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**BOYNE CITY
ECONOMIC DEVELOPMENT CORPORATION**

Monday, October 14, 2019 – following the Noon LDFA Meeting
City Hall
319 N. Lake Street
Boyne City, MI 49712

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
Excused Absences
- 3. READING AND APPROVAL OF MINUTES**
Approval of the May 13, 2019 meeting minutes
- 4. HEARING CITIZENS PRESENT (ON NON-AGENDA ITEMS)**
- 5. UNFINISHED BUSINESS**
 - A. Park Updates
 - 1) SurgCenter
 - 2) Non-Motorized Trail
 - 3) Property Access
 - 4) Future Development
 - B. Tours
 - C. Other
- 6. NEW BUSINESS**
 - A. Daifuku Webb Expansion
 - B. Reappraisal of Industrial Class
 - C. Other
- 7. GOOD OF THE ORDER**
- 8. ANNOUNCEMENTS**
 - The next regular meeting is scheduled for November 11, 2019
- 9. ADJOURNMENT**

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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
May 13, 2019**

**MINUTES OF THE BOYNE CITY ECONOMIC DEVELOPMENT CORPORATION
MEETING DULY CALLED AND HELD ON MONDAY, May 13, 2019 at Precision
Edge ~ 1448 Lexamar Drive, Boyne City**

CALL TO ORDER

Chair Gillett called the meeting to order at 12:00 p.m.

ROLL CALL

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

**EXCUSED ABSENCES
MOTION**

Cain moved, Friedrich seconded, PASSED UNANIMOUSLY to excuse Pat Anzell, Michelle Cortright and Drew May.

MEETING ATTENDANCE

Staff: Recording Secretary Jane Halstead
Public: Two

**MINUTE APPROVAL
MOTION**

Cain moved, Bellant seconded, PASSED UNANIMOUSLY to approve the minutes of January 28, 2019.

**HEARING CITIZENS
PRESENT**

None.

**UNFINISHED BUSINESS
SurgCenter Site Plan Review**

Jason Marnin of SurgCenter Development and Darren Graham of Gosling Czubak were on hand for a preliminary review of the site plan for the proposed SurgCenter to be built in the Business Park. The proposed surgery center will be a 7,500 square foot, out-patient, orthopedic surgery office for elective surgeries. They anticipate employing 12 to 14 staff members in addition to 9 to 12 rotating physicians and will operate during normal business hours.

The preliminary site plan includes 53 parking spaces. In order to eliminate the number of cars visible from M-75 and reduce the water runoff, the Board would like to see the 16 parking spaces to the South indicated in the plan held in reserve for future needs and the area landscaped instead. The Board would also like exterior lighting to be reduced during non-operational hours.

The developer would like to break ground this summer and open in March of 2020. The SurgCenter project will be presented to the Boyne City Planning Commission on May 20th at 5:00 p.m.

Cain moved, Friedrich seconded, PASSED UNANIMOUSLY to recommend the Boyne City Planning Commission approve the preliminary SurgCenter site plan as presented with the amendment to not build, and instead landscape and hold in reserve for future needs, the South 16 parking spaces shown in the plans with credit given for the new landscape proposed and, additionally, provide for exterior building light reduction during non-business hours.

Tours

The Board would like to visit other sites at future meetings. Van Dam Marine, Classic Instruments, Lexamar and Great Lakes Energy were suggested as possibilities.

NEW BUSINESS

Election of Officers
MOTION

Cain moved, Lory seconded, PASSED UNANIMOUSLY to re-appoint Ralph Gillett as Chair and Kelly Bellant as Vice-Chair of the Local Development Finance Authority Board.

Board Vacancy

There is a vacancy on the EDC Board due to the resignation of Marilea Grom. There are no replacement candidates at this time. Michael Cain will check to see if the EDC and LDFA can have the same number of board members.

GOOD OF THE ORDER

None.

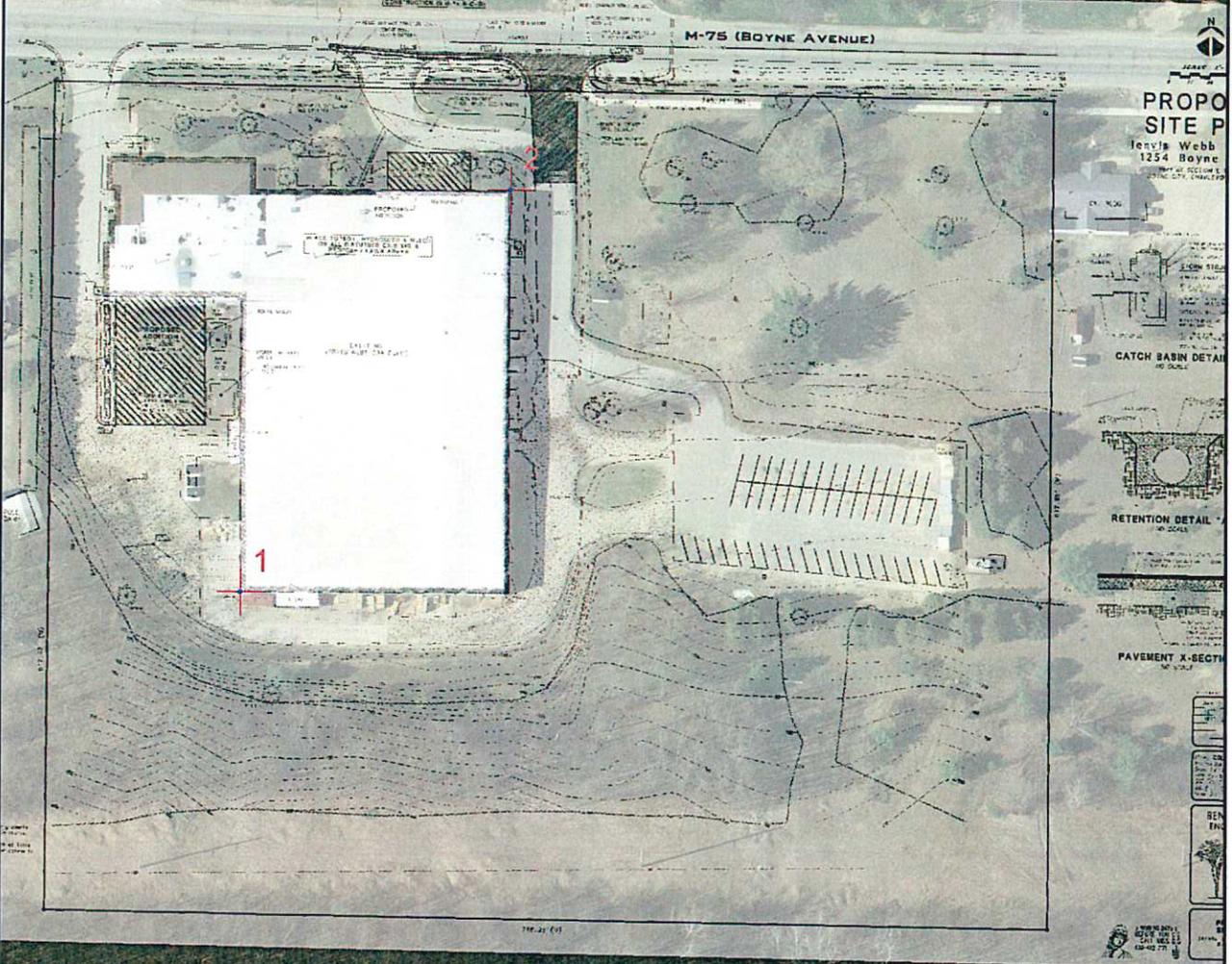
ANNOUNCEMENTS

The next regular meeting of the EDC is scheduled for July 8, 2019 at Noon.

ADJOURNMENT

The May 13, 2019 Economic Development Corporation meeting was adjourned at 1:06 p.m.

Jane Halstead, Recording Secretary



PROPOSED SITE PLAN
Jensly Webb
1254 Boyne

CATCH BASIN DETAIL
NO SCALE

RETENTION DETAIL
NO SCALE

PAVEMENT X-SECTION
NO SCALE

APPROVED BY: [Signature]
DATE: [Date]

Office of Assessor

May 22, 2019

To: Charlevoix County Equalization
From: Joe Lavender, Assessor
Subject: Reappraisal of Industrial class

Dear Equalization Director,

It is our intention to conduct a reappraisal of the ad-valorem industrial real class of property for the following Cities:

- City of Boyne City, Charlevoix County, 19 parcels
- City of Charlevoix, Charlevoix County, 18 parcels
- City of East Jordan, Charlevoix County, 17 parcels

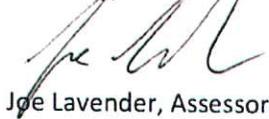
It is the intent to carry out inspections on all properties within each city from June 2019 through September 2019. All of the reappraisals will be conducted based on the Local Unit Reappraisals and Review by Equalization Departments, which was approved by the State Tax Commission on September 20, 2010.

This is the formal notice of the plan to conduct the reappraisal of the ad valorem industrial real classes within the three cities.

A database backup with all information from the reappraisal including photos, sketches and all land and ECF determinations will be provided by the end of October 2019.

If additional time or information is needed, please notify us.

Sincerely,



Joe Lavender, Assessor

CC: City Clerks
State Tax Commission