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**BOYNE CITY  
LOCAL DEVELOPMENT FINANCE AUTHORITY**

Monday, March 10, 2014-following the noon EDC meeting  
319 N Lake St, Boyne City, MI 49712

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**  
Excused Absences
- 3. READING AND APPROVAL OF MINUTES**  
Approval of the November 11, 2013 meeting minutes
- 4. HEARING CITIZENS PRESENT (ON NON-AGENDA ITEMS)**
- 5. CORRESPONDENCE**
- 6. REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES**
- 6. UNFINISHED BUSINESS**
  - a. Drainage Study Update
  - b. Budget
- 7. NEW BUSINESS**
  - a. Terms expiring: Pete Friedrich, Pat Anzell and Ralph Gillett (four year terms)
  - b. Other
- 8. GOOD OF THE ORDER**
- 9. ANNOUNCEMENT**  
The next regular meeting is scheduled for May 12, 2014
- 10. ADJOURNMENTS**

*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  
NOVEMBER 11, 2013

MINUTES OF THE BOYNE CITY LOCAL DEVELOPMENT FINANCE  
AUTHORITY MEETING DULY CALLED AND HELD ON MONDAY, NOVEMBER 11,  
2013

CALL TO ORDER

Chair Gillette called the meeting to order at 12:57 p.m.

ROLL CALL

Present: Pat Anzell, Kelly Bellant, Michael Cain, Richard Copeland, Pete Friedrich,  
Josette Lory and Ralph Gillett  
Absent: Michelle Cortright

MEETING  
ATTENDANCE

Staff: DPW Supervisor Andy Kovolski and Recording Secretary Karen Seeley  
Public: None

EXCUSED ABSENCES

Anzell moved Lory seconded **PASSED UNANIMOUSLY** to excuse Michelle Cortright.

MOTION

APPROVAL OF  
MINUTES

Cain moved, Bellant seconded, **PASSED UNANIMOUSLY** to approve the September 9, 2013  
minutes as presented.

MOTION

UNFINISHED BUSINESS

None

NEW BUSINESS

**Visitor's Guide:** Board discussion regarding the ad for the visitors guide. It was the board  
consensus that we continue with the inside front cover, full page. Suggestion that we use  
"Here we grow again" and include the video with a new interview with Classic Instruments.  
This will be brought back at the January meeting.

**Budget Ideas:** The board reviewed the audit figures from last year. The drainage project will  
be the next big project. It should be done in phases and the immediate problem seems to be at  
the east end of the park.

**Adoption of the 2014 meeting schedule:** Cain moved, Copeland second **PASSED  
UNANIMOUSLY** to approve the 2014 meeting schedule, the second Monday of every other  
month immediately following the EDC meeting.

GOOD OF THE ORDER

None

NEXT MEETING

The next meeting of the Local Development Finance Authority is scheduled for Monday, January  
13, 2014.

ADJOURNMENT

The November 11, 2013, 2013 Local Development Finance Authority meeting was adjourned at  
1:18 p.m.

\_\_\_\_\_  
Pete Friedrich, LDFA Secretary

\_\_\_\_\_  
Karen Seeley, Recording Secretary



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**CITY OF BOYNE CITY**  
**Business Park Drainage Study**  
**Opinion of Probable Construction Costs**

**Airview Drive -**

Item #	ITEM DESCRIPTION	Estimated Quantity	Item Unit	Unit Price	Total Price
1	Mobilization (5%)	1	LSUM	\$20,300.00	\$20,300.00
2	Adjust Water Valve or Shut-off	5	EACH	\$300.00	\$1,500.00
3	Adjust San Manhole	2	EACH	\$500.00	\$1,000.00
4	Water Main Relocation	1	EACH	\$2,500.00	\$2,500.00
5	12" Dia. Storm Sewer	950	LFT	\$30.00	\$28,500.00
6	24" Dia. Storm Sewer	765	LFT	\$40.00	\$30,600.00
7	30" Dia. Storm Sewer	0	LFT	\$55.00	\$0.00
8	2' Dia. Catch Basin including Casting	8	EACH	\$1,700.00	\$13,600.00
9	4' Dia. Catch Basin including Casting	0	EACH	\$2,000.00	\$0.00
10	4' Dia. Storm Manhole including Casting	3	EACH	\$2,000.00	\$6,000.00
11	5' Dia. Storm Manhole including Casting	1	EACH	\$3,000.00	\$3,000.00
12	6' Dia. Storm Manhole including Casting	2	EACH	\$4,000.00	\$8,000.00
13	Storm Sewer Outlet (rip-rap and hillside construction)	1	EACH	\$7,000.00	\$7,000.00
14	Storm Water Treatment Unit (AS-9 w/Internal By-Pas)	1	EACH	\$45,000.00	\$45,000.00
15	Machine Grading Modified	18.0	STA	\$1,500.00	\$27,000.00
16	10" 22A Aggregate Base	5,585	SYD	\$8.00	\$44,680.00
17	HMA Pavement (4 inches)	1,290	TON	\$70.00	\$90,300.00
18	6" Conc Drive Approach & Sidewalk with WWF (csm)	1,040	SFT	\$6.00	\$6,240.00
19	Concrete Curb & Gutter, MDOT Detail F-4	3,590	LFT	\$20.00	\$71,800.00
20	Traffic Control and Signage	1	LSUM	\$2,000.00	\$2,000.00
21	Restoration 3" Topsoil & Seed & Mulch	5,185	SYD	\$4.50	\$23,332.50
<b>SUBTOTAL=</b>					<b>\$432,352.50</b>
<b>10% CONTINGENCY =</b>					<b>\$43,235.25</b>
<b>25% ENGINEERING =</b>					<b>\$108,088.13</b>
<b>TOTAL=</b>					<b>\$583,675.88</b>

2013 Prices.  
 Includes Storm Water Treatment Unit for First Flush AS-9 (14.1 cfs for 51a)  
 No Sidewalk.  
 (2)-14' wide lanes.  
 Protect existing 12" sand subbase.  
 10" thick 22A base.  
 MDOT 13A (440#/syd).  
 F-4 Curb each side, does not include M Openings.  
 Restoration (Back Curb to ROW)  
 Does not include materials for private storm sewer connections.



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**CITY OF BOYNE CITY**  
**Business Park Drainage Study**  
**Opinion of Probable Construction Costs**

**Lexamar Drive**

Item #	ITEM DESCRIPTION	Estimated Quantity	Item Unit	Unit Price	Total Price
1	Mobilization (5%)	1	LSUM	\$51,600.00	\$51,600.00
2	Adjust Water Valve or Shut-off	6	EACH	\$300.00	\$1,800.00
3	Adjust San Manhole	14	EACH	\$500.00	\$7,000.00
4	Water Main Relocation	1	EACH	\$2,500.00	\$2,500.00
5	12" Dia. Storm Sewer	1,755	LFT	\$30.00	\$52,650.00
6	24" Dia. Storm Sewer	0	LFT	\$40.00	\$0.00
7	30" Dia. Storm Sewer	2,970	LFT	\$55.00	\$163,350.00
8	2' Dia. Catch Basin including Casting	20	EACH	\$1,700.00	\$34,000.00
9	4' Dia. Catch Basin including Casting	4	EACH	\$2,000.00	\$8,000.00
10	4' Dia. Storm Manhole including Casting	9	EACH	\$2,000.00	\$18,000.00
11	5' Dia. Storm Manhole including Casting	7	EACH	\$3,000.00	\$21,000.00
12	6' Dia. Storm Manhole including Casting	4	EACH	\$4,000.00	\$16,000.00
13	Storm Sewer Outlet (rip-rap and hillside construction)	2	EACH	\$7,000.00	\$14,000.00
14	Storm Water Treatment Unit (AS-12 w/Internal By-Pa	2	EACH	\$65,000.00	\$130,000.00
15	Machine Grading Modified	40.1	STA	\$1,500.00	\$60,150.00
16	10" 22A Aggregate Base	12,475	SYD	\$8.00	\$99,800.00
17	HMA Pavement (4 inches)	2,885	TON	\$70.00	\$201,950.00
18	6" Conc Drive Approach & Sidewalk with WWF (com	5,200	SFT	\$6.00	\$31,200.00
19	Concrete Curb & Gutter, MDOT Detail F-4	8,020	LFT	\$20.00	\$160,400.00
20	Traffic Control and Signage	1	LSUM	\$2,000.00	\$2,000.00
21	Restoration 3" Topsoil & Seed & Mulch	11,600	SYD	\$4.50	\$52,200.00
<b>SUBTOTAL=</b>					<b>\$1,127,600.00</b>
<b>10% CONTINGENCY =</b>					<b>\$112,760.00</b>
<b>25% ENGINEERING =</b>					<b>\$281,900.00</b>
<b>TOTAL=</b>					<b>\$1,522,260.00</b>

2013 Prices.  
 Includes Storm Water Treatment Unit for First Flush AS-12 (23.4 cfs for 51b and 24.8 cfs for 51c)  
 No Sidewalk.  
 (2)-14' wide lanes.  
 Protect existing 12" sand subbase.  
 10" thick 22A base.  
 MDOT 13A (440#/syd).  
 F-4 Curb each side, does not include M Openings.  
 Restoration (Back Curb to ROW)  
 Does not include materials for private storm sewer connections.  
 If 24" dia storm vs 30" dia (for w/o Twp) subtract \$26,000



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**CITY OF BOYNE CITY**  
**Business Park Drainage Study**  
**Opinion of Probable Construction Costs**

**Moll Drive**

Item #	ITEM DESCRIPTION	Estimated Quantity	Item Unit	Unit Price	Total Price
1	Mobilization (5%)	1	LSUM	\$10,600.00	\$10,600.00
2	Adjust Water Valve or Shut-off	1	EACH	\$300.00	\$300.00
3	Adjust San Manhole	3	EACH	\$500.00	\$1,500.00
4	Water Main Relocation	1	EACH	\$2,500.00	\$2,500.00
5	12" Dia. Storm Sewer	860	LFT	\$30.00	\$25,800.00
6	24" Dia. Storm Sewer	0	LFT	\$40.00	\$0.00
7	30" Dia. Storm Sewer	0	LFT	\$55.00	\$0.00
8	2' Dia. Catch Basin including Casting	4	EACH	\$1,700.00	\$6,800.00
9	4' Dia. Catch Basin including Casting	0	EACH	\$2,000.00	\$0.00
10	4' Dia. Storm Manhole including Casting	2	EACH	\$2,000.00	\$4,000.00
11	5' Dia. Storm Manhole including Casting	0	EACH	\$3,000.00	\$0.00
12	6' Dia. Storm Manhole including Casting	0	EACH	\$4,000.00	\$0.00
13	Storm Sewer Outlet (rip-rap and hillside construction)	0	EACH	\$7,000.00	\$0.00
14	Storm Water Treatment Unit (AS-12 w/Internal By-Pa	0	EACH	\$65,000.00	\$0.00
15	Machine Grading Modified	9.4	STA	\$1,500.00	\$14,100.00
16	10" 22A Aggregate Base	2,925	SYD	\$8.00	\$23,400.00
17	HMA Pavement (4 inches)	675	TON	\$70.00	\$47,250.00
18	6" Conc Drive Approach & Sidewalk with WWF (com	2,080	SFT	\$6.00	\$12,480.00
19	Concrete Curb & Gutter, MDOT Detail F-4	1,880	LFT	\$20.00	\$37,600.00
20	Traffic Control and Signage	1	LSUM	\$2,000.00	\$2,000.00
21	Restoration 3" Topsoil & Seed & Mulch	2,715	SYD	\$4.50	\$12,217.50
<b>SUBTOTAL=</b>					<b>\$200,547.50</b>
<b>10% CONTINGENCY =</b>					<b>\$20,054.75</b>
<b>25% ENGINEERING =</b>					<b>\$50,136.88</b>
<b>TOTAL=</b>					<b>\$270,739.13</b>

2013 Prices.

Storm Water Treatment Unit for First Flush constructed as part of Lexamar Drive for Area 51c  
 No Sidewalk.

(2)-14' wide lanes.

Protect existing 12" sand subbase.

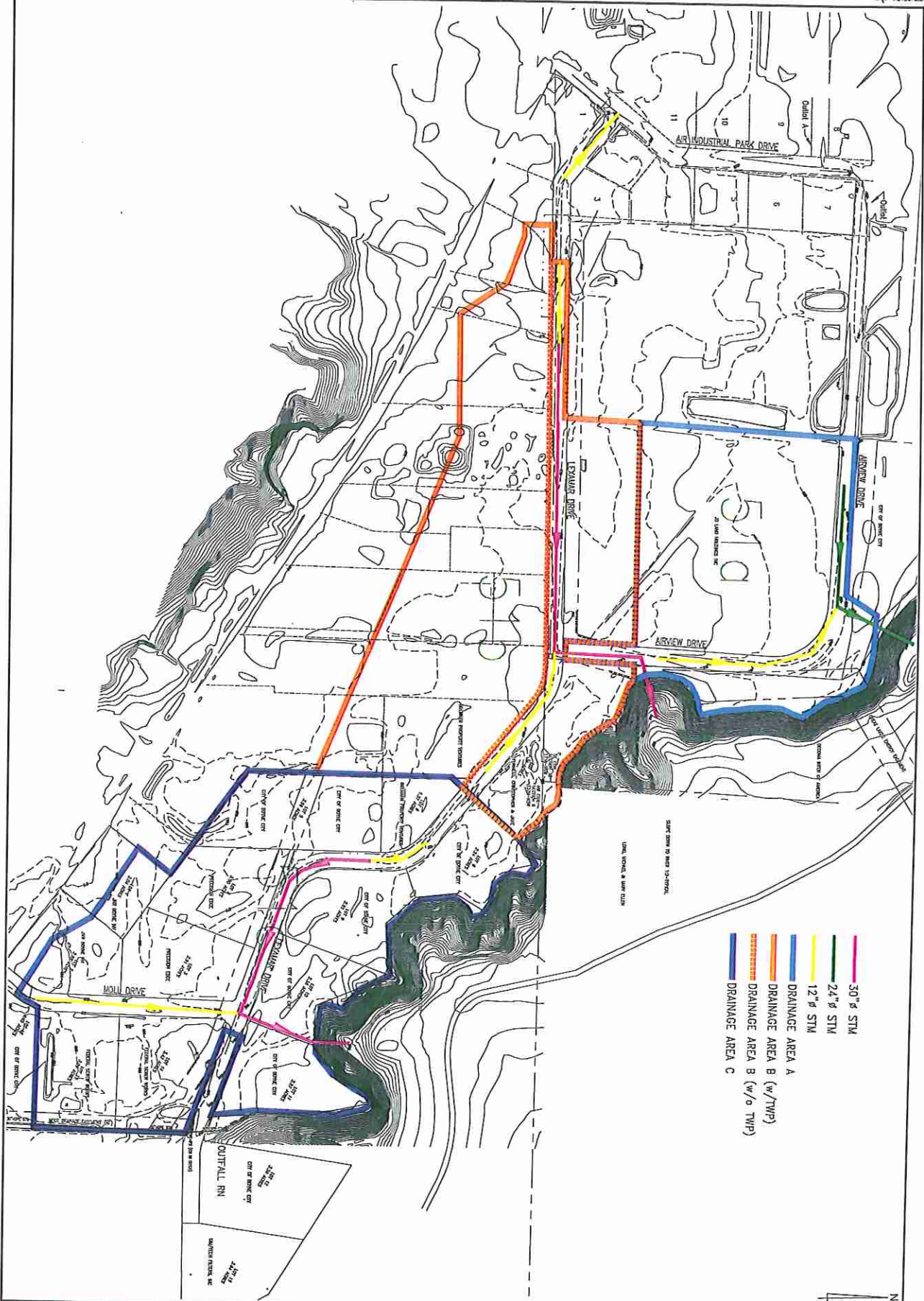
10" thick 22A base.

MDOT 13A (440#/syd).

F-4 Curb each side, does not include M Openings.

Restoration (Back Curb to ROW)

Does not include materials for private storm sewer connections.



DATE: OCTOBER 2013	1
PROJECT: STORM SEWER EXHIBIT	
CLIENT: CITY OF BOYNE CITY	
DESIGNER: C2AE	
SCALE: AS SHOWN	
PROJECT NO: 130103	
DRAWN BY: J. BROWN	
CHECKED BY: J. BROWN	
DATE: OCTOBER 2013	

STORM SEWER EXHIBIT

CITY OF BOYNE CITY  
 BOYNE CITY BUSINESS PARK  
 DRAINAGE STUDY  
 CHARLEVOIX COUNTY, MICHIGAN



# LOCAL DEVELOPMENT FINANCE AUTHORITY

3-5-14  
11:37 PM

Fund Code: 251  
REVENUES

Code	Account Title	Prior year FYE 2013	Current Year FYE 2014		Proposed FYE 2015
			Budgeted	Projected	
<b>030</b>	<b>REVENUES</b>				
400	Allocated from Fund Balance	0	96,867	72,149	637,161
402	Property Tax Collections	213,015	245,122	245,122	250,680
664	Interest Earnings	0	0	0	0
<b>TOTAL</b>		<b>213,015</b>	<b>341,989</b>	<b>317,271</b>	<b>887,841</b>

Summary	Prior FYE 2013	Current FYE 2014	Proposed FYE 2015
Fund Balance, Beginning of Year	966,460	891,293	819,144
Revenues Over (Under) Expenditures	(75,167)	(72,149)	(637,161)
Fund Balance, End of Year	891,293	819,144	181,983

The LDFA generates revenue from increases in taxable value within the LDFA District (Air Industrial Park) that occur after the district was established (1996). It levies a millage equal to those that would ordinarily be levied by other taxing authorities within the district; in other words, these other taxing units forego their increased tax collections in order that the LDFA can capture them for improvements within the district. The LDFA currently raises income based upon a levy of 23.7296 mills.

**LINE ITEM CLARIFICATION - Revenues**

*Tax Revenues*.....\$ 250,680

Within the LDFA District, the LDFA levies 23.9296 mills on an increase in taxable value since 1996 of \$10,243,461.

# LOCAL DEVELOPMENT FINANCE AUTHORITY

Fund Code: 251  
EXPENDITURES

Code	Account Title	Prior year FYE 2013	Current Year FYE 2014		Proposed FYE 2015
			Budgeted	Projected	
040	EXPENDITURES				
726	Administrative	0	500	0	500
750	Administrative Service Fee	30,000	30,000	30,000	30,000
802	Legal Services	0	5,000	0	5,000
808	Community Promotion	6,820	7,500	7,500	7,500
818	Contracted Services/Engineering	(578)	42,500	20,000	130,000
819	Professional Services	15,505	10,000	10,000	10,000
825	Right-of-Way Construction	183	15,000	0	535,600
870	Training/Travel	463	1,500	500	1,500
871	Workforce Training Program	0	75,000	14,282	25,000
900	Advertising/Publishing	3,764	10,000	4,000	4,000
970	Transfer Out – S. Park St.	165,386	0	0	0
971	Capital Outlay – Entrance sign	1,650	5,000	0	15,000
987	Contracted Services - CDBG	0	75,000	0	75,000
988	Contracted Services	0	0	166,000	0
992	CDBG Loan Principal	64,989	64,989	64,989	48,741
<b>TOTAL</b>		<b>288,182</b>	<b>341,989</b>	<b>317,271</b>	<b>887,841</b>



**A. LINE ITEM CLARIFICATION - Expenditures**

**750 –Administrative Fee..... \$ 30,000**

This expenditure covers support staff services provided from departments within the General Fund.

**802 - Legal Services..... \$ 5,000**

This expenditure covers legal costs associated with the sale of lots in the industrial park.

**818 - Contracted Services/Engineering..... \$ 130,000**

**825 - Contracted Services/Engineering..... \$ 535,600**

Row Construction .....\$520,600

Drainage Project .....\$ 15,000

**871 – Workforce Training Program ..... \$ 25,000**

Contribution to General Fund for M-75 Pathway Project

**971 – Capital Outlay..... \$ 15,000**

Sign and streetlight improvements

**987 Contracted Construction Services.....\$ 75,000**

This expenditure covers costs of possible broadband improvements in the Business Park.

**990/992– Principal .....\$ 48,741**

This item includes the last three payments of \$16,247each for repayment on the CDBG loan.

There is no interest being charged on this loan.