18-054	DATE 3/8/18	DRAWN BY T.L.L. CHECKED BY T.L.L. DATE 3/8/18	REVISIONS NO. DATE 1 3/8/18

A1



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

PROJECT NO. 18-054		PROJECT JONES POLE BARN AIR INDUSTRIAL PARK AIR INDUSTRIAL PARK DRIVE BOYNE CITY, MICHIGAN		 SEIDELLS ARCHITECTS COMMERCIAL 1000 STATE ST. 2ND FLOOR LANSING, MICHIGAN 48206 PHONE (313) 221-1222 FAX (313) 221-1222		DATE	DATE	DATE
DESIGNED BY T.L.B.	DATE 3/15/18	REVIEWED BY T.L.B.	DATE 3/15/18	APPROVED BY T.L.B.	DATE 3/15/18	DATE	DATE	DATE
DRAWN BY T.L.B.	DATE	CHECKED BY T.L.B.	DATE	PROJECT DATE				

A4

1986 JUN 23 PM 1:32

LIBER 294 PAGE 0696

LIBER 306 PAGE 0364

Charlene M. Baskin
REGISTER OF DEEDS

BOYNE CITY AIR/INDUSTRIAL PARK RESTRICTIONS

The City of Boyne City (hereinafter referred to as the City), fee owner of the following described real property located in the City, County of Charlevoix, State of Michigan, same being the real property proposed to be platted as Boyne City Air/Industrial Park (hereinafter referred to as the Park), a subdivision of the City, State of Michigan, said real property described as:

Boyne City Air/Industrial Park, being a part of the S 1/2 of the SE 1/4 of Section 36, T33N-R6W, City of Boyne City, Charlevoix County, Michigan, described as beginning at the S 1/4 corner of said Section 36; thence N 01 degrees 25' 00" E 32.68' along the N/S 1/4 line of said Section 36; thence N 38 degrees 13' 46" E 208.51'; thence N 01 degrees 25' 25" E 1,003.83'; thence N 49 degrees 11' 18" W 33.20'; thence S 87 degrees 21' 23" E 1,797.30'; thence S 02 degrees 35' 02" W 1,140.31'; thence N 89 degrees 59' 20" W 1,873.63' along the south line of said Section 36 to the point of beginning; containing twelve (12) lots numbers 1 through 12 inclusive, two outlots lettered "A" and "B"; the total area of the subdivision being 48.02 acres more or less.

STATE OF MICHIGAN
COUNTY OF CHARLEVOIX
RECEIVED FOR RERECORDING

1988 FEB -3 PM 3:33

Charlene M. Baskin
REGISTER OF DEEDS

hereby makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations of all future owners in such subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable, uniform, and suitable in architectural design and use as specified herein:

1. Purposes

These restrictions are imposed upon the property to insure proper use and appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection thereon of structures built of improper or unsuitable material; to insure adequate and reasonable development of said property; to encourage the erections of attractive improvements thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvements on building sites; to secure and maintain proper setbacks from streets; and in general to provide adequately for a high type of quality of improvement on said property and for the orderly development and efficient maintenance

thereof. These restrictions shall continue for an unlimited period of time until amended in accordance with the provisions hereafter set forth permitting amendment.

2. Plan and Site Approval

- A. No construction of any kind shall be commenced upon any of the lots or parcels of land included within the property covered by these restrictions until a site plan has been submitted to the City Administration showing the location, grades, setbacks (front, side and rear), outline of any and all buildings and structures including fences, walls and screens, and these plans have been approved in writing by the City. Further, no construction of any kind shall be commenced until plans and specifications of all buildings have been submitted to and approved in writing by the City. The City shall have the right to refuse to approve any such plans or specifications, grading plans, material or color scheme that is not suitable or desirable in their opinion for aesthetic or other reasons. Wherever approval of the City is required under these restrictions, it shall mean approval of the City Administration except where Site Plan Approval of the City Planning Board is required under the City Zoning Ordinance in which event Site Plan Approval of the City Planning Board is also required.

- B. In passing upon such plans, specifications, or grading, the City shall have the right to take into consideration the suitability of the proposed building or other structure to be built on the site upon which it is proposed to erect the same and the harmony as planned in view of the outlook from the adjacent or neighboring properties.
- C. In reviewing said plans, specifications, grading plans and site plan, the City shall, among other things, determine that said plans and specifications meet the minimum express requirements of these restrictions and, in addition, shall approve or disapprove the proposed location of parking lot, loading and unloading facilities, proposed areas for the storage of materials, location of driveways and other means of access, and landscaping plans in order that said subdivision shall develop in conformity and harmony with other existing structures and uses in the subdivision and that ultimately the subdivision will develop into an efficient and attractive industrial park. If a disagreement on the questions of suitability and harmony shall arise, the decision of the City shall be final.
- D. In the event that the City has failed to approve or disapprove said plans and specifications within forty-five (45) days after they have been submitted, the written approval of the City shall not be required; provided, however, that lack of written approval by the City shall not waive any express

restriction contained herein. If plans are disapproved by the City, applicant may make changes and corrections and resubmit the plans in the same manner as provided for an initial submission in 2. A, B, C, D above.

- E. The City, its successors or assigns, shall not be liable for damages to any person submitting plans for approval or to any owner or owners of land covered by this instrument by reason of mistake in judgment, negligence or nonfeasance of itself, its agents or employees arising out of or in connection with the approval or disapproval or failure to approve any plan or specification.
- F. All Development Plans subject to these restrictions are also subject to conditions set forth in the City's Zoning Ordinance.

3. Uses Permitted

- A. There shall be permitted no activity on the land that would interfere with or be a hazard to the flight of aircraft over the land, or to and from the airport or interfere with air-navigation facilities serving the airport.
- B. It is understood that this is to be an industrial subdivision and that all lots or parcels shall be used for light industrial purposes or commercial or office purposes in conjunction with an industrial plant developed thereon. No buildings shall be constructed or used for retail or

residential purposes except as set forth above, or as may be permitted in writing by the City. The City is authorized to approve uses other than industrial uses, not otherwise prohibited by this declaration.

- C. No noxious or offensive trade or activity shall be carried on, nor shall anything be done on property located in the subdivision which may be or become an annoyance or nuisance to the said area hereby restricted by reason of noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, waste, noise or vibration beyond that normally and reasonably expected in a light industrial area.
- D. The following specific uses shall not be permitted in any event:
- (1) Asphalt or tar manufacturing or refining.
 - (2) Manufacture of gas, coke, or coal tar products.
 - (3) Slaughtering of animals for the reduction or recovering of products from dead animals or animal offal or garbage.
 - (4) Petroleum refining or other similar factories or uses, unless designated to specific specifications approved in writing by the City.
 - (5) Auto wrecking, salvage yards or junk yards.

(6) Central mixing plant for asphalt, mortar, plaster or concrete except as may be required in connection with paving of roads or other construction within the subdivision.

(7) Heavy drop forge stamping plant or malleable iron foundry.

E. All manufacturing operations shall be carried on within fully enclosed buildings and no outside activities shall be carried on except the parking of motor vehicles, the loading or unloading of motor vehicles, and the storage of materials within the restrictions provided for herein, without the written approval of the City.

4. Building Construction

A. Individuals or organizations participating shall, within twelve (12) months from the date of purchase, commence construction on any unimproved property conveyed and shall have the same ready for occupancy for a permitted use herein within twenty-four (24) months from the date of said purchase, unless this provision is waived in writing by the City.

B. All development within the Park shall be subject to airport flight clearance easements as shown on the Park Plat.

All buildings shall be constructed of those approved materials suitable for the proposed use and compatible with adjacent areas. All sides of any building facing upon a public street must be of a finished material. Finished material is defined as face brick, glass, ornamental stone or other decorative materials such as wood or metal with special treatment. In the event of a dispute as to whether or not a particular material qualifies as "finish material", the decision of the City shall be final. All exposed concrete block or metal must be painted or varnished within sixty (60) days from the date of occupancy except those materials not normally painted or those materials which have been pre-finished. All buildings shall be constructed in accordance with applicable codes and ordinances of local governmental bodies. No used material shall be incorporated within any building without the express written permission of the City. No structure, covering, garage, barn, or other outbuilding of a temporary nature shall be situated, erected or maintained on any parcel of the subject property, but this shall not apply to construction buildings or storage facilities used in the course of construction of any permanent building.

5. Building Setbacks and Greenbelt

No building shall be located nearer to any front street right-of-way line than fifty (50) feet therefrom; provided, however, that this setback may be reduced to not less than

thirty-five (35) feet in writing by the City. This setback shall be primarily maintained as a greenbelt. If a disagreement arises as to the definition of "front street", the decision of the City shall prevail. No uses shall be made of said property except for driveways, walks, or other means of access to the interior of the property and for a minimum amount of parking for visitors.

The amount of such parking and its location and specifications for driveways, walks, or other permitted improvements shall be approved in writing by the City.

However, parking shall be allowed on side street setbacks provided that a greenbelt may be required by the City on the site plan approvals.

- A. No building shall be located nearer to any side street right-of-way line than twenty-five (25) feet therefrom; provided, however, that this setback may be reduced to not less than fifteen (15) feet if approved in writing by the City.
- B. The portion of the described setback not occupied by permitted improvements, constructed in accordance with plans approved in writing by the City, must be landscaped with lawn, shrubbery, trees, bushes, vines or suitable plants as indicated in plans provided. All owners, lessees, tenants, or users of any parcel in this subdivision must maintain such landscaping in a condition so as to present a pleasing appearance.

C. No building shall be constructed nearer than twenty-five (25) feet from any side or rear property line. The area within side and rear setbacks may, however, be used for screened open storage, loading and unloading.

6. Fence

No fence of any kind shall be constructed within the setback described in Paragraph 5. Where fences are erected, they shall be of the "cyclone" or other metal type and shall not be higher than eight (8) feet unless approved in writing by the City. Fences shall not be of the obscuring "wall" type unless required by these restrictions or unless specifically approved in writing by the City.

In the case of open storage, the City is hereby granted the power to require an obscuring type fence being provided to screen the viewing of the stored materials from the adjacent lots or streets.

7. Signs

No billboards or other advertising signs including those identifying the names, businesses and products of the person or persons occupying the premises shall be permitted without the specific written approval of the City per Zoning Ordinance Article VII, Section 7.20, Paragraph E, Page 24. This shall

not prohibit a sign offering the premises for sale or lease, provided such sign is not larger than twenty-four (24) square feet in area.

This restriction shall not apply to any signs erected by the City, its agents or assigns, in connection with the development and sale of property within the subdivision nor shall it apply to decorative signs identifying the subdivision and placed at the entrance thereto. Number, location, size, construction and lighting of all signs, other than those advertising a property for sale, must have the written approval of the City. The City shall have the right to remove signs, which in its opinion are in poor repair, from lots owned by others than the City.

8. Parking Areas and Loading Zones

- A. Each owner must provide adequate off-street parking facilities so as to eliminate any necessity for the parking of vehicles upon the public streets within this subdivision. No parking shall be permitted within the setback provided in Paragraph 5 except visitor parking as approved in writing by the City.
- B. Location and adequacy of all parking areas shall be determined and approved in writing by the City, in connection with its review of the site plans. The City shall take into consideration the intended use of the premises, and their suitability for other uses in determining the adequacy of the

proposed parking arrangements. In general, each premises shall provide off-street parking for its employees (at least one space for every two employees in the largest expected working shift) and adequate parking for visitors.

- C. Loading and unloading areas shall be afforded and designated in such a manner as to permit the pickup and delivery of materials from the site by motor vehicles consisting of normal tractor and semi-trailer types without the necessity of any maneuvering being done on public streets. No loading or unloading docks shall face any public street without the express written approval of the City. A suitable screening or obscuring wall shall be provided so that said operations are not readily visible from the public thoroughfare if required by the City.
- D. All driveways, walks, parking areas and loading zones shall be paved with concrete, asphalt, or other hard surface material unless specifically approved in writing by the City.

9. Outdoor Storage

- A. Outdoor storage of equipment, raw materials, semi-finished or finished products may be permitted by the City under such conditions as it shall deem necessary to prevent nuisance or other adverse conditions, only when such outdoor storage is necessary and incidental to the operations being carried on in the building located upon the site. No storage shall be

permitted on the setback required in Paragraph 5 and all storage shall be shielded by fence or landscaping so as to effectively screen the view of such storage area from public streets and adjoining properties.

- B. No waste materials, rubbish, or discarded matter of any kind shall be permitted to be stored in open areas except in containers approved in writing by the City, and beyond a time reasonably required to arrange for removal. Such containers must have tops to prevent paper or other trash from escaping and littering the area.

10. Maintenance of Property

- A. All owners or property in this subdivision shall maintain all buildings, landscaping, fences, drives, parking lots, or other structures located upon said property in good and sufficient repair and shall keep such premises painted, lawns cut, shrubbery trimmed, windows glazed and otherwise maintain the property in an aesthetically pleasing manner and in the condition approved by the City, reasonable wear and tear excepted.
- B. Any structure, planting, or driveway or parking lot service which is damaged by the elements, by vehicles, or from fire or any other cause shall be repaired as promptly as the extent of damage will permit.

- C. Buildings within this subdivision, which should happen to be vacant for any reason, shall be kept locked and the windows shall be glazed in order to prevent the entrance thereto by vandals.

- D. In the event of the violation of any of the restrictions set forth in this paragraph, the City, or its successors in interest, shall have the right to go upon the property to eliminate nuisance conditions, to mow lawns, to trim shrubbery, or do anything necessary to maintain the aesthetic standards of the subdivision for the benefit of other property owners, and the cost of any such work shall be a lien upon the property involved which lien shall be enforceable in the manner provided by law.

11. Easements

- A. There shall be reserved to the public a right for the flight of aircraft over the Park subdivision. Also, there shall be reserved to the public the right to cause inherent aircraft noise over the Park.

- B. There shall be reserved to the City, its successors or assigns, the right to install, repair, maintain, alter, and operate sewers, storm drains, water mains, gas lines, electric transmission lines in, into, upon, over, across, and under a strip of land not to exceed ten (10) feet in width along the

front lines of all lots as now or hereafter subdivided, mapped, and platted in the subdivision.

12. Amendment and Right of Assignment

The City reserves the right to amend or revoke these restrictions or any part thereof so long as the City shall own any lots within the Boyne City Air/Industrial Park, however, this right shall not affect existing construction on any lot already sold by the City nor shall it affect proposed construction for which the City has previously granted Site Plan Approval and plans and specifications previously approved by the City prior to such amendment.

The City may at any time assign all or part of its rights and responsibilities hereunder to an association, incorporated or unincorporated, of the lot owners of said subdivision. At such times as the City no longer has interest in any property contained within the subdivision, the City shall upon request of the majority of the acreage owners make such assignment. Any such assignment shall be in writing and shall be recorded in the Office of the Register of Deeds of the County of Charlevoix, Michigan.

No modification, amendment or revocation of these restrictions or future amendments hereof shall be effective unless and until the City shall consent thereto in writing and this requirement shall continue at all times hereafter regardless

of whether or not the City shall still retain ownership of any lots in the Boyne City Air/Industrial Park.

13. Acceptance

It is specifically provided, and the acceptance by any person of title to any of the lots included within the subdivision shall constitute the agreement of such person, that in the event of disagreement as to the precise meaning of any term contained herein that the interpretation of the City, or its successors of interest, shall be final. It is specifically provided and agreed that the usual rule requiring written documents to be construed against the party preparing such documents shall not apply to the restrictions.

14. Violation

The covenants set forth herein shall run with the land and bind the present owner, its successors and assigns, and all parties claiming, by, through, or under it shall be taken to hold, agree, and covenant with the owner of said building site, its successors and assigns, and with each of them to conform to and observe said restrictions as to the use of building sites and the use and construction of improvements thereon. All owners agree that any violation of these restrictions are likely to cause damage that may be irreparable or impossible to ascertain. The City or the owner or owners of any of the restrictions above set forth shall, as

a matter of course, be entitled to an injunction restraining any violation of these restrictions and such to injunction shall be cumulative, in addition to ordinary legal action for damages, and the failure of the City and the owner of any other lot or lots or building site restricted hereby to enforce any of the restrictions set forth at the time of this violation shall in no event be deemed to be a waiver of the right to do so as to any subsequent violation.

The City retains the right to enforce these restrictions regardless of whether or not it shall still own any lots within the Boyne City Air/Industrial Park.

WHEREFORE, the parties hereto have executed this Declaration of Restrictions on the 23RD day of JUNE, 1985, at the City of Boyne City, County of Charlevoix, and State of Michigan.

The City, an Incorporated Municipality existing under the laws of the State of Michigan, by its Mayor, Keith L. Fitzpatrick, and its Clerk, Thomas Garlock, as duly authorized officials, has caused the land to be surveyed, divided, mapped, and dedicated as represented on the plat of the Park and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.

Signed, Sealed and Delivered
in Presence of

CITY OF BOYNE CITY, a Michigan
Municipal Corporation

Brad Marine
BRAD MARINE

By: Keith L. Fitzpatrick
Keith L. Fitzpatrick,
Its Mayor

Sue Hobbs
Sue Hobbs

By: Thomas Garlock
Thomas Garlock
Its Clerk

41.00
904.00
496

A - M

M

STATE OF MICHIGAN)
) ss.
County of Charlevoix)

*WILLIAM R. McTAGGART, ATTORNEY
P.O. BOX 100
BOYNE CITY, MICHIGAN 49712*

The foregoing instrument was acknowledged before me this 23rd
day of June, 1986, by KEITH FITZPATRICK, Mayor, and THOMAS
GARLOCK, Clerk, on behalf of the City of Boyne City, a Michigan
Municipal Corporation.

Yvonne A. Seamon
Yvonne A. Seamon
Notary Public
Charlevoix County, Michigan

My commission expires: 11-12-86

THIS INSTRUMENT DRAFTED BY:

WILLIAM R. McTAGGART, ATTORNEY
110 Water Street, P.O. Box 100
Boyne City, Michigan 49712

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) Van Dam Marine Company	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3732	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 970 E. Division St, Boyne City, MI, 49712	▶ 1d. City/Township/Village (indicate which) City of Boyne City	▶ 1e. County Charlevoix
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	▶ 3a. School District where facility is located Boyne City	▶ 3b. School Code 15020
▶ 4. Amount of years requested for exemption (1-12 Years) 12 years		
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed. See attachment A		
6a. Cost of land and building improvements (excluding cost of land)	▶ \$1,000,000	
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		
6b. Cost of machinery, equipment, furniture and fixtures	▶ _____	
* Attach itemized listing with month, day and year of beginning of installation, plus total		
6c. Total Project Costs	▶ \$1,000,000	
* Round Costs to Nearest Dollar		
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.		
	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>
Real Property Improvements ▶	<u>5/7/2018</u>	<u>12/31/2018</u>
	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	
Personal Property Improvements ▶	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased	
▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. 15	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 5	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.		
a. TV of Real Property (excluding land)		
b. TV of Personal Property (excluding inventory)		
c. Total TV		
▶ 12a. Check the type of District the facility is located in:		
<input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District		
▶ 12b. Date district was established by local government unit (contact local unit) 7/11/2017	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

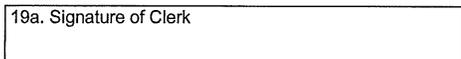
13a. Preparer Name Jessica Lovay	13b. Telephone Number 231-582-6482	13c. Fax Number 231-582-3213	13d. E-mail Address jess@northernlakes.net
14a. Name of Contact Person Jessica Lovay	14b. Telephone Number 231-582-6482	14c. Fax Number 231-582-3213	14d. E-mail Address jess@northernlakes.net
▶ 15a. Name of Company Officer (No Authorized Agents) Steve Van Dam			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number 231-582-3561	15d. Date 5-3-18
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 970 E. Division St, Boyne City, MI, 49712		15f. Telephone Number 231-582-2323	15g. E-mail Address steve@vandamboats.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. LUCI Code 15201	16d. School Code 15020
17. Name of Local Government Body City of Boyne City Council	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk 	19b. Name of Clerk Cindy Grice	19c. E-mail Address cgrice@boynecity.com
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) 319 N. Lake St, Boyne City, MI, 49712		
19e. Telephone Number 231-582-0334	19f. Fax Number (231) 582-6506	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Attachment A

General Description of Expansion and Proposed Use of Facility – Van Dam Custom Boats

Van Dam Custom Boats has been in operation since 1977 and operating from the current Boyne City location at 970 E. Division Street since 1991. The company currently operates with 15 full time employees from an 80 x 200 metal frame building and completes two to four custom wooden boats a year depending on size. Each is unique and recognized worldwide for the highest quality in wooden boat building. This facility also includes an unattached office structure which would be replaced.

The proposed expansion would include an 80 x 25 addition to the production facility to accommodate larger projects and a 2-story 80 x 34 attached office expansion for a total building increase of 7440 square feet. The company projects 5 new hires resulting from this expansion.

The long-range goal is to establish multiple marine service companies within the IDD and continue to add new jobs to it's existing and future operations.

Van Dam Marine Co.

Real Property Improvements

Type of Improvement	Square Footage	Cost	Beginning Construction Date	Ending Construction Date
Building Infrastructure Improvement	15,000	\$850,000	May 7, 2018	December 31, 2018
Site Work		\$22,500	May 7, 2018	December 31, 2018
Plumbing, Mechanical & Electrical	15,000	\$127,500	May 7, 2018	December 31, 2018
	Total:	\$1,000,000		