



**ACME TOWNSHIP
FACILITIES ADVISORY COMMITTEE
Tuesday, September 23, 2008, 2:00 p.m.
Acme Township Hall
6042 Acme Road, Williamsburg MI 49690**

MEETING CALLED TO ORDER AT 2:05 pm

Members present: B. Boltres (Chair), T. Henkel, B. Kurtz, D. Smith (2:30), C. Walter
S. Vreeland, Township Manager
Members excused: D. Hoxsie, R. Scheiern
Staff: T. Flynn, Metro Fire Deputy Chief
N. Edwardson, Recording Secretary

A. Consider approval of the September 12, 2008, meeting minutes

**MOTION BY KURTZ. SECONDED BY HENKEL TO APPROVE THE
SEPTEMBER 12, 2009, MEETING MINUTES WITH ONE CORRECTION .
MOTION CARRIED.**

B. New Business

1. Discuss financing options/options for new facility/Buy/Construct

Boltres said at the last meeting we toured the Real Estate One (REO) Building. Scheiern, who is excused today, has the building plans for this. It is a free standing building with lots of good office space. Boltres said that an option would be to tear down some of the smaller offices to make a larger meeting room. He had checked around on new building costs. They are ranging around \$100.00 a square foot. Boltres said that he had looked into a conventional first Mortgage. There are interests rates as low as 4% up to 5%. There are many tax benefits available. Lee Bussa, local realtor, said lease rates are currently very good. He suggested this as a possible option for the Real Estate One building. Vreeland has estimated that we need around 8500 sq feet to meet out current needs. Boltres asked Kladder to talk about Bertha Vos. He said there is a meeting set for October 8th with Paul Soma, of TCAPS. Kladder said they are currently doing an assessment of all the properties. An earlier conversation with Soma revealed that no one had expressed an interest in the school. Kladder would like to see an Activities Center for the community at some point in the future. Perhaps we could rent out to other organizations. He knows this would be a big undertaking. One of the current concerns about the building is the boiler. The pipes are laid in the hallways and when one breaks there is flooding in the classrooms. The roof is in need of some patching. Kurtz would like to see a footprint of the current building. He is still of the opinion that demolishing the current township building and building a new one that would take in the parking lot would be good.

Walter commented that there are three things to look for in a building, one being visibility, then accessibility and parking. The current township building has none of the above. He again reminded the committee of the Village SUP's donation of land. Steve Smith, of The Village at Grand Traverse, presented a letter that speaks of a willingness to work with the Township. The letter states that leading up to the 2001 Master Plan, the future location for a Township hall was thoroughly deliberated. After numerous alternative locations were considered the Village property at the Southwest corner of M-72 and Lautner Road was deemed to be the best location. Vreeland also mentioned that Lanny Johnson's Special Use Permit provides for a township hall as well.

Boltres asked committee members what thoughts they had. Henkel liked the idea of leasing the REO building, Kurtz is in favor of leasing but would like the footprints of the current building explored, Walter liked leasing for 3-5 years while a new building is built, Smith also likes the REO, plenty of parking with visibility. Vreeland also likes the leasing. She did raise the question, if leasing will the property owner still pay taxes?

Boltres will continue to look into the financing and possible roofing estimates.

2. Discuss plans/status of Metro Fire Station 8

Terry Flynn, MetroFire, Deputy Chief, talked about the fire station. He said a new building would be great. But with the cuts in the budget and the state of the economy the fire board is behind the Garfield building. It would be their plan to stay in Acme for a few years. They would do improvements to last another five years here. There have been offers of land but at this time the offers don't fit into current plans. Boltres mentioned that a few weeks earlier Kladder, Vreeland and himself had met with some members of the Masonic Lodge. They were vague on their position. If the township were to move, the lodge would like the building back. Vreeland said we need to order a title search.

Kladder very pleased with the thoroughness of this committee. He thank the members for their continued work.

The next meeting is scheduled for Tuesday, October 7, at 2:00 pm.

ADJOURNED AT 3:00 pm