

Charter Township of Lyon  
Board of Trustees  
Special Meeting Minutes  
March 26, 2015

Approved: **APRIL 6, 2015**

The meeting was called to order by Supervisor Young at 6:30 p.m.

Roll Call: Steven Adams  
Patricia Carcone  
Michele Cash  
John Dolan  
John Hicks  
Lannie Young

Absent: Sean O'Neil

Guests: 13

Also Present: Chris Doozan, McKenna Associates  
Jennifer Elowsky, Township Attorney

**CALL TO THE PUBLIC** - None

**APPROVAL OF AGENDA**

**Motion by Hicks, second by Carcone  
To approve the agenda as presented**

**Voice Vote: Ayes: Unanimous  
Nays: None**

**MOTION APPROVED**

**A. Salary Survey Presentation Workshop – Karine Stover**

Supervisor Young explained that this presentation will be made available to the public and placed on the Township website.

Ms. Stover gave a brief presentation and explained that there were foundational steps that were done to gage the specific positions in the Township and review what is in place today. The key was to go out into the market and collect data. In a survey document, every job is unique and so in the survey they used a 70% rule then report the data and if it is less than that date is not reported. Nineteen townships were identified originally and they were able to get data surveys back from 9 of those townships.

Supervisor Young explained that this tool will place the Township in a structured

position.

Trustee Adams explained that the elected officials were not included in the survey and he thought it should have been included. Ms. Stover stated that could have been another position to ask for information on, it's a level of detail that was not specified early on.

Mr. Doozan pointed out a typo in the report where the Range Maximum is less than the Range minimum for the Fire Marshal.

Supervisor stated that communities are so diverse and there are some communities where the trustees don't get paid, it's very diverse. He thinks it is good that they are not too far off the mark and he explained that he will be asking the Board about the 4 positions that are below the range.

**Shirley Baker** – She stated that she is confused because it seemed to her that the raises would not be given until this survey was completed. Ms. Stover explained that they gathered the data, did not develop ranges for elected officials since they can change, they are not typically put on a pay scale.

## **B. Public Hearing – Consider Establishing Industrial District Number Five**

Ms. Archer explained that there are two companies who have applied for requesting 50% abatement on their taxes. Lindsey Exhibit Group, lot 29 in the Lyon Industrial Research Center Park. JIT is the second company, lot 28; both companies have completed the applications and submitted them to the Township Clerk.

The Lindsey Exhibit Group is a production manufacturer that custom designs and fabricates trade show exhibits for special events, corporate environments, visitor centers, outdoor exhibits, kiosks, workstations, and lobbies to name a few. The company utilizes the latest technology to develop high quality, engaging exhibits for clients.

The Lindsay Exhibit Group, Inc. plan is to relocate their facility from Brighton, Michigan to Lyon Township. The owner is at a point where he is ready to make a commitment to invest in and own their own manufacturing facility. The plan is to construct a 24,960 sq. ft. building in the Lyon Industrial/Research Centre.

The Lindsay Exhibit Group, Inc. proposes to invest more than \$1,950,000 in real property and an estimate of \$75,000 in personal property with a total project cost of \$2,025,000. The company plans to relocate 11 full-time employees to the township with plans to create 9 new full-time employees over the next three years with the average yearly salary of \$40,000.

Ms. Archer explained that this applicant turned in their application prior to the township adopting the new abatement process. She did go ahead and score them and based on that they would be eligible based on that score. The DDA did agree to abate up to 8 years.

Scott Lindsey, president and owner of Lindsey Exhibit Group, Inc. explained that they design trade show displays and kiosks, along with designing exhibits, fabricate, handle logistics, on site services and administration coordination of all of that. They have been in business since 1989 and started this in a home office in 2002. He explained that they handle a variety of industries throughout the United States including retail, automotive, finance and medical. They have 11 full time employees; growth is what is driving this meeting right now. He explained that he grew up in Michigan, has been married for 22 years with two children and they live in the Hamburg/Lakeland area. He is a good corporate citizen; their company doesn't do anything environmentally unsound, the business contributes to United Way and volunteer for community activities. They are making a substantial commitment into Lyon Township and asking the Township's assistance.

Supervisor Young opened the Public Hearing at 7:22 p.m.

**Dave Triber**, representing Oakland County taxing authority. He heads up the business development group and it's his team that has been working with this applicant to find their location. They love growing companies and the heart and soul is the small business owner.

Supervisor Young closed the public hearing at 7:24 p.m. due to no further comments.

### **C. Public Hearing – Consider Establishing Industrial District Number Six**

Ms. Archer explained that J.I.T Packaging, Inc. has been in business since 1994. They manufacture and sell custom industrial packaging for the automotive Tier One and Tier Two suppliers. The main product they manufacture is Plastic Injection Molded packaging. They use injection molding machines to process raw pelletized plastic into molded products specially designed to hold and transport automotive parts from the Tier One and Tier Two manufactures to the OEM assembly plants.

The manufacturing process involves heating and melting raw plastic resin pellets into molten state and then injecting this molten plastic into a closed mold. The molds are then cooled. All plastic that is not usable after being molded is ground and reused and recycled.

The DDA Board agreed on making a recommendation to the Township Board under Public Act 198 Real Property for up to eight year abatement.

Dave Hembree, president of J.I.T. Packaging, Inc., is a small company with 13 employees. They originated in South Lyon 20 years ago and outgrew the building and moved to Brighton about 14 years ago. They are ready to make the investment and put their own building in. They have been growing every year for the last 20 years and they have a commitment to the community and will bring jobs here.

Supervisor Young opened the public hearing at 7:28 p.m.

**Dave Triber**, representing Oakland County Taxing Authoring stated that he could say the same as before and he encouraged the township to make this major investment into your community.

**Shirley Baker** – Ms. Baker asked if they will have the same issue with Continental Aluminum with the odor.

Supervisor Young closed the public hearing at 7:29 p.m. due to no further comments.

#### **D. Lindsay Exhibit Group IFTE Application and Resolution for Tax Abatement**

Ms. Archer explained that the first stage is to establish the Industrial District and the second stage is the length of the tax abatement.

Treasurer Carcone explained that this is real property and not personal property. She was in favor of the abatements because it is half of something which is better than half of nothing. It's a great thing; these are the kinds of businesses that they want.

Trustee Dolan stated that he wished they had a tax abatement process when he started his business. He stated that half of something is good, it's a wonderful thing and he can't wait to see them in our Township.

**Motion by Dolan, second by Hicks  
To establish an Industrial District Number 5 for Lindsey Exhibits.**

**Roll Call Vote:     Ayes: Young, Adams, Dolan, Cash, Hicks, Carcone  
                          Nays: None**

#### **MOTION APPROVED**

Supervisor Young explained that the number of years needs to be agreed upon. This application came in before the new tax abatement agreement process was adopted. The DDA thought it was a beneficial business and they agreed to a time period not to exceed 8 years. The business scored not more than 2-4 years.

Trustee Hicks stated that this is very new and it is an easy decision since it is vacant property.

Trustee Adams stated he is glad the abatement is being offered. It is a good thing and the right thing to do.

After discussion the Board agreed that 6 year abatement was the best option.

**Motion by Cash, second by Dolan  
To adopt Resolution 2015-11 Approving Application for Lindsey Exhibit Group, Inc. for Industrial Facilities Tax Exemption Certificate district No. 5**

for six (6) years.

**Roll Call Vote: Ayes: Carcone, Cash, Hicks, Dolan, Young, Adams  
Nays: None**

**MOTION APPROVED**

**E. J.I.T. Packaging Inc. IFTE Application and Resolution for Tax Abatement**

**Motion by Dolan, second by Cash  
To establish an Industrial District No 6 for J.I.T. Packing.**

**Roll Call Vote: Ayes: Dolan, Carcone, Cash, Hicks, Adams, Young  
Nays: None**

**MOTION APPROVED**

Mr. Hembree explained that the plastic is melted in an auger and then is in a liquid format like that of thick yogurt, there are no gases, no smell and no environmental concerns.

**Motion by Cash, second by Hicks  
To adopt Resolution 2015-12 Approving Application of ASHE Enterprises, LLC/J.I.T. Packaging Inc. for Industrial Facilities Tax Exemption Certificate district No. 6 for six (6) years.**

**Roll call Vote: Ayes: Adams, Cash, Dolan, Young, Hicks, Carcone  
Nays: None**

**MOTION APPROVED**

**F. Sewer Plant Expansion Project Bond Resolution**

Supervisor Young explained that a resolution was done with the intent to do the project. In order to move forward the bond resolution needs to be considered.

**Motion by Carcone, second by Hicks  
To approve the sewer plant expansion project bond resolution as submitted by legal counsel not to exceed 4 million for a 20 year bond return.**

**Roll Call Vote: Ayes: Carcone, Adams, Hicks, Cash, Young, Dolan  
Nays: None**

**MOTION APPROVED**

## **G. First Reading Amendments to the Zoning Ordinance Regarding Brewpubs and Microbreweries**

Mr. Doozan reviewed the McKenna Associates memo dated January 22, 2015. He explained that in the latter part of 2014, zoning ordinance revisions were enacted to restate the lists of principal permitted and special land uses in the B-2 Community Business district, and B-3, General Business District. Inadvertently, brewpubs and microbreweries were left off the lists of permitted uses. Consequently, it is necessary to amend the zoning ordinance to add these uses to the two business districts.

**Motion by Carcone, second by Cash**

**To approve the first reading of the recommended revisions to the Lyon Township Zoning Ordinance to include Brewpubs and Microbreweries in the B-2 and B-3 districts.**

**Voice Vote:           Ayes: Unanimous  
                              Nays: None**

### **MOTION APPROVED**

## **H. Closed Session**

**Motion by Carcone, second by Dolan**

**To recess the regular meeting and move into closed session at 7:58 p.m.**

**Voice Vote:           Ayes: Unanimous  
                              Nays: None**

### **MOTION APPROVED**

**Board reopened the regular meeting at 8:30 p.m. and directed the Township Attorney to proceed with Facilitative Mediation as discussed in closed session.**

**Voice Vote:           Ayes: Unanimous  
                              Nays: None**

### **ADJOURNMENT**

The Board of Trustees meeting was adjourned at 8:32 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary

*Michele Cash*

Lyon Township  
Clerk