



**ACME TOWNSHIP  
FACILITIES ADVISORY COMMITTEE  
Tuesday, October 7, 2008, 2:00 p.m.  
Acme Township Hall  
6042 Acme Road, Williamsburg MI 49690**

**MEETING CALLED TO ORDER AT 2:15 pm**

**Members present:** B. Boltres (Chair), B. Kurtz (2:15), R. Scheiern, D. Smith  
S. Vreeland, Township Manager  
**Members excused:** D. Hoxsie, T. Henkel, C. Walter  
**Staff:** N. Edwardson, Recording Secretary

**A. Consider approval of the September 23, 2008, meeting minutes**

**MOTION BY SMITH. SECONDED BY KURTZ TO APPROVE THE SEPTEMBER 23, 2009, MEETING MINUTES AS PRESENTED. MOTION CARRIED.**

**B. New Business**

**1. Review of Title work on the Township property**

Vreeland ordered a title search on the current township hall property. It came back with two deeds in the chain of title. One is from Bernard and May Hoxsie to East Bay Township Board in 1890 for \$100.00. The second is from the East Bay Township Board of Trustees to the Acme Township Board of Trustees in 1891 for \$217.87.

The latter deed specifically mentions inclusion of the township hall thereon. It doesn't appear that there were any restrictions placed on the transactions. Boltres commented that it appeared that the Masonic Lodge did not have ownership of the township hall as previously thought.

**2. Preliminary Financing Information**

Boltres referred committee members to a letter written by one of the township attorneys, Mike Grant. In the letter he refers to installment purchase agreements for real property and whether Acme Township could seek bank financing, as opposed to issuing bonds. PA 99 of 1933 authorizes townships to enter into agreements to purchase real property for public purposes on an installment basis without qualification or approval under the Revised Municipal Finance Act. An installment purchase agreement is limited to 15 years or the useful life of the acquired property, whatever is less. The outstanding balance of all installment purchase contracts cannot exceed 1.25 percent of the Township's taxable value. They are entered into by a vote of the Township board and are not subject to a general election or right of referendum.

Boltres had preliminary financing information from Traverse City State Bank and Wells Fargo Brokerage Services, LLC. He is still waiting to hear from Northwestern Bank.

Vreeland had a phone conversation with John Axe, Municipal Financial Consultants, regarding capital improvements bonding. Some of the highlights of the call were, generally better interest rate over a period of 20 years, could include work to repair/customize and furnishings, resolution adopted by township board authorizing

issuance of bonds, 45 day waiting period during which citizens may circulate petitions to request a referendum on the project before the bonds are issued.

Axe would be willing to come and meet with Vreeland and the Township Board to discuss how this will all work.

**3. Discuss Roofing Bid/Real Estate One Utility costs/Leasing**

Boltres, Henkel and Scheiern met with Mariage Roofing and American Roofing Companies and looked over the roofing for proposals. Mariage submitted two proposals. Boltres was still waiting for a proposal from American Roofing. Committee members were also given a compilation of utilities and maintenance costs for the Real Estate One building for the last two years provided by Lee Bussa. Bussa also faxed over information on leasing. The current lease price for the building is \$10 per sq. foot which translates to \$87,460 per year. The lease rate is referred to a triple net lease which means that the tenant is also responsible for payment of taxes, insurance and maintenance.

Kurtz raised the question again of expanding the current township building. There is no room to expand. Several years ago there was talk about putting on a second story with a estimated cost of a million dollars.

Steve Smith, representing, The Village at Grand Traverse, reiterated the donation of land for a new Township hall, commented that there is a lot of savings if the Township hall and Fire Department are in the same location.

Boltres was prepared to send a motion to the October Board meeting but upon further discussion committee members felt the Board needed more information. Vreeland, Kladder and Boltres will compile a spreadsheet of a possible scenario. The committee will review at the next meeting and then forward to the November Board meeting.

The next scheduled meeting is Tuesday, October 21, at 2:00 pm.

**ADJOURNED AT 3:30 pm**