GENESEE TOWNSHIP PUBLIC HEARING/TOWNSHIP BOARD MEETING
OCTOBER 28, 2019

Moved by Sorensen supported by Burrus to approve Supervisor Fuhr as Chairperson of Public
Hearing regarding the consideration of creating an Industrial Development District in Genesee
Township.

**PUBLIC HEARING**

The hearing was called to order at 5:00 p.m. by Supervisor Fuhr regarding the creation of an
Industrial Development District in Genesee Township. Mr. Fuhr explained that this is basically
Industrial Development District, already a Michigan Development District for low income; what
this will do will bring in businesses with tax incentives for both the township and business
available, only reason we are creating this. There are no particular businesses coming into the
township other than the solar company. The property is Stanley Rd to the south; Carpenter Rd
to the north; Bray Rd to the west; Horton St to the east. That is the district the township
opened up to.

Public Comments

Bernadel Jefferson, 6190 N. Dort Hwy wanted to know what kind of industrial businesses are
going to come into the district. She doesn't consider herself or the area as low income and was
concerned businesses would come into the area and pollute the air even more to cause many
health concerns. She wants to know specifics, not just be able to rezone.

Leyton Jefferson, 6190 N. Dort Hwy spoke in regards to the power plant and the health
problems caused since it opened and all the land in the area that has been contaminated from
past and existing businesses. He also heard that a meat packing company would be going into
the area. Spoke in regards to the many businesses that have left debris and tires; the DEQ have
given permits for businesses and have not followed up in regards to how they have
contaminated the area and make the companies clean up their properties. The wood burning
plant emits terrible odors and in the winter you can see soot that is falling on the snow from
the plant. Mr. Fuhr stated the DEQ sets the guidelines for the power plant and the wood
burning plant and such have to abide by not the township. The township is opening that area
for an IDD, for tax purposes incentives, no particular business is going in except for the solar
farm, at this time, there is no rezoning of any of the properties. Any new businesses that want
to come in will have to meet the zoning and regulations to the area. New business would have
to go before the Planning Commission board for their approval before they can start a business.
Mr. Jefferson feels that what the township is asking for is too broad.

Bernadel Jefferson wanted an explanation what deems an area low income and what it
represents. Mr. Fuhr stated that the State looks at what the local income/wage is; if it is below
a certain poverty level; a formula set by the State of Michigan not the Township. The IDD has

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nothing to do with zoning, just tax incentives. Mr. Jefferson asked who they would contact in
regards to the low income status, Mr. Fuhr told him to contact his State Representative.

Resident asked if the board has any idea who they would want to see come into the area and is
it open to everyone. Mr. Fuhr stated that a stamping plant has shown an interest. Want to see
businesses come into the township. Resident asked if there was a way to have a say as to what
businesses come in. Mr. Fuhr stated that is where the Planning Commission comes in, residents
within a certain range are notified and they are able to voice their concerns at their meetings.

Darrell Runyon, 6455 N. Dort Hwy lived there for 50 years. Lived there since Turnstead and
numerous wells have been dug up and replaced; why are they wanting to rezone area before
businesses want to come in. Mr. Fuhr stated this is not rezoning they are opening the district as
a tax incentive for businesses to come in.

Discussion held on what the IDD opportunities are to businesses wanting to come into the area;
the contamination of the land.

Mike Rezicki, 5196 N. Dort Hwy inquired if existing business would get a tax break or if their
taxes would go up. Mr. Fuhr stated that you have to have a development within a certain
amount of time, that's why there was a board meeting last week on Universal Coating; they had
to have a 3 million dollar project they started in April, they had to have that approved in an IDD
by October 31st. Without that, they would have failed and gone under if they had not applied
for that, so there is only a short window. If you decide to put a 2 million dollar project on the
table and do a development, we will look at it and try to issue it inside the IDD. Taxes will not
go up just having an IDD.

Sara, 6497 Bray Rd stated she enjoyed the area because of the wildlife, but when GM wanted
the land in the area but the residents had rejected them and offered to buy it for $1000.00, but
the project was forfeited. Did the board know anything about that. Mrs. Kaluka stated that
everyone protested it and they walked away.

Resident stated that they never saw a map as to where this is taking place and who will benefit
from the solar farm. Dave Shifflett, representative from Geronimo Energy explained about the
solar farm, its benefits and what properties it involved.

Mr. Sorensen explained what exactly has to be done when making an IDD area, what
requirement must be met. Mr. Fuhr explained there will be no rezoning.

Debbie, from St. Frances Prayer Center on Carpenter Rd, stated her understanding of the IDD,
that the zoning for these parcels have not been changed and what new businesses that do
come in will still have to be subject to those zoning requirements; give them a particular
incentive to come in; that if they go in they have been prequalified. Mr. Fuhr stated that was
correct, if an industrial business wanted to come in a residential area then they would have to

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go before the Planning Commission for rezoning, that is when residents would be notified of a
rezoning and be able to come to that meeting and have a say in the matter.

Mona from Environmental Organization was invited here tonight by Mr. Jefferson. She spoke
on another perspective on having an IDD area, regarding the low income areas. If there would
be a possibility to down zone to light industrial area, it would still give the same incentives and
the benefits this would bring. Voiced her concerns regarding using low income areas. Mr. Fuhr
stated they are using the area the State has already set for this kind of district.

No more public comments. Public comments closed.

Public hearing closed at 5:50 P.M.

Township board meeting was called to order at 5:50 p.m.

All present gave Pledge of Allegiance to the flag.

Present: Fuhr, Bates, Sorensen, Burrus, Jean, Sutton, Witte.

Absent: None

Moved by Bates supported by Burrus to approve the agenda as presented. Vote taken. Motion
carried.

Moved by Bates supported by Sutton to approve the creation of an Industrial Development
District within the following area: Stanley Rd to the south; Carpenter Rd to the north; Bray Rd
to the west; Horton St to the east. Roll call vote: All yes. Motion carried.

Public Comments

Dave Shifllett asked for clarification of the area involved in the IDD.

Meeting adjourned by consensus at 5:56 p.m.