

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES  
SEPTEMBER 2, 2014 REGULAR BOARD MEETING  
TENTATIVE AGENDA**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Supervisor Combs	_____	Trustee McClanahan	_____
Clerk Wright	_____	Trustee Miller	_____
Treasurer Budd	_____	Engineer Nummer	_____
Trustee Hart	_____	Attorney McCauley	_____
Trustee Jahr	_____	Secretary LaMothe	_____

**APPROVAL OF AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

1. Work Study Minutes August 18, 2014.
2. Closed Session Minutes August 18, 2014.
3. Board Meeting Minutes August 19, 2014
4. Voucher List of September 2, 2014.
5. Combination of Lots V125-83-094-01-0213-313 and V125-83-094-01-0213-314.
6. Assessing Office Inspection of Records Policy

**PUBLIC HEARING:**

1. Consider request for an Industrial Facilities Exemption for Constellium Automotive USA, LLC.
2. Consider request for a PA 328 Property Tax Exemption for Constellium Automotive USA, LLC.

**CORRESPONDENCE:**

1. Presentation by Kerry Durnan, Director of Operations for EQ and Joseph Weismann, Certified Health Physicist and Vice President of US Ecologies Radiological Programs.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

1. Consider approval of the GIS Technician Job Description and posting of the position.
2. Consider the adoption of Ordinance 09-02-14 to amend the Charter Township of Van Buren Zoning Ordinance 6-2-92 as amended, to revise Section 4.01 by deleting the sentence which states, "Uses for enterprises that are contrary to Federal, State or Local Laws or Ordinances are prohibited."
3. Consider adoption of Resolution 2014-22, authorizing an Industrial Exemption for Constellium Automotive USA, LLC and authorize the Supervisor and Clerk to execute the Tax Abatement Agreement.
4. Consider adoption of Resolution 2014-23, authorizing a PA 328 Property Tax Exemption for Constellium Automotive USA, LLC and authorize the Supervisor and Clerk to execute the Abatement Agreement.

**REPORTS:**

**ANNOUNCEMENTS:**

**NON-AGENDA ITEMS:**

**CLOSED SESSION:**

**ADJOURNMENT:**

# Accounts Payable

## To Be Paid Proof List

User: CTowles  
 Printed: 08/28/2014 - 10:46AM  
 Batch: 00001.09.2014 - 9/2 VL



**Charter Township of Van Buren**  
 46425 Tyler Road  
 Van Buren, MI 48111  
 Telephone 734-699-8925

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
abddoo	Abbey Door								
6812	8/13/2014	478.00	0.00	09/02/2014	Rpl Rollers on Rear WS Garage Door			False	0
592-536-931-000	Building Maintenance								
	6812 Total:	478.00							
6813	8/13/2014	100.00	0.00	09/02/2014	Rpr Hardware on 2 Gym Doors			False	0
101-265-931-000	Building Maintenance								
	6813 Total:	100.00							
6814	8/13/2014	35.00	0.00	09/02/2014	Transmitter			False	0
592-536-931-000	Building Maintenance								
	6814 Total:	35.00							
abddoo	Total:	613.00							
abheco	Absolute Heating & Cooling								
283	8/6/2014	375.00	0.00	09/02/2014	Rpl Blower Motor/Capacitor in WS Garage			False	0
592-536-931-000	Building Maintenance								
	283 Total:	375.00							
284	8/6/2014	450.00	0.00	09/02/2014	Sta 1&2 Clean Dryer Vents			False	0
101-336-931-000	Building Maintenance								
	284 Total:	450.00							
abheco	Total:	825.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
abnlau Instructor 101-691-742-000 Program Expense	8/26/2014	1,123.20	0.00	09/02/2014	Cheerleading & Gymnastic Instructor			False	0
	Instructor Total:	1,123.20							
	abnlau Total:	1,123.20							
adoram 15468465 101-715-740-000 Operating Supplies	7/29/2014	345.49	0.00	09/02/2014	Camera Filter Kit/Adapters/GCU			False	0
	15468465 Total:	345.49							
15470518 101-715-740-000 Operating Supplies	7/29/2014	26.20	0.00	09/02/2014	Camera Mounting Adapter			False	0
	15470518 Total:	26.20							
	adoram Total:	371.69							
ahakiz ENV 101-370-818-000 Commissions	8/26/2014	50.00	0.00	09/02/2014	1/15, 5/21 Env Mtgs			False	0
	ENV Total:	50.00							
	ahakiz Total:	50.00							
ALICE 3874 101-301-861-000 Training Expense	5/13/2014	495.00	0.00	09/02/2014	Abdilla: 6/19-20 Active Shooter Trng			False	0
	3874 Total:	495.00							
3874. 101-301-861-000 Training Expense	5/13/2014	495.00	0.00	09/02/2014	Buckberry: 6/19-20 Active Shooter Trng			False	0
	3874. Total:	495.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
	ALICe Total:	990.00							
asppe JC6980	Asphalt Specialist, Inc. 7/9/2014	93,345.80	0.00	09/02/2014	Township Hall Parking Lot Improvements			False	0
	JC6980 Total:	93,345.80							
	asppe Total:	93,345.80							
atglo MI680546	A.T&T Global Services 8/18/2014	866.24	0.00	09/02/2014	8/31-9/30 Telephone System Maint			False	0
	MI680546 Total:	866.24							
MI680555	8/19/2014	210.00	0.00	09/02/2014	Set Up Call Pilot App on New PC			False	0
	MI680555 Total:	210.00							
	atglo Total:	1,076.24							
BANEYO2	The Bank of New York Mellon, NA 7/28/2014	545,000.00	0.00	09/02/2014	2006 Sewer Capital Imp Bond Principal			False	0
5257-01	2006 SRF Loan-EQ Basin 7/28/2014	69,341.50	0.00	09/02/2014	2006 Sewer Capital Imp Bond Interest			False	0
	5257-01 Total:	614,341.50							
7265-01	7/28/2014	290,000.00	0.00	09/02/2014	2009 Water Capital Imp Bond Principal			False	0
592-000-300-042	DWRF Water Bond 7/28/2014	69,562.50	0.00	09/02/2014	2009 Water Capital Imp Bond Interest			False	0
	7265-01 Total:	359,562.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
BANEOY2 Total:		973,904.00							
bearin 10387	Belleville Area Independent 8/21/2014	30.00	0.00	09/02/2014	Police Auction Ad			False	0
101-000-629-000 Police Department									
10387 Total:		30.00							
40310	8/6/2014	108.76	0.00	09/02/2014	PH NEAPCO Driveline			False	0
101-248-900-000 Printing & Publishing									
40310 Total:		108.76							
40317	8/6/2014	36.25	0.00	09/02/2014	Phg Comm PH			False	0
101-370-900-000 Printing & Publishing									
40317 Total:		36.25							
40378	8/21/2014	325.00	0.00	09/02/2014	Public Safety Day Inserts			False	0
247-000-900-000 Printing & Publishing									
40378 Total:		325.00							
40388	8/21/2014	42.50	0.00	09/02/2014	BZA PH Menards			False	0
101-370-900-000 Printing & Publishing									
40388 Total:		42.50							
bearin Total:		542.51							
bhphvi 85276300	B&H Photo-Video 7/22/2014	496.98	0.00	09/02/2014	Flash Drives/Mounts/Harness/DJI Naza M PMU V2			False	0
101-715-740-000 Operating Supplies									
85276300 Total:		496.98							
85778349	8/6/2014	8.00	0.00	09/02/2014	Output Cables			False	0
101-715-740-000 Operating Supplies									
85778349 Total:		8.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
bphvi Total:		504.98							
bowaco	Board Of Water Commissioners								
004-1511.400	8/8/2014	876.88	0.00	09/02/2014				False	0
592-537-924-000	Sewage Treatment			July IWC					
004-1511.400	Total:	876.88							
bowaco Total:		876.88							
boydon	Boynton, Donald								
PLNG	8/26/2014	25.00	0.00	09/02/2014				False	0
101-370-818-000	Commissions			8/13 Plng Mtg					
PLNG	Total:	25.00							
boydon Total:		25.00							
brodav	Brownlee, David								
ENV	8/26/2014	90.00	0.00	09/02/2014				False	0
101-370-818-000	Commissions			1/15, 2/19, 5/21 Env Mtgs					
ENV	Total:	90.00							
brodav Total:		90.00							
bruces	Bruce's								
08.13	8/13/2014	40.80	0.00	09/02/2014				False	0
101-301-862-000	Detention Supplies			Prisoner Meals					
08.13	Total:	40.80							
08.20	8/20/2014	69.40	0.00	09/02/2014				False	0
101-301-862-000	Detention Supplies			Prisoner Meals					
08.20	Total:	69.40							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	bruces Total:	110.20							
cainoa	Caincross, Noah								
Reimburse	8/27/2014	70.00	0.00	09/02/2014				False	0
592-536-956-000	Other			CDL License					
	Reimburse Total:	70.00							
	cainoa Total:	70.00							
cdwgov	CDW Government								
NS74069	8/14/2014	145.02	0.00	09/02/2014				False	0
247-000-740-000	Operating Supplies			APC Power Saving BackUp					
	NS74069 Total:	145.02							
	cdwgov Total:	145.02							
chabus	Chapp & Bushey Oil Co.								
137309	8/8/2014	108.66	0.00	09/02/2014				False	0
101-370-860-000	Transportation			Fuel					
137309	8/8/2014	153.41	0.00	09/02/2014				False	0
101-265-860-000	Transportation			Fuel					
137309	8/8/2014	198.15	0.00	09/02/2014				False	0
101-718-860-000	Transportation			Fuel					
137309	8/8/2014	479.40	0.00	09/02/2014				False	0
101-692-860-000	Transportation			Fuel					
137309	8/8/2014	504.97	0.00	09/02/2014				False	0
101-336-860-001	Fuel			Fuel					
137309	8/8/2014	4,161.20	0.00	09/02/2014				False	0
101-301-860-001	Fuel			Fuel					
137309	8/8/2014	786.22	0.00	09/02/2014				False	0
592-536-751-000	Gas & Diesel Fuel			Fuel					
	137309 Total:	6,392.01							
	chabus Total:	6,392.01							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
clahl 555073 251-000-802-000 Attorney Fees	8/15/2014	990.00	0.00	09/02/2014 July LDFA Legal Svs				False	0
	555073 Total:	990.00							
	clahl Total:	990.00							
clalia BZA 101-370-818-000 Commissions	8/26/2014	25.00	0.00	09/02/2014 8/12 BZA Mtg				False	0
	BZA Total:	25.00							
	clalia Total:	25.00							
comass 56352 247-000-822-000 Public Relations	7/31/2014	2,500.00	0.00	09/02/2014 July DDA Marketing Services				False	0
	56352 Total:	2,500.00							
56390 101-228-817-000 Technology	7/31/2014	765.00	0.00	09/02/2014 Provide Turn-Key Auto Backup for Twp Website				False	0
	56390 Total:	765.00							
	comass Total:	3,265.00							
comlin Reimburse 101-101-956-000 Other	8/20/2014	135.44	0.00	09/02/2014 FERC Lunch Meeting Meals				False	0
	Reimburse Total:	135.44							
	comlin Total:	135.44							
concen 709723131	8/13/2014	50.50	0.00	09/02/2014				False	0
	Occupational Health Centers of MI, PC								

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
101-336-956-000 Other	8/13/2014	50.50	0.00	Vangmert: Drug Screen				False	0
709723131				09/02/2014					
592-536-956-000 Other				Pinard: DOT Recert					
709723131 Total:		101.00							
concen Total:		101.00							
cumcda	Cummings,McCloreay,Davis & Acho								
213295	8/11/2014	757.22	0.00	09/02/2014				False	0
101-210-801-000 Attorney Fees				July Legal Sys					
213295	8/11/2014	309.28	0.00	09/02/2014				False	0
592-536-801-002 Attorney				July Legal Sys					
213295 Total:		1,066.50							
cumcda Total:		1,066.50							
debnor	Debuck, Norman								
ENV	8/26/2014	75.00	0.00	09/02/2014				False	0
101-370-818-000 Commissions				1/15, 2/19, 5/21 Env Mtgs					
ENV Total:		75.00							
debnor Total:		75.00							
delcom	Dell Marketing LP								
XJJ5X2M95	8/14/2014	1,094.36	0.00	09/02/2014				False	0
101-228-817-000 Technology				Dell OptiPlex 7010 Computer-Rpl Spare					
XJJ5X2M95 Total:		1,094.36							
delcom Total:		1,094.36							
deliem	A Design Line Embroidery								
20431	8/2/2014	765.74	0.00	09/02/2014				False	0
279-691-740-000 Youth Services				Takin it to the Streets T-Shirts					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
20431 Total:		765.74							
deliem Total:		765.74							
deluxe 2031751412 101-248-727-000 Office Supplies	Deluxe Business Checks 8/22/2014	645.39	0.00	09/02/2014 4000 Accounts Payable Checks				False	0
2031751412 Total:		645.39							
deluxe Total:		645.39							
dewolf 714 101-301-861-000 Training Expense	DeWolf & Associates 8/17/2004	595.00	0.00	09/02/2014 DeVos: 8/12-15 FTO Trng Program				False	0
714 Total:		595.00							
dewolf Total:		595.00							
elsesy SI041464 101-228-817-000 Technology	Electronic Security Systems 8/19/2014	47.00	0.00	09/02/2014 Card Access System Assistance				False	0
SI041464 Total:		47.00							
elsesy Total:		47.00							
format Plan Review 101-370-819-000 Contracted Services	Forster, Matthew 8/22/2014	771.29	0.00	09/02/2014 Building Plan Reviewer				False	0
Plan Review Total:		771.29							
format Total:		771.29							
frajoa Franzoi, Joan									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
PLNG	8/26/2014	25.00	0.00	09/02/2014				False	0
101-370-818-000 Commissions				8/13 Plng Mtg					
	PLNG Total:	25.00							
	frajoa Total:	25.00							
frapco	Frischman Appraisal & Consulting								
Assessor	8/15/2014	3,333.00	0.00	09/02/2014				False	0
101-247-819-000 Contracted Services				Assessing Independent Contractor					
	Assessor Total:	3,333.00							
	frapco Total:	3,333.00							
gamogr	Gastorek, Morgan, Greco & McCauley, PC								
3455	8/7/2014	9.24	0.00	09/02/2014				False	0
101-210-801-000 Attorney Fees				July MDEQ Phase II Permit					
	3455 Total:	9.24							
	gamogr Total:	9.24							
geinse	Geographic Information Services, Inc.								
6621	8/25/2014	3,500.00	0.00	09/02/2014				False	0
101-228-816-000 GIS Technology				GIS Support for Updates & New Technician					
	6621 Total:	3,500.00							
	geinse Total:	3,500.00							
gibant	Gibson, Anthony								
ENV	8/26/2014	75.00	0.00	09/02/2014				False	0
101-370-818-000 Commissions				1/15, 2/19, 5/21 Env Mtgs					
	ENV Total:	75.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
	gibant Total:	75.00							
gimuhu 10	Giarmarco, Mullins & Horton PC 8/11/2014	1,647.20	0.00	09/02/2014				False	0
101-210-801-000	Attorney Fees			July Legal Svs					
10	8/11/2014	672.80	0.00	09/02/2014				False	0
592-536-801-002	Attorney			July Legal Svs					
	10 Total:	2,320.00							
	gimuhu Total:	2,320.00							
goprma 2698	Gonczy's Property Maintenance 8/10/2014	2,025.00	0.00	09/02/2014				False	0
101-265-819-000	Contracted Services			Mow Township Grass					
	2698 Total:	2,025.00							
2699	8/10/2014	155.00	0.00	09/02/2014				False	0
101-265-819-000	Contracted Services			Mow Township Grass					
	2699 Total:	155.00							
2704	8/10/2014	1,900.00	0.00	09/02/2014				False	0
101-265-819-000	Contracted Services			Weed/Trim/Mulch both Fire Stations					
	2704 Total:	1,900.00							
2706	8/17/2014	1,685.00	0.00	09/02/2014				False	0
101-265-819-000	Contracted Services			Mow Township Grass					
	2706 Total:	1,685.00							
2708	8/17/2014	155.00	0.00	09/02/2014				False	0
101-265-819-000	Contracted Services			Mow Township Grass					
	2708 Total:	155.00							
2711	8/24/2014	900.00	0.00	09/02/2014				False	0
101-718-958-000	Environmental Grant Project			Riggs Pk Brush Hog East Field					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
2711 Total:		900.00							
2712	8/24/2014	1,980.00	0.00	09/02/2014	Mow Township Grass			False	0
101-265-819-000 Contracted Services									
2712 Total:		1,980.00							
goprma Total:		8,800.00							
graing	8/13/2014	115.94	0.00	09/02/2014	Service Corridor Signs			False	0
9515704709									
101-265-740-000 Operating Supplies									
9515704709 Total:		115.94							
9519135231	8/18/2014	32.30	0.00	09/02/2014	Cable Hallway Signs			False	0
101-265-740-000 Operating Supplies									
9519135231 Total:		32.30							
9521766429	8/20/2014	354.31	0.00	09/02/2014	Welding Helmet			False	0
101-265-740-000 Operating Supplies									
9521766429 Total:		354.31							
graing Total:		502.55							
griamo	8/26/2014	30.00	0.00	09/02/2014	8/12 Ping Mtg			False	0
BZA									
101-370-818-000 Commissions									
BZA Total:		30.00							
griamo Total:		30.00							
grisco	8/13/2014	21.25	0.00	09/02/2014	Fuel			False	0
Reimburse									
101-301-860-001 Fuel									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
	Reimburse Total:	21.25							
	grisco Total:	21.25							
griael R16911	Great Lakes Electronics Corp 8/20/2014	844.24	0.00	09/02/2014	Old Electronic Equipment Disposal			False	0
101-228-817-000	Technology								
	R16911 Total:	844.24							
	griael Total:	844.24							
grudam Stipend	Grunbacher, Damian 8/15/2014	272.73	0.00	09/02/2014	August German Volunteer			False	0
101-692-956-000	Other								
	Stipend Total:	272.73							
	grudam Total:	272.73							
hayree Instructor	Hayes, Reece 8/26/2014	1,242.00	0.00	09/02/2014	Tae & Kid Kwon Do Instructor			False	0
101-691-742-000	Program Expense								
	Instructor Total:	1,242.00							
	hayree Total:	1,242.00							
hengla Rpl Window	Henderson Glass 8/26/2014	279.00	0.00	09/02/2014	Replace Window in Senior Lounge			False	0
101-265-931-000	Building Maintenance								
	Rpl Window Total:	279.00							
	hengla Total:	279.00							
holenv	Holben Environmental								

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
4621	8/13/2014	150.00	0.00	09/02/2014				False	0
592-536-861-000 Training				Osborne: 9/12 Cross Connection Trng					
4621	8/13/2014	150.00	0.00	09/02/2014				False	0
592-536-861-000 Training				Esch: 9/12 Cross Connection Trng					
4621 Total:		300.00							
holenv Total:		300.00							
humsol	The Human Solution								
162496	8/7/2014	203.82	0.00	09/02/2014				False	0
101-301-727-000 Office Supplies				6 Sets Squadrm Chair Arms					
162496 Total:		203.82							
humsol Total:		203.82							
hyddes	Hydro Designs								
32841	7/31/2014	1,065.00	0.00	09/02/2014				False	0
592-536-819-000 Contracted Services				4 of 36 Cross Connect Control Prog					
32841 Total:		1,065.00							
hyddes Total:		1,065.00							
incoco	International Code Council								
0469415	8/13/2014	210.00	0.00	09/02/2014				False	0
101-370-740-000 Operating Supplies				2012 MI Building Code & Rehab Books					
0469415 Total:		210.00							
incoco Total:		210.00							
iron	Iron								
341626	8/12/2014	1,889.32	0.00	09/02/2014				False	0
592-536-819-000 Contracted Services				Sept Meter Reading System Maint					
341626 Total:		1,889.32							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
iron Total:									
		1,889.32							
j&tow	J & T Towing	45.00	0.00	09/02/2014				False	0
417653	101-301-860-000 Vehicle Maintenance			#135 Tow to Atchinson					
417653 Total:									
		45.00							
j&tow Total:									
		45.00							
johear	Johnson, Carl	25.00	0.00	09/02/2014				False	0
PLNG	101-370-818-000 Commissions			8/13 Plng Mtg					
PLNG Total:									
		25.00							
johear Total:									
		25.00							
johnlit	Johnston Lithograph, Inc.	184.00	0.00	09/02/2014				False	0
86536	101-101-956-000 Other			3000 Landfill Passes					
86536 Total:									
		184.00							
86545	101-301-727-000 Office Supplies	316.00	0.00	09/02/2014				False	0
1500 Work Order Requests									
86545 Total:									
		316.00							
86546	101-301-727-000 Office Supplies	128.00	0.00	09/02/2014				False	0
2000 Public Safety #10 Envs									
86546 Total:									
		128.00							
johnlit Total:									
		628.00							
jordyn	Jordan, Lynette	190.34	0.00	09/02/2014				False	0
Travel	101-692-860-000 Transportation			7/9-8/22 Mileage					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
	Travel Total:	190.34							
	jorlyn Total:	190.34							
kellbr PLNG 101-370-818-000 Commissions	8/26/2014	25.00	0.00	09/02/2014 8/13 Plng Mtg				False	0
	PLNG Total:	25.00							
	kellbr Total:	25.00							
knitat Instructor 101-691-742-000 Program Expense	8/27/2014	129.60	0.00	09/02/2014 Yoga Instructor				False	0
	Instructor Total:	129.60							
	knitat Total:	129.60							
laugre Reimburse 247-000-822-000 Public Relations	8/27/2014	312.48	0.00	09/02/2014 Cotton Candy for Public Safety Day				False	0
	Reimburse Total:	312.48							
	laugre Total:	312.48							
lohuru 378485-1 101-265-740-000 Operating Supplies	8/8/2014	164.89	0.00	09/02/2014 Mint Clnr/Gloves/Wypalls				False	0
	378485-1 Total:	164.89							
378485-2 101-265-740-000 Operating Supplies	8/14/2014	80.61	0.00	09/02/2014 Gloves				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
		378485-2 Total:							
		80.61							
378791	8/11/2014	24.48	0.00	09/02/2014	Plug/Ibuprofen			False	0
101-718-740-000	Operating Supplies								
		378791 Total:							
		24.48							
378854	8/4/2014	69.22	0.00	09/02/2014	Stainless Chr/Easy Fresh			False	0
101-265-740-000	Operating Supplies								
		378854 Total:							
		69.22							
379298	8/11/2014	283.52	0.00	09/02/2014	TP/Liners			False	0
101-718-740-000	Operating Supplies								
		379298 Total:							
		283.52							
		Iohusu Total:							
		622.72							
mckass									
21247	8/14/2014	156.68	0.00	09/02/2014	July DDA Ecorse/Belleville Road Landscaping			False	0
247-000-977-003	Landscape Design Services								
		21247 Total:							
		156.68							
21430	8/14/2014	408.04	0.00	09/02/2014	July Twp Park Planning Sys			False	0
101-718-819-000	Contracted Services								
		21430 Total:							
		408.04							
21433	8/7/2014	14,000.00	0.00	09/02/2014	July On-Site Planning & Zoning Services			False	0
101-370-819-000	Contracted Services								
		21433 Total:							
		14,000.00							
98020D	8/13/2014	62.77	0.00	09/02/2014	July DDA Planning Sys			False	0
247-000-821-000	Consultant								
		98020D Total:							
		62.77							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
mckass Total:		14,627.49							
mckrob BZA 101-370-818-000 Commissions	8/26/2014	25.00	0.00	09/02/2014 8/12 BZA Mtg				False	0
BZA Total:		25.00							
PLNG 101-370-818-000 Commissions	8/26/2014	25.00	0.00	09/02/2014 8/13 PIng Mtg				False	0
PLNG Total:		25.00							
mckrob Total:		50.00							
merron ENV 101-370-818-000 Commissions	8/26/2014	50.00	0.00	09/02/2014 1/15, 5/21 Env Mtgs				False	0
ENV Total:		50.00							
merron Total:		50.00							
miledw BZA 101-370-818-000 Commissions	8/26/2014	25.00	0.00	09/02/2014 8/12 BZA Mtg				False	0
BZA Total:		25.00							
miledw Total:		25.00							
miruwa T14-0228 592-536-861-000 Training	8/13/2014	205.00	0.00	09/02/2014 Caincross: 9/3 Heavy Equip Operations Class				False	0
T14-0228 592-536-861-000 Training	8/13/2014	205.00	0.00	09/02/2014 Pinard: 9/3 Heavy Equip Operations Class				False	0
T14-0228 Total:		410.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
miruwa Total:		410.00							
mmlwcf	Michigan Municipal Workers								
13211201	8/13/2014	14,625.00	0.00	09/02/2014				False	0
101-900-720-000 Workers' Compensation				Oct-Dec Workers Comp Ins					
13211201	8/13/2014	9,750.00	0.00	09/02/2014				False	0
592-536-720-000 Workers Comp				Oct-Dec Workers Comp Ins					
13211201 Total:		24,375.00							
mmlwcf Total:		24,375.00							
mmta	MI Municipal Treasurers Assoc								
Registration1	8/14/2014	305.00	0.00	09/02/2014				False	0
101-253-861-000 Training				Budd: 10/5-8 Conference Registration					
Registration1 Total:		305.00							
Registration2	8/14/2014	305.00	0.00	09/02/2014				False	0
101-253-861-000 Training				Bellingham: 10/5-8 Conference Registration					
Registration2 Total:		305.00							
mmta Total:		610.00							
mocean	Summit Financial Resources LP								
63886	8/7/2014	113.95	0.00	09/02/2014				False	0
101-336-741-000 Uniforms & Equipment				Skotak:1 Pant					
63886	8/7/2014	113.95	0.00	09/02/2014				False	0
101-336-741-000 Uniforms & Equipment				Roy:1 Pant					
63886 Total:		227.90							
mocean Total:		227.90							
mwea	MWEA								
E13313	8/13/2014	125.00	0.00	09/02/2014				False	0
592-536-861-000 Training				Caincross: 10/28 Electrical System Maint Class					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
E13313	8/13/2014	125.00	0.00	09/02/2014				False	0
592-536-861-000	Training			Pinar: 10/28 Electrical System Maint Class					
E13313 Total:		250.00							
mwea Total:		250.00							
nichug	8/15/2014	150.00	0.00	09/02/2014				False	0
Entertainment	Nicks, Hubert R.			July Sunday Band Fees					
101-692-742-000	Program Expense								
Entertainment Total:		150.00							
nichug Total:		150.00							
nolase	8/13/2014	950.00	0.00	09/02/2014				False	0
259960	Northern Lake Service, Inc.			Public Water System Testing					
592-536-819-000	Contracted Services								
259960 Total:		950.00							
nolase Total:		950.00							
peticas	8/14/2014	12.00	0.00	09/02/2014				False	0
101-692-742-000	Program Expense			Pofluck Luncheon Hot Dog Buns					
101-692-742-000	Program Expense			Staff Office Cake					
101-692-742-000	Program Expense			Golf Scramble Golf Balls					
101-692-742-000	Program Expense			Golf Scramble Water/Salad Dressing/Cups					
101-692-742-000	Program Expense			BD Monday Sundae Cups					
101-692-742-000	Program Expense			Restaurant Club Portofino on the River					
101-692-742-000	Program Expense			Restaurant Club Portofino on the River					
101-692-742-000	Program Expense			Restaurant Club Portofino on the River					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
Petty Cash	8/14/2014	3.00	0.00	09/02/2014				False	0
101-692-742-000 Program Expense				Grill Brush					
Petty Cash	8/14/2014	19.99	0.00	09/02/2014				False	0
101-692-742-000 Program Expense				Propane					
Petty Cash Total:		150.07							
petcas Total:		150.07							
pitbow									
7018948-AU14	8/13/2014	1,043.13	0.00	09/02/2014				False	0
101-248-940-000 Equipment Rental				5/30-8/30 Postage Machine Rental					
7018948-AU14 Total:		1,043.13							
pitbow Total:		1,043.13							
pronet									
30125	7/29/2014	119.85	0.00	09/02/2014				False	0
250-000-920-000 Utilities				3 Months Internet Service					
30125 Total:		119.85							
pronet Total:		119.85							
puagr									
181662	8/14/2014	495.00	0.00	09/02/2014				False	0
101-301-861-000 Training Expense				A. Smith: 10/27-31 Hostage Negotiations Trng					
181662 Total:		495.00							
puagr Total:		495.00							
quill									
5216052	8/12/2014	438.81	0.00	09/02/2014				False	0
101-301-727-000 Office Supplies				Print Carts/Pads/Corr Tape/Colored Paper					
5216052 Total:		438.81							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
5260363	8/13/2014	7.49	0.00	09/02/2014				False	0
250-000-727-000 Office Supplies				File Folders					
	5260363 Total:	7.49							
5310639	8/15/2014	13.99	0.00	09/02/2014				False	0
250-000-727-000 Office Supplies				Laminating Pouch					
	5310639 Total:	13.99							
5380294	8/19/2014	15.79	0.00	09/02/2014				False	0
101-215-956-000 Other				Wire Step File					
	5380294 Total:	15.79							
5447655	8/20/2014	40.90	0.00	09/02/2014				False	0
101-191-727-000 Office Supplies				Thermal Rolls					
5447655	8/20/2014	227.04	0.00	09/02/2014				False	0
101-248-727-000 Office Supplies				Labels/Print Carts/Pads					
	5447655 Total:	267.94							
	quill Total:	744.02							
ricoh									
1048913087	8/11/2014	2,435.98	0.00	09/02/2014				False	0
592-536-937-000 Office Equipment Maint				Ricoh MP301 Copy/Scan/Fax Machine					
	1048913087 Total:	2,435.98							
5031980390	8/11/2014	57.98	0.00	09/02/2014				False	0
101-370-740-000 Operating Supplies				5/11-8/10 Copier Maint-B&W					
5031980390	8/11/2014	57.98	0.00	09/02/2014				False	0
592-536-937-000 Office Equipment Maint				5/11-8/10 Copier Maint-B&W					
5031980390	8/11/2014	434.66	0.00	09/02/2014				False	0
101-370-740-000 Operating Supplies				5/11-8/10 Copier Maint-COLOR					
5031980390	8/11/2014	434.65	0.00	09/02/2014				False	0
592-536-937-000 Office Equipment Maint				5/11-8/10 Copier Maint-COLOR					
	5031980390 Total:	985.27							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
ricoh Total:		3,421.25							
rsvp	RSVP								
Reservation	8/27/2014	17.00	0.00	09/02/2014				False	0
101-692-742-000 Program Expense	McBride: Volunteer Luncheon Ticket								
Reservation Total:		17.00							
rsvp Total:		17.00							
s&lele	S&L Electrical Services LLC								
328	7/24/2014	170.00	0.00	09/02/2014				False	0
101-265-931-000 Building Maintenance	Inst Receptacle for Insect Trap Light								
328 Total:		170.00							
330	7/31/2014	458.00	0.00	09/02/2014				False	0
101-336-931-000 Building Maintenance	Sta 1 Troubleshoot/Rpl Flag Pole Light Bulbs								
330 Total:		458.00							
s&lele Total:		628.00							
shvua	South Huron Valley Utility Ath								
2851	8/15/2014	74,061.00	0.00	09/02/2014				False	0
592-537-924-000 Sewage Treatment	Sept SHV Sewage								
2851 Total:		74,061.00							
2858	8/15/2014	410,484.80	0.00	09/02/2014				False	0
592-000-300-007 1998 SHV Expansion Bonds	SHV System Plant Expansion Bond Prin								
2858	8/15/2014	34,666.33	0.00	09/02/2014				False	0
592-537-995-000 Interest Expense	SHV System Plant Expansion Bond Int								
2858	8/15/2014	5,576.90	0.00	09/02/2014				False	0
592-537-995-000 Interest Expense	2011 SHV SRF Bond Int								
2858 Total:		450,728.03							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
shvua Total:		524,789.03							
spfisa 140637	Spears Fire Safety Services	80.40	0.00	09/02/2014				False	0
101-301-933-000	Equipment Maintenance				Service/Recharge Fire Extinguishers				
140637 Total:		80.40							
spfisa Total:		80.40							
sufila 327894	Sure-Fit Laundry	59.25	0.00	09/02/2014				False	0
101-301-862-000	Detention Supplies				Clean Prisoner Blankets				
327894 Total:		59.25							
328271		61.50	0.00	09/02/2014				False	0
101-301-862-000	Detention Supplies				Clean Prisoner Blankets				
328271 Total:		61.50							
sufila Total:		120.75							
tabpro 2249923	Tab Products Co.	1,859.25	0.00	09/02/2014				False	0
101-265-970-000	Capital Outlay				5 Drawer Designer Cabinet in HR Office				
2249923 Total:		1,859.25							
tabpro Total:		1,859.25							
teidtn 4389817	Telvent DTN, Inc.	189.00	0.00	09/02/2014				False	0
101-325-819-000	Contracted Services				9/4-10/3 Weather Program				
4389817 Total:		189.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
teldtm Total:		189.00							
telnet 140815 101-265-850-000 Telephone	TelNet Worldwide, Inc. 8/15/2014	938.14	0.00	09/02/2014	7/16-8/15 Phone Circuits & LD Calls			False	0
140815 Total:		938.14							
telnet Total:		938.14							
tetosu 254772 101-301-740-000 Film/Photo/Batteries	Tech Tool Supply 8/20/2014	545.00	0.00	09/02/2014	500 3 V Lithium Ion Batteries			False	0
254772 Total:		545.00							
tetosu Total:		545.00							
thocar PLNG 101-370-818-000 Commissions	Thompson, Carol 8/26/2014	30.00	0.00	09/02/2014	8/13 Plng Mtg			False	0
PLNG Total:		30.00							
thocar Total:		30.00							
uissca 530343684 592-537-930-000 Maintenance - Lift Station	UIS SCADA 8/15/2014	1,390.13	0.00	09/02/2014	Rpr Harbor Club & Schooner LS			False	0
530343684 Total:		1,390.13							
530343685 592-537-930-000 Maintenance - Lift Station	8/15/2014	4,738.02	0.00	09/02/2014	Rpr Harbor Club & Schooner LS			False	0
530343685 Total:		4,738.02							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
	uissca Total:	6,128.15							
USBANK	US Bank								
1497NS	8/28/2014	160,000.00	0.00	09/02/2014				False	0
247-000-994-005	Bond Principal Pmt - 2014			DDA 2014 Tax Increment Revenue Bond Principal					
1497NS	8/28/2014	28,045.49	0.00	09/02/2014				False	0
247-000-995-005	Bond Interest Exp - 2014			DDA 2014 Tax Increment Revenue Bond Interest					
	1497NS Total:	188,045.49							
2393NS	8/28/2014	190,000.00	0.00	09/02/2014				False	0
247-000-994-004	Bond Principal Pmt-2012			DDA Tax Increment Revenue Bond Principal					
2393NS	8/28/2014	74,562.50	0.00	09/02/2014				False	0
247-000-995-004	Bond Interest Exp-2012			DDA Tax Increment Revenue Bond Interest					
	2393NS Total:	264,562.50							
5037-5	8/28/2014	660,000.00	0.00	09/02/2014				False	0
247-000-994-002	Bond Principal Pmt-2005 B			DDA Tax Refunding Bond Principal					
5037-5	8/28/2014	16,500.00	0.00	09/02/2014				False	0
247-000-995-002	Bond Interest Exp-2005 B			DDA Tax Refunding Bond Interest					
	5037-5 Total:	676,500.00							
	USBANK Total:	1,129,107.99							
vbusc	Van Buren Public School								
1916	8/5/2014	1,576.85	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1916 Total:	1,576.85							
1917	8/5/2014	1,633.05	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1917 Total:	1,633.05							
1918	8/5/2014	1,641.25	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
1918 Total:		1,641.25							
1919	8/5/2014	1,280.95	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1919 Total:		1,280.95							
1920	8/5/2014	118.60	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1920 Total:		118.60							
1921	8/5/2014	217.30	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1921 Total:		217.30							
1922	8/5/2014	181.70	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1922 Total:		181.70							
1923	8/5/2014	198.85	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1923 Total:		198.85							
1924	8/5/2014	68.50	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1924 Total:		68.50							
1926	8/5/2014	186.30	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1926 Total:		186.30							
1927	8/5/2014	194.30	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001	Program Exp-Summer Camp								
1927 Total:		194.30							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
1928	8/5/2014	218.05	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1928 Total:	218.05							
1929	8/5/2014	176.70	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1929 Total:	176.70							
1930	8/5/2014	174.45	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1930 Total:	174.45							
1931	8/5/2014	342.35	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1931 Total:	342.35							
1932	8/5/2014	195.05	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1932 Total:	195.05							
1933	8/5/2014	249.40	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1933 Total:	249.40							
1934	8/5/2014	256.20	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1934 Total:	256.20							
1935	8/5/2014	252.40	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					
	1935 Total:	252.40							
1936	8/5/2014	126.80	0.00	09/02/2014				False	0
101-691-742-001	Program Exp-Summer Camp			Summer Camp Transportation					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
1936 Total:		126.80							
1937	8/5/2014	149.40	0.00	09/02/2014	Summer Camp Transportation			False	0
101-691-742-001 Program Exp-Summer Camp									
1937 Total:		149.40							
vbusc Total:		9,438.45							
verwir	Verizon Wireless								
9730094407	8/10/2014	123.43	0.00	09/02/2014				False	0
101-336-850-000 Telephone				7/11-8/10 Cell Phone Svs					
9730094407	8/10/2014	876.90	0.00	09/02/2014				False	0
101-301-850-000 Pagers & Cellular Phones				7/11-8/10 Cell Phone Svs					
9730094407 Total:		1,000.33							
verwir Total:		1,000.33							
wadtri	Wade-Trim Associates								
2001473	7/25/2014	870.00	0.00	09/02/2014	General Services - DPW			False	0
592-536-820-000 Engineering Fees									
2001473 Total:		870.00							
2001474	7/25/2014	704.93	0.00	09/02/2014	Victoria Park			False	0
592-000-286-000 Advanced Engineering Fees									
2001474 Total:		704.93							
2001475	7/25/2014	290.00	0.00	09/02/2014	NHV/RV Technical Assistance			False	0
592-536-820-000 Engineering Fees									
2001475 Total:		290.00							
2001477	7/25/2014	290.00	0.00	09/02/2014	Autozone			False	0
592-000-286-000 Advanced Engineering Fees									
2001477 Total:		290.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
2001478	7/25/2014	435.00	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Menards Site Plan Review					
2001478 Total:		435.00							
2001479	7/25/2014	620.56	0.00	09/02/2014				False	0
592-536-970-001	Capital Outlay-System Improve			2013 Pump Station Project CEI					
2001479 Total:		620.56							
2001480	7/25/2014	3,465.55	0.00	09/02/2014				False	0
101-265-970-000	Capital Outlay			Township Hail Parking Lot Ph 2 CEI					
2001480 Total:		3,465.55							
2001482	7/25/2014	580.00	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			L&W Engineering Plant 2					
2001482 Total:		580.00							
2001483	7/25/2014	1,753.50	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Bethany Bible Church					
2001483 Total:		1,753.50							
2001484	7/25/2014	368.45	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Full House Self Storage					
2001484 Total:		368.45							
2001485	7/25/2014	362.50	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Full House Self Storage Eng Review					
2001485 Total:		362.50							
2001486	7/25/2014	290.00	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Atchinson Ford Quick Lane					
2001486 Total:		290.00							
2001487	7/25/2014	3,992.78	0.00	09/02/2014				False	0
592-000-286-000	Advanced Engineering Fees			Constellium Facility Expansion					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
2001487 Total:		3,992.78							
2001488	7/25/2014	950.00	0.00	09/02/2014	Costco Wholesale Distribution			False	0
592-000-286-000	Advanced Engineering Fees								
2001488 Total:		950.00							
2001491	7/25/2014	1,145.00	0.00	09/02/2014	Clark Gas Station			False	0
592-000-286-000	Advanced Engineering Fees								
2001491 Total:		1,145.00							
2001581	8/12/2014	58,911.34	0.00	09/02/2014	Belleville Rd Signals & Resurfacing			False	0
247-000-977-004	Traffic Signalization								
2001581 Total:		58,911.34							
wadtri Total:		75,029.61							
wcdeen	Wayne County Dept. Environment								
276176	9/16/2014	1,383.11	0.00	09/02/2014	2007 DR Fine Screen Rev Bond Interest			False	0
592-537-995-000	Interest Expense								
276176 Total:		1,383.11							
276234	8/1/2014	7,925.00	0.00	09/02/2014	August Excess Flow			False	0
592-537-925-000	Infiltration								
276234 Total:		7,925.00							
wcdeen Total:		9,308.11							
wieslaw	Wiese's Lawn Care								
6559	8/8/2014	281.00	0.00	09/02/2014	Mow Ordinance Violated Properties			False	0
101-370-819-000	Contracted Services								
6559 Total:		281.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
wielaw Total:		281.00							
wilbro	Wilcox Brothers	475.00	0.00	09/02/2014	Rpr Sprinklers @ Quirk Pk			False	0
222904	101-718-933-000 Equipment Maintenance								
222904 Total:		475.00							
wilbro Total:		475.00							
wildav	Wilson, David	50.00	0.00	09/02/2014				False	0
ENV	101-370-818-000 Commissions			1/15, 2/19 Env Mtgs					
ENV Total:		50.00							
wildav Total:		50.00							
witmer	Winner Public Safety Group	832.50	0.00	09/02/2014	15 Uniform Badges			False	0
1547615	101-336-741-000 Uniforms & Equipment								
1547615 Total:		832.50							
witmer Total:		832.50							
zblakat	Blackstone, Kathleen	56.00	0.00	09/02/2014				False	0
Refund	101-000-691-000 Recreation			Refund: Fall Yoga #72532					
Refund Total:		56.00							
zblakat Total:		56.00							
zdarminc	Darden, Michael	130.00	0.00	09/02/2014				False	0
Refund	101-000-691-000 Recreation			Refund: Gym Room Rental					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Description		Reference			
	Refund Total:	130.00							
	zdamric Total:	130.00							
ZHOLMAR	Hollins, Marcia	112.00	0.00	09/02/2014				False	0
Refund				Refund: Yoga #71140/65714					
101-000-691-000 Recreation									
	Refund Total:	112.00							
	ZHOLMAR Total:	112.00							
zhunfoo	Hung, Foo	112.00	0.00	09/02/2014				False	0
Refund				Refund: Yoga #72540					
101-000-691-000 Recreation									
	Refund Total:	112.00							
	zhunfoo Total:	112.00							
zoparlu	Open Arms Lutheran Church	90.00	0.00	09/02/2014				False	0
Refund				Refund: Pavilion Rental #72461					
101-000-651-000 Park Use & Admissions									
	Refund Total:	90.00							
	zoparlu Total:	90.00							
	Report Total:	2,926,578.96							

# Charter Township of Van Buren

Agenda Item CA 4

## REQUEST FOR BOARD ACTION

**MEETING DATE: SEPTEMBER 2, 2014**

New Business     
  Unfinished Business     
  Public Hearing     
  Consent Agenda

**ITEM (SUBJECT)**      Consider approval to combine lots V125-83-094-01-0213-313 and V125-83-094-01-0213-314

**DEPARTMENT**      Assessing Office

**PRESENTER**      Linda M. Stevenson, Assessment Coordinator  
Parcel Division Board

**PHONE NUMBER**      699-8946

**INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)**

### Agenda topic

#### ACTION REQUESTED

Township Board approval of the combination of lots V125-83-094-01-0213-313 and V125-83-094-01-0213-314 (Supervisor's Van Buren Plat No. 6) with the following conditions:

1. The cost of any and/or all utility improvements must be borne by the property owner(s).
2. Approval in no way changes requirements of zoning of the parcels.
3. Approval in no way implies or guarantees permits and/or approvals from federal, state, county or local agencies; this shall include but not be limited to roadway access point(s), natural feature requirements, utility requirements or any other valid requirement(s) from regulatory agencies.
4. We are in receipt of all fees and costs as well as a certified survey.

#### BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)

This combination is in

compliance with the Township's Lot Split Ordinance and the Land Division Act. It was reviewed by the Parcel Division Board on August 14, 2014.

**BUDGET IMPLICATION**      None

**IMPLEMENTATION NEXT STEP**      Assessing Office to process

**DEPARTMENT RECOMMENDATION**      Approve

**COMMITTEE/COMMISSION RECOMMENDATION**      N/A

**ATTORNEY RECOMMENDATION**      N/A

(May be subject to Attorney/Client Privilege and not available under FOIA)

#### ADDITIONAL REMARKS

**APPROVAL OF SUPERVISOR** 



# Charter Township of Van Buren

## ASSESSING DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111-5217  
(734) 699.8946 • Fax (734) 699.8952

August 15, 2014

Lance Young  
7345 Haverhill Ct. S  
Canton, MI 48187

**Subject: V125-83-094-01-0213-313 and V125-83-094-01-0213-314**

The Parcel Division Board has reviewed your request to combine the above referenced parcels and has recommended approval. As this parcel is in a platted subdivision, it will be necessary to formally obtain Township Board approval. Based on the information submitted, the Parcel Division Board is in a position to recommend approval to the Township Board at their September 2, 2014 meeting with the following conditions:

1. The cost of any and/or all utility improvements must be borne by the property owner(s).
2. Approval in no way changes requirements of zoning of the parcels.
3. Approval in no way implies or guarantees permits and/or approvals from federal, state, county or local agencies; this shall include but not be limited to roadway access point(s), natural feature requirements, utility requirements or any other valid requirement(s) from regulatory agencies.
4. We are in receipt of all fees and costs as well as the survey. After approval this lot combination will be processed and finalized. The new parcel number will not be in effect until the 2015 Assessment Roll.

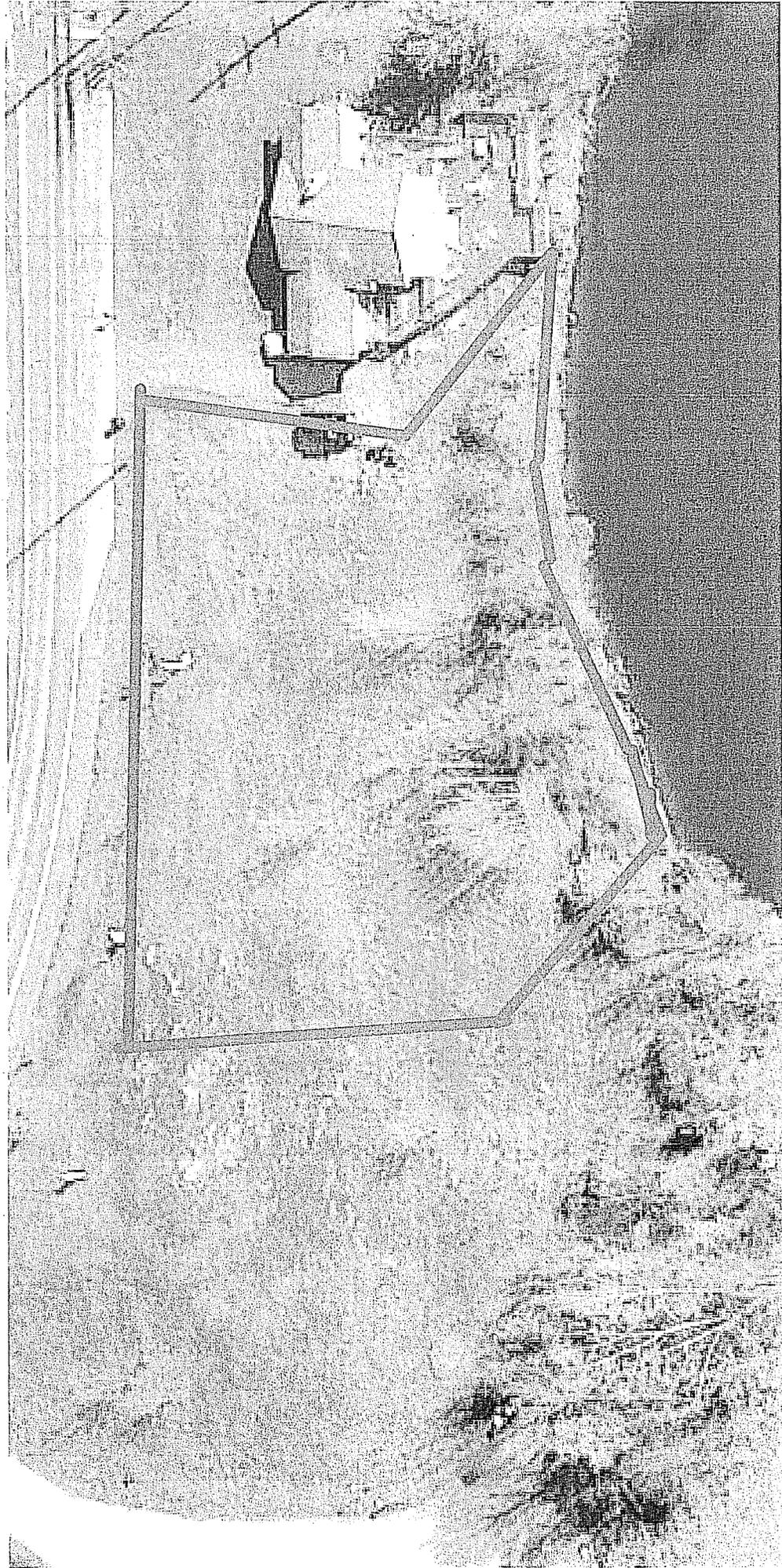
Please note that it is very important for the property owner(s) to ensure taxes remain current on existing property tax numbers until the new ones are issued. They will help to avoid future problems with the Wayne County Treasurer. Further, Van Buren Township does not pro-rate taxes. It is the responsibility of those who have an interest in the property being split and/or combined. If you have any questions, please contact me at 734.699.8946.

Sincerely,

Linda M. Stevenson, MAAO  
Assessment Coordinator

Cc: Developmental Services  
Jim Taylor, Water & Sewer Dept.





(c) Copyright 2005, Pictometry International Corp.

Average Scale: 1 inch = 390 feet

Distance between tick marks: 38.40 feet

# Charter Township of Van Buren

Agenda Item CA 5

## REQUEST FOR BOARD ACTION

**MEETING DATE: SEPTEMBER 2, 2014**

New Business       Unfinished Business       Public Hearing       Consent Agenda

**ITEM (SUBJECT)**      Assessing Office-Inspection of Records Policy

**DEPARTMENT**      Assessing Office

**PRESENTER**      Linda M. Stevenson, Assessment Coordinator

**PHONE NUMBER**      699-8946

**INDIVIDUALS IN  
ATTENDANCE (OTHER  
THAN PRESENTER)**

### Agenda topic

**ACTION REQUESTED**

Adoption of a formal policy that

in accordance with MCL 211.10a all property assessment rolls and property appraisal cards are available for inspection and/or copying during the Township's normal business hours of 7:30 a.m. to 4:00 p.m. Reasonable fees for these requests are in accordance with the FOIA Act (MCL 15.234(1).

**BACKGROUND – (SUPPORTING AND REFERENCE DATA,  
INCLUDE ATTACHMENTS)**

To be in compliance with the State Tax Commission program called the Audit of Minimum Assessing Requirements (AMAR)

**BUDGET IMPLICATION**      None

**IMPLEMENTATION  
NEXT STEP**

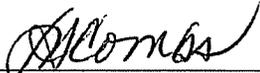
**DEPARTMENT RECOMMENDATION**      Approve

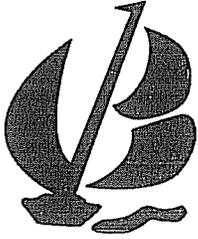
**COMMITTEE/COMMISSION RECOMMENDATION**      N/A

**ATTORNEY RECOMMENDATION**      N/A

(May be subject to Attorney/Client Privilege and not available under FOIA)

**ADDITIONAL REMARKS**

**APPROVAL OF SUPERVISOR** 



# Charter Township of Van Buren

## ASSESSING DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111-5217  
(734) 699.8946 • Fax (734) 699.8952

TO: Van Buren Charter Township Board of Trustees

FROM: Linda M. Stevenson, Assessment Coordinator *LMS*

DATE: August 8, 2014

SUBJECT: Assessing Office-Inspection of Records Policy

In 2011, the State Tax Commission (STC) approved the implementation of a program called the Audit of Minimum Assessing Requirements (AMAR). The AMAR review looks at 4 major areas of the local unit: Board of Review, Filing Deadlines, Assessment Roll and Poverty Exemptions. These audits are conducted on a county basis and the communities in Wayne County have not yet experienced an audit.

Although Van Buren Charter Township is in compliance with MCL 211.10a and provides the public with access to the assessing records during normal business hours (7:30 a.m. – 4:00 a.m.) as well as being available on-line at all times; the State Tax Commission will find the Township deficient if we do not have an official adopted policy for the Assessment Office.

I would like to formally request the Board adopt an official policy that states that in accordance with MCL 211.10a, all property assessment rolls and property appraisal cards are available for inspection and/or copying during the Township's normal business hours of 7:30 a.m. to 4:00 p.m. Reasonable fees for these requests are in accordance with the FOIA Act (MCL 15.234(1)).

I thank you for your consideration and implementation of this policy.

# Charter Township of Van Buren

Agenda Item: \_\_\_\_\_

**WORK STUDY**

REQUEST FOR BOARD ACTION

**MEETING DATE: 8-18-14**

**BOARD MEETING DATE: 9-2-14**

Consent Agenda \_\_\_\_\_ New Business   X   Unfinished Business \_\_\_\_\_ Public Hearing   X  

**ITEM (SUBJECT)** **Public Hearing:**  
1. Consider Request for an Industrial Facilities Exemption for Constellium Automotive USA, LLC.  
**Agenda Item:**  
2. Consider adoption of Resolution 2014 – 22, authorizing an Industrial Exemption for Constellium Automotive USA, LLC and authorize the Supervisor and Clerk to execute the Tax Abatement Agreement.  
Assessing

**PRESENTER** Assessment Coordinator Stevenson

**PHONE NUMBER** 734-699-8910

**INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)** Constellium Automotive USA, LLC

## Agenda topic

### ACTION REQUESTED

Adoption of Resolution 2014-22, authorizing an Industrial Exemption for Constellium Automotive USA, LLC. and authorize the Supervisor and Clerk to execute the Tax Abatement Agreement.

### BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)

1. Constellium Automotive USA, LLC. has submitted an application for an Industrial Facilities Exemption for Real Property. They have been a member of our community since 2012 when it opened a facility of over 155,000 square feet of manufacturing space at 6331 Schooner Drive. At this time, Constellium Automotive USA, LLC is expanding this facility by roughly 195,000 square feet at a cost of \$13,265,000.
2. This facility manufactures lightweight aluminum auto parts.
3. Constellium Automotive USA, LLC. is requesting that the Township Board approve a tax abatement on their real property expansion for a cost of \$13,265,000. This project will enable them to add an additional 200 employees to that location.
4. Constellium Automotive USA, LLC is located in Van Buren Township Industrial Development District No. 16 and based upon the Township's Tax Abatement Policy qualifies for an twelve (12) year exemption.
5. In accordance with the State of Michigan guidelines all other taxing authorities have been notified via certified mail. Public Hearing notices have been published in the legal newspaper of record and no objections have been received from any other taxing authorities as it relates to the request for the abatement.
6. Enclosed in your packet for your review is the following:
  - a. Constellium Automotive USA, LLC application for an Industrial Facilities Tax Exemption
  - b. Resolution and diagram of IDD District #16 which was established in 1997
  - c. Point System Analysis
  - d. Estimated tax savings projection
  - e. Resolution 2014-22
  - f. Written agreement between Constellium Automotive USA, LLC. and Van Buren Township

**BUDGET IMPLICATION** (See analysis)

**IMPLEMENTATION NEXT STEP** Execute agreement and forward appropriate documents to State Tax Commission

### DEPARTMENT RECOMMENDATION

### ATTORNEY RECOMMENDATION

(May be subject to Attorney/Client Privilege and not available under FOIA)

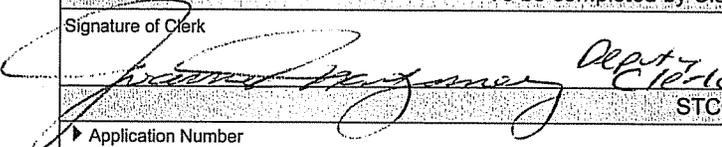
### ADDITIONAL REMARKS

**APPROVAL OF SUPERVISOR** 

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk 	Date Received by Local Unit <p style="text-align: center; font-size: 1.2em;">July 14, 2014</p>
STC Use Only	
Application Number	Date Received by STC

**APPLICANT INFORMATION**

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Constellium Automotive USA, LLC</b>	1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3711</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>6331 Schooner Dr. Van Buren Twp, MI 48111</b>	1d. City/Township/Village (indicate which) <b>Township</b>	1e. County <b>Wayne</b>
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	3a. School District where facility is located <b>Van Buren</b>	3b. School Code <b>82430</b>
4. Amount of years requested for exemption (1-12 Years) <b>12</b>		

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Manufacturing Plant - Automotive

6a. Cost of land and building improvements (excluding cost of land) ..... * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ <b>13,264,932</b> Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures ..... * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ _____ Personal Property Costs
6c. Total Project Costs ..... * Round Costs to Nearest Dollar	▶ <b>13,264,932</b> Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>		
Real Property Improvements	▶ 05/12/2014	12/01/2014	▶ <input type="checkbox"/> Owned	<input checked="" type="checkbox"/> Leased
Personal Property Improvements	▶ _____	_____	▶ <input type="checkbox"/> Owned	<input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption.  Yes  No

9. No. of existing jobs at this facility that will be retained as a result of this project. <b>200</b>	10. No. of new jobs at this facility expected to create within 2 years of completion. <b>200</b>
---	---

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....	_____
b. TV of Personal Property (excluding inventory) .....	_____
c. Total TV .....	_____

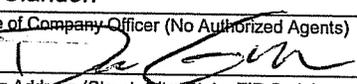
12a. Check the type of District the facility is located in:  
 Industrial Development District       Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) <b>1997</b>	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

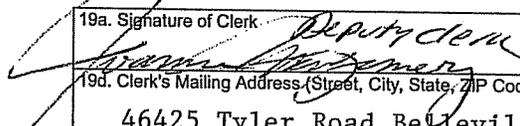
13a. Preparer Name <b>Kellie Milligan</b>	13b. Telephone Number <b>248-668-3257</b>	13c. Fax Number <b>248-668-3210</b>	13d. E-mail Address <b>kellie.milligan@Constellation.com</b>
14a. Name of Contact Person <b>Denny Glandon</b>	14b. Telephone Number <b>248-668-3233</b>	14c. Fax Number <b>248-668-3210</b>	14d. E-mail Address <b>denny.glandon@Constellation.com</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Denny Glandon</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number <b>248-668-3210</b>	15d. Date <b>07/31/2014</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>6331 Schooner Dr. Van Buren Twp., MI 48111</b>		15f. Telephone Number <b>248-668-3233</b>	15g. E-mail Address <b>denny.glandon@Constellation.com</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. LUCI Code <b>82110</b>	16d. School Code <b>V125</b>
17. Name of Local Government Body <b>Van Buren Charter Township</b>	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk 	19b. Name of Clerk <b>Leon Wright</b>	19c. E-mail Address <b>lwright@vanburen-mi.org</b>
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) <b>46425 Tyler Road Belleville, MI 48111</b>		
19e. Telephone Number <b>734-699-8909</b>	19f. Fax Number <b>734-699-8952</b>	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

## Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, plus two additional copies, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government within six months of commencement of project.)

**The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village) in triplicate. (Providing an accurate school district where the facility is located is vital):**

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs (see sample). Detail listing of machinery and equipment must match amount shown on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if

applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original and one complete copy are required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit - see sample).
5. Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample).

6. Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be incorporated into the Letter of Agreement (see sample).

7. Treasury Form 3222 (if applicable) - Fiscal Statement for Tax Abatement Request.

**The following information is required for rehabilitation applications in addition to the above requirements:**

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

**The following information is required for speculative building applications in addition to the above requirements:**

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974:  
<http://www.legislature.mi.gov/>.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

# Constellium GMP

Van Buren Township, Michigan

6/27/2014

<u>Van Buren Expansion - Scope of Work</u>	<u>Estimate</u>
Testing Allowance	\$ 30,621
General Conditions (after 6/1/14)	\$ 468,915
Miscellaneous Costs (Prior to 6/1/14)	
	\$ 86,479
On-site Constellium Trailers	\$ 71,601
Force - Dual Obligee Bond	\$ -
Field Fund	\$ 500,000
Clearing	\$ 45,600
Sitework (Prior to 6/1/14)	\$ 275,354
Sitework (After 6/1/14)	\$ 779,351
Asphalt	\$ 126,095
Dumpster Gates & Barriers	\$ 6,629
Storm Sewer	\$ 559,940
Water Line (site)	\$ 240,060
Foundations/Slabs	\$ 1,261,651
Site Concrete	\$ 320,225
Landscaping	\$ 59,081
Masonry	\$ 198,270
Butler - PEMB	\$ 1,254,973
PEMB Steel Erection	\$ 1,292,126
Miscellaneous Metals	\$ 62,100
Roof Curbs & Subframes	\$ 44,608
PEMB Insulation	\$ 108,339
Office Roof	\$ 35,316
Doors, Frames & Hardware	\$ 54,925
Overhead Doors	\$ 23,441
Dock Equipment	\$ 80,051
Glass and Glazing	\$ 26,915
Interior Office Package	\$ 390,099
Floor Coverings	\$ 59,750
Millwork (cabinets/tops/sills)	\$ 15,000
Room Signage Allowance	\$ 1,000
Toilet Partitions & Accessories	\$ 42,821
Lockers	included
HVAC	\$ 1,528,000
Plumbing	included
Fire Protection	\$ 451,325
Electrical	\$ 1,343,028
Subtotal:	\$ 11,843,689
General & Administration Fee (9%)	\$ 1,065,932
Construction Profit (3%)	\$ 355,311
<b>GMP</b>	<b>\$ 13,264,932</b>



Constellation Automotive USA, LLC  
 Preliminary Construction Schedule  
 Force Construction Company, Inc.  
 Project #14063

Wed 5/21/14

ID	Task Name	Start	Finish	Duration	Notes
1	General Conditions	Mon 5/12/14	Thu 6/26/14	15 days	
2	Site Erosion Permit	Mon 5/12/14	Mon 5/12/14	1 day	
3	Storm Water Approval	Mon 5/12/14	Mon 5/12/14	1 day	
4	Preliminary Site Plan Approval Meeting	Wed 5/14/14	Wed 5/14/14	1 day	
5	Foundation Permit	Fri 6/6/14	Fri 6/6/14	1 day	
6	Final Site Plan Approval	Wed 6/25/14	Wed 6/25/14	1 day	
7	Building Permit	Thu 6/26/14	Thu 6/26/14	1 day	
8	Sitework	Mon 5/12/14	Fri 6/26/14	15 days	
9	Tree Clearing & Site Fence	Mon 5/12/14	Mon 5/12/14	1 day	
10	Temporary Parking Lot	Mon 5/12/14	Thu 5/21/14	10 days	
11	Site Demolition	Mon 5/19/14	Thu 5/21/14	3 days	
12	Building Pad for East Phase	Thu 5/21/14	Fri 6/6/14	16 days	
13	Building Pad for Office	Mon 6/2/14	Mon 6/2/14	1 day	
14	South Phase and Parking Building Pad	Mon 6/2/14	Fri 6/27/14	25 days	
15	Storm Water Underground	Mon 6/16/14	Fri 6/19/14	4 days	
16	Site Utilities (TDD)	Mon 6/23/14	Thu 10/23/14	101 days	
17	Asphalt Paving	Mon 6/23/14	Fri 6/26/14	4 days	
18	Exterior Concrete Paving	Mon 6/23/14	Fri 6/26/14	4 days	
19	Landscaping	Fri 6/26/14	Fri 6/26/14	1 day	
20	Foundations	Mon 6/23/14	Fri 7/11/14	19 days	
21	Sub on Grade	Wed 7/23/14	Thu 8/28/14	36 days	
22	Masonry	Thu 7/24/14	Wed 8/20/14	28 days	
23	PEMB Delivery Date	Mon 7/21/14	Mon 7/21/14	1 day	
24	PEMB Erecton	Mon 7/21/14	Mon 7/21/14	1 day	
25	Roofing	Fri 7/25/14	Thu 8/21/14	27 days	
26	Build Mechanical/Electrical Room	Mon 8/11/14	Fri 8/22/14	12 days	
27	Fire Protection	Mon 8/11/14	Fri 8/22/14	12 days	
28	Plumbing	Mon 8/11/14	Fri 8/22/14	12 days	
29	HVAC	Mon 8/11/14	Fri 8/22/14	12 days	
30	Interior Finish	Mon 8/11/14	Fri 8/22/14	12 days	
31	Security Heat Treat Oven	Mon 8/11/14	Fri 8/22/14	12 days	
32	Temporary Certificate of Occupancy	Fri 8/22/14	Fri 8/22/14	1 day	
33	Mobile Trailers	Fri 8/22/14	Fri 8/22/14	1 day	
34	Foundations	Mon 7/21/14	Fri 7/25/14	5 days	
35	Sub on Grade	Thu 8/7/14	Fri 8/15/14	9 days	
36	Masonry	Thu 8/7/14	Wed 8/13/14	7 days	
37	PEMB Delivery Date (TDD)	Wed 7/30/14	Wed 7/30/14	1 day	
38	PEMB Erecton	Mon 8/25/14	Fri 8/29/14	5 days	
39	Build Exterior Walls	Thu 8/14/14	Fri 8/22/14	9 days	
40	Slabing	Mon 9/1/14	Wed 9/3/14	3 days	
41	Glass and Glazing	Thu 9/4/14	Wed 10/8/14	35 days	
42	Interior Finish	Mon 8/25/14	Tue 10/14/14	50 days	
43	Plumbing	Mon 8/25/14	Tue 10/14/14	50 days	
44	HVAC	Mon 8/25/14	Tue 10/14/14	50 days	
45	Electrical	Tue 10/14/14	Mon 10/20/14	7 days	
46	Permit	Mon 7/14/14	Mon 11/17/14	151 days	
47	Foundations	Mon 7/14/14	Fri 8/1/14	18 days	
48	Sub on Grade	Mon 8/18/14	Fri 9/19/14	32 days	
49	Masonry	Mon 8/18/14	Fri 9/19/14	32 days	
50	PEMB Delivery Date	Thu 7/31/14	Thu 7/31/14	1 day	
51	PEMB Erecton	Mon 8/25/14	Fri 9/19/14	25 days	
52	Roofing	Mon 8/25/14	Fri 9/19/14	25 days	
53	Slabing	Mon 9/15/14	Fri 10/24/14	30 days	
54	Fire Protection	Mon 9/15/14	Fri 10/24/14	30 days	
55	Plumbing	Mon 9/15/14	Fri 10/24/14	30 days	
56	HVAC	Mon 9/15/14	Fri 10/24/14	30 days	
57	Electrical	Mon 11/17/14	Fri 11/17/14	5 days	
58	Final Certificate of Occupancy	Mon 11/17/14	Mon 11/17/14	1 day	

Summary

External Tasks: Manual Task, Progress, Critical

Task: Constellation

Page 1

**VAN BUREN CHARTER TOWNSHIP  
TAX ABATMENT APPLICATION- SUPPLEMENTAL INFORMATION**

Name of firm requesting exemption Constellium Automotive USA, LLC  
Address 6331 Schooner Dr. Van Buren Twp. MI 48111  
Location of Project: 6331 Schooner Dr. Van Buren Twp. MI 48111  
Acreage of Project: 27.93 acres  
Applicant Representative Denny Glandon  
Phone 248-668-3233 Date 07/11/2014

Please answer completely each of the following questions regarding the facility for which you are requesting an industrial facilities exemption certificate. A completed version of this form should be returned to Van Buren Township with your application.

1. What is the total cost of the project? 13,214,932 (Building Expansion Costs)
2. Are you expanding this project from within Van Buren Charter Township? Yes
  - a. Are you relocating this project from a State other than Michigan? No
  - b. If yes, what State? \_\_\_\_\_
3. Do you own or lease the property? If leasing, what is the length of the lease? 15 yrs  
**Copy of Lease must be included with application.**
4. Is the headquarters of your company on the site of the facility for which you are requesting the tax exemption/abatement? Yes
  - a. If yes, what portion of the building is office? 25%
5. How many new jobs are being brought into the Township by this project? 200
6. How many Van Buren Township jobs are being retained? 200
7. What percentage of the building is allocated to Manufacturing or Research and Development? 77%
8. Is the current zoning compatible with the proposed use? Yes
9. Will this project require improvement to road services? No
10. Will this project require improvement to storm sewer services? No
11. Will this project require improvement to water services? No

12. Will this project require improvement to sanitary sewer services? No.

13. Will this project require additional police personnel or police equipment? No

14. Will this project require the need for additional fire personnel or additional or specialized fire equipment? No

15. Will this project require other costs? No

16. Additional community benefits: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CHARTER TOWNSHIP OF VAN BUREN TAX ABATEMENT GUIDELINES

(Effective September 2, 1997; amended September 5, 2006 and further amended on December 17, 2013)

### Introduction

PA 198 of 1974, the Plant Rehabilitation and Industrial Development Districts Act was enacted in the State of Michigan as an incentive program to stimulate economic growth. The primary goal of this program is to provide an atmosphere that will encourage capital formation and investment in the community. The "Act" provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities. An IFT certificate entitles the facility to exemption from ad valorem real and/or personal property taxes for a period of 1 to 12 years. A certificate holder will pay a specific tax known as the Industrial Facility Tax. Applications are filed, reviewed and approved locally with the local unit determining the numbers of years granted, but are also subject to review at the state level by the Property Services Division and the Michigan Economic Development Corporation. The State Tax Commission is ultimately responsible for final approval and issuance of certificates. Exemptions are not effective until approved by the Commission.

The Township will evaluate all tax abatement applications as to whether a proposed project can be expected to diversify and expand the Township's industrial tax base and whether spin-off effects occur such as additional employment and capital investments in other areas of the private sector. The proposed project must compliment the Township's master land use plan, environmental objectives, and all applicants must satisfy all of their current financial obligations to the Township. This includes being in compliance with all codes, ordinances and standards of the Township, County of Wayne and State of Michigan. The Township also has a right to consider the implication of current and past litigation between the Company and the Township when determining the term length of proposed tax abatement. The Township must find that the granting of the exemption certificate, when considered together with other certificates previously granted will not substantially impede the operation of the local government unit or impair the financial soundness of the taxing unit prior to the granting of the certificate.

### FEES

A **\$500** non-refundable fee is required with each request to establish an Industrial Development District.

**\*\*PA 198 REQUIRES THAT A REQUEST FOR THE ESTABLISHMENT OF A PROPOSED PLANT REHABILITATION DISTRICT OR INDUSTRIAL DEVELOPMENT DISTRICT MUST BE MADE PRIOR TO THE START OF CONSTRUCTION OF THE PROPERTY OR START OF INSTALLATION OF PERSONAL PROPERTY FOR WHICH EXEMPTION IS BEING SOUGHT.**

Requests to establish an Industrial Development District are to be submitted in writing by the owner of the property along with a legal description of the property to the Township Assessing Office.

A **\$1,200** non-refundable application fee is required with any tax abatement application. If the development proposed is not in a pre-existing Industrial Development District or Plant Rehabilitation District, the Charter Township of Van Buren Board of Trustees is not obligated to consider establishment of an Industrial development or Plant Rehabilitation district or approve an Industrial Facilities Exemption application.

Plant rehabilitation projects qualify for approval only if there is a change in use, change in ownership or the value of the project substantially exceeds the statutory minimum 10 percent of true cash value as defined in PA 198 of 1974 as amended, 207.553, Section 3 (6), and the project is not attributable to delayed or deferred maintenance.

Questions concerning Act 198 tax exemption certificates can be directed to the Assessing Office, Van Buren Charter Township, 46425 Tyler Road, Belleville, MI 48111. The telephone number is (734) 699-8946, facsimile (734) 699-8952, email [l Stevenson@vanburen-mi.org](mailto:l Stevenson@vanburen-mi.org).

### **Goals and Objectives**

The Charter Township of Van Buren Board of Trustees will evaluate all Act 198 applications in light of the following goals and objectives:

1. Long term investment in the community.
2. Environmental impact on the community.
3. Expansion of Van Buren's tax base.
4. Creation and retention of jobs.
5. Demonstration of a commitment to those distinguishing qualities, values and amenities identified by Van Buren Township.<sup>1</sup>
6. The applicant meets current financial obligations to the Township, is in compliance with all applicable state and township codes and ordinances and has no pending or current litigation against Van Buren Township, including appeals to the Michigan Tax Tribunal.

The above mentioned goals and objectives are not intended to be exhaustive. The Charter Township of Van Buren Board of Trustees reserves the discretion to consider such additional goals and criteria as are consistent with the interest of the Charter Township of Van Buren.

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<sup>1</sup> The reference to identified distinguishing qualities, values and amenities by Van Buren Township are identified and found in the Township's Premier Community Amenities Master Land Use Plan, the Ecorse-Haggerty Corridor Plan and the Township's Land Use Master Plan, Zoning Ordinance and sub-plans to both documents.

**Criteria for Granting Industrial Facilities Exemption Certificates**

Section 16 of Public Act 198 of 1974, as amended provides that the legislative body of the local governmental unit shall determine the duration of an Industrial Facilities Exemption Certificate (tax abatement). The Van Buren Township Board of Trustees shall make this determination based on consideration of an analysis by the Supervisor or his/her designee of the following criteria.

The Board of Trustees retains discretionary power for the final determination and is not bound to using only the following criteria when acting on a specific abatement request.

Abatements are offered for new facilities and expansions only. The Charter Township of Van Buren Board of Trustees does not offer the tax abatement option for companies requesting abatement on personal property only, unless the request, clearly meets other equally beneficial and desirous criteria indicated in the goals and objectives section of the policy (items 1 through 6) and the regulations of PA 198 of 1974, as amended. The Board does not offer abatements for a speculative building where the tenant is unknown. Processing facilities, which are primarily engaged in packaging for distribution, may not be eligible for abatement, unless the Township Board determines it to be significant and in the best interest of the Township.

The certificate may be revoked in the event that the purpose for which the certificate was issued is not being fulfilled, as a result of failure of the holder to proceed in good faith with the replacement, restoration or construction or operation of the replacement facility or new facility, or with the use of the speculative building as a manufacturing facility in a manner consistent with the purposes of Public Act 198 of 1974, as amended.

The following evaluation system is relied on by the Township to determine eligibility and duration of an Industrial Facilities Exemption Certificate. It is used in the interests of fairness, uniformity, and community benefit assessment analysis. All applicants are strongly encouraged to thoroughly study the questions below and make every effort to understand each criterion and provide as accurate information as possible.

Points

- 1. The current project will expand the tax base of Van Buren Township
  - a. Cost of proposed project or improvements:
 

Less than \$500,000-----	00
\$500,000 - \$999,000-----	05
\$1,000,000 - 2,999,999-----	10
\$3,000,000 - \$4,999,999-----	15
\$5,000,000 - \$9,999,000-----	20
\$10,000,000 - \$19,999,999 -----	25
\$20,000,000 - and over -----	30
  
- 2. Project coming from outside the State of Michigan
 

No -----	00
Yes -----	10

3. Project expanding from within Van Buren Township

No----- 00

Yes----- 05

4. The applicant for the abatement owns/leases the land on which they plan to locate

The applicant is the property owner----- 15

The applicant is a lessee (7 or more years) of the property----- 10

The applicant is a lessee (3 - 6 years) of the property----- 05

The applicant has not executed a lease on the property yet----- 00

**(Please note copy of lease must be included)**

5. The main headquarters of the applicant is the site for which the abatement is requested

No----- 00

Yes, office portion of building less than 25%----- 05

Yes, office portion of building 25% or more----- 10

6(a) The project will produce jobs within the community.

Number of new jobs brought into Van Buren Charter Township:

Fewer than 5 jobs----- 00

Between 5 and 20 jobs----- 05

Between 21 and 50 jobs----- 10

Between 51 and 199 jobs----- 15

200 jobs or greater----- 20

(b). Number of existing jobs retained at this location in Van Buren Charter Township

Fewer than 20 jobs----- 00

Between 21 and 50 jobs----- 05

Between 51 and 199 jobs----- 10

200 jobs or greater----- 15

7. The project is primarily composed of manufacturing or research and development.

Percent of building allocated to Manufacturing\* or Research and Development:

(\*Warehousing, Distribution and Packaging associated with said objectives shall not be considered manufacturing).

Less than 50%----- 00

50% - 75%----- 05

Greater than 75%----- 10

8. That the project provides additional community benefit (0-10)  
(examples –also must provide documentation)
- a. creative landscaping design, preservation of natural features in keeping with Township Ordinances, but significantly greater than what is required.
  - b. architecture and design in keeping with the design of the community and significantly greater than what is required by the Township ordinances.
  - c. applicant can demonstrate a history or significant community involvement and support in their current location as well as a commitment to support the Van Buren community in the future by being involved in civic activities.
  - d. other conditions or unique circumstances favorable to the Van Buren community.

Total the points awarded above to determine the number of years of abatement to be considered for applicant/project and to be recommended to the Board of Trustees for formal consideration:

<u>Total Points</u>	<u>Years</u>
90 – 120	12
85 – 89	11
80 – 84	10
75 – 79	9
70 – 74	8
65 – 69	7
60 – 64	6
55 – 59	5
50 – 54	4
45 – 49	3
40 – 44	2
35 – 39	1
Below 35	0

Total Points Awarded: 90

Deductions for negative impacts:  
 (Describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Total Years of Abatement: 12

**NEAPCO DRIVELINE**  
**Personal Property Abatement Analysis**

<b>ANNUAL TCV CALCULATIONS</b>				
Year	Expansion		TCV	SEV
2015	13,265,000		13,265,000	6,632,500
2016	13,265,000		13,265,000	6,632,500
2017	13,265,000		13,265,000	6,632,500
2018	13,265,000		13,265,000	6,632,500
2019	13,265,000		13,265,000	6,632,500
2020	13,265,000		13,265,000	6,632,500
2021	13,265,000		13,265,000	6,632,500
2022	13,265,000		13,265,000	6,632,500
2023	13,265,000		13,265,000	6,632,500
2024	13,265,000		13,265,000	6,632,500
2025	13,265,000		13,265,000	6,632,500
2026	13,265,000		13,265,000	6,632,500

<b>AD VALOREM</b>				
Year	SEV	Twp	Public Safety	Total
2015	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2016	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2017	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2018	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2019	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2020	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2021	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2022	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2023	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2024	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2025	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
2026	6,632,500	\$ 6,064.76	\$ 26,530.00	\$ 32,594.76
<b>Total</b>		<b>\$ 72,777.10</b>	<b>\$ 318,360.00</b>	<b>\$ 391,137.10</b>

<b>ACT 198</b>					
Year	SEV	Twp	Public Safety	Act 198 Total	Ad Valorem Total
2015	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2016	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2017	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2018	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2019	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2020	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2021	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2022	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2023	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2024	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2025	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
2026	6,632,500	\$ 3,032.38	\$ 13,265.00	\$ 16,297.38	\$ 32,594.76
<b>TOTAL</b>		<b>\$ 36,388.55</b>	<b>\$ 159,180.00</b>	<b>\$ 195,568.55</b>	<b>\$ 391,137.10</b>

CHARTER TOWNSHIP OF VAN BUREN  
COUNTY OF WAYNE, MICHIGAN  
RESOLUTION – 2014-22

**DRAFT**

\*\*

Resolved by \_\_\_\_\_, seconded by \_\_\_\_\_, that

**Whereas**, Constellium Automotive USA, LLC is a manufacturing business located at 6331 Schooner Drive, Van Buren Township, Michigan; and

**Whereas**, Constellium Automotive USA, LLC is a manufacturer of lightweight aluminum auto parts; and

**Whereas**, Constellium Automotive USA, LLC has filed an application for an Industrial Facilities Exemption Certificate with respect to "Real Property" for an expansion of their facility for an amount of approximately \$13,265,000; and

**Whereas**, when the expansion of over 195,000 square feet is complete the investment will create approximately 200 new jobs to its Van Buren Township locations and will at the time of issuance of the certificate have the reasonable likelihood to prevent the loss of employment in Van Buren Charter Township; and

**Whereas**, before acting on said application, the Charter Township of Van Buren held a public hearing on September 2, 2014 at 46425 Tyler Road, Van Buren Township in the Board Room at 7:00 p.m. at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application;

**Whereas**, construction on the expansion had not begun earlier than six (6) months before July 14, 2014 the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

**Now, Therefore, Be It Resolved**, that the Board of Trustees of the Charter Township of Van Buren finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 as amended and Act No. 255 of the Public Acts of 1978 will not exceed 5% based on the 2014 Equalized Value and shall not have the effect of substantially impeding the operation of the Charter Township of Van Buren, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Van Buren

**Be It Finally Resolved**, that the Board of Trustees of the Charter Township of Van Buren hereby approves a twelve (12) year Industrial Facilities Exemption Certificate on real property improvements for Constellium Automotive USA, LLC., commencing December 31, 2014.

YEAS:

NAYS:

ABSENT:

I hereby certify that the foregoing is a true and correct copy of resolution adopted by the Board of Trustees of the Charter Township of Van Buren, in the County of Wayne, Michigan, at a Regular Meeting held on September 2, 2014.

Leon Wright  
Township Clerk

**DRAFT**

VAN BUREN CHARTER TOWNSHIP  
AGREEMENT  
INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE  
Pursuant to Act 198 of Public acts of 1974, as amended

THIS AGREEMENT is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("Effective Date"), between the CHARTER TOWNSHIP OF VAN BUREN, a local governmental unit whose business offices are located at 46425 Tyler Road, Belleville, Michigan 48111 (hereinafter referred to as the "Township") and \_\_\_\_\_, a \_\_\_\_\_, an applicant for tax exemption pursuant to Act 198 of Public Acts of 1974, as amended, whose principal business office is located at \_\_\_\_\_ (hereinafter referred to as the "Company".)

**RECITALS**

- A. The Company, for its business located at \_\_\_\_\_ (the "Facility"), has submitted an application to the Township for an Industrial Facilities Tax Exemption Certificate ("IFTEC") pursuant to Michigan Public Acts of 198 of 1974, as amended, and
- B. The Township Board has approved, by resolution on \_\_\_\_\_, the Company's application for tax abatement, subject only to the Company and the Township entering into a written agreement, and,
- C. The Township and the Company now desire to enter into such a written agreement.

NOW, THEREFORE,

As consideration for the granting of the IFTEC and in recognition of the investment the Township will be making toward the economic growth of the Company and thus the economic growth of the Township, and the above Recitals being fully incorporated into the Agreement by reference, the Company and the Township hereby agree to the following terms and conditions:

**1. General Terms and Conditions.**

(Check applicable lines consistent with the Application)

- \_\_\_ a. The Company will make the improvements set forth in the Application within two (2) years of the Effective Date of the IFTEC.
- \_\_\_ b. The Company will purchase and/or lease and install the personal property as set forth in the Application with two (2) years of the Effective Date.

- \_\_\_ c. The Company will create \_\_\_ new full-time jobs at the Facility within two (2) years of the Effective Date.
- \_\_\_ d. The Company will comply with the requirements imposed by the Township as part of the site plan review prior to issuance of a Certificate of Occupancy.

2. **Compliance with Laws.** The Company agrees that it will operate the Facility in accordance with all applicable Federal, State, and local laws or regulations, including but not limited to zoning, outside storage, industrial waste disposal, air and water quality, noise control, and other environmental regulations.
3. **Continued Operation of the Facility.** The Company further agrees to continue to operate the Facility within the Township for the period of the IFTEC in order to retain the benefits of the IFTEC.
4. **Premature Vacation of the Facility.** If the Company vacates, or intends to vacate, the Facility prior to the end of the term of the IFTEC, the Company shall be responsible for the following:
  - a. If the Company intends to vacate the Facility for which the IFTEC has been approved and issued prior to the end of the term of this agreement, the Company agrees to notify the Township Assessor in writing of such intent and the reasons for vacating not less than 60 days prior to vacating the facility.
  - b. The Company agrees to make reasonable provisions satisfactory to the Township and in compliance with all applicable laws, codes and ordinances to maximize the likelihood of re-occupancy or re-use of the unoccupied building for productive use within a reasonable time period after the facility is vacated.
  - c. The Company shall, if requested by the Township, deposit an amount equal to the amounts anticipated to be due from the Company under this agreement as a result of the Company vacating the Facility prior to the term for which the IFTEC was approved, including but not limited to any reasonable cleanup or maintenance costs, administrative fees, court costs, and attorney fees incurred.
  - d. The Company shall pay any outstanding taxes and shall repay to all affected municipalities an amount equal to the total tax amount abated by the IFTEC (unless recovery of a lesser amount is requested by the Township or other taxing authority) within 30 days of the date of an invoice for such taxes. If not repaid within the required time period, the Township may exercise any and all legal and equitable rights and remedies available to it for collection of such taxes.
  - e. If the Company fails to pay the amount of the invoice for abated taxes within 30 days of the date of the Township invoice, the Company shall be responsible for any additional costs incurred by the Township in recovery of such taxes, including, but not limited to administrative fees, court costs, and attorney fees incurred.
5. **Notice of Completion and Final Cost Report.** The Company will submit to the Township not later than 90 days after the completion date for each property

component for which an IFTEC was granted a Notice of Completion and Final Cost Report in a form requested by the Township, which includes the actual completion date and final cost of each project component for which an IFTEC was originally granted, and an explanation if the final cost of either the real or personal property listed on the Application was greater than the original estimated amount by more than 10%. The Company agrees that if the construction and/or expansion project has not been completed or expenditures made are less than ninety (90%) from the projected costs as described in the application, the Township Board has the right to petition the State Tax Commission for revocation of the IFTEC.

If the final cost of a project, either the real or tangible personal property components, will exceed 10% of the estimated amount indicated on the original application form, a certificate holder shall request in writing that the local government unit approve the additional cost. Upon receipt of a request, the clerk of the local governmental unit shall notify in writing the assessor and the legislative body of each taxing unit and shall afford the applicant, the assessor and a representative of the affected taxing units an opportunity for a hearing.

If the scope of the project increases by either additional real and/or tangible personal property components, the certificate holder shall file an amended application and revised list of improvements with the clerk of the local unit. Upon receipt of an amended application, the clerk of the local governmental unit shall notify in writing the assessor and the legislative body of each taxing unit and shall afford the applicant, the assessor, and a representative of the affected taxing units an opportunity for a hearing.

The Company agrees that if the construction and/or expansion project has not been completed or expenditures made are less than ninety (90%) from the projected costs as described in the application, the Township Board has the right to petition the State Tax Commission for revocation of the IFTEC.

6. **Employment Status Report.** The Company will submit to the Township, not later than January 31<sup>st</sup> of the second year after the effective date, and every year after that date an Employment Status Report in a form requested by the Township, which includes the number of actual full-time jobs created as a direct result of the project for which the certificate was granted, and an explanation if the jobs created during the term of the IFTEC was less than the original estimated amount. The Company agrees that if employment has not been retained or reached as stated in the application, the Township Board has the right to petition the State Tax Commission for revocation of the IFTEC. The Township reserves the right to obtain from the Company such additional information and reports related to the Company's performance of this Agreement.

7. **Review and Audit: Payment of Costs.** The Company understands that the Township may review and audit the information provided by the Company to determine compliance with this agreement and that any costs for such services will be paid by the Company within thirty (30) days of the date of written notice from the Township in accordance with the outside professional service cost for consultant's on the most current fee schedule approved by the Township Board, which may be adjusted from time to time based upon increases in costs to the Township.

8. **Remedies for a default created by a Failure to Satisfy Representations Made in Application.** The Company understands that the Township may pass a resolution requesting that the State Tax Commission reduce the term of the IFTEC or revoke the IFTEC to the extent that the construction or expansion of the Facility has not been completed, expenditures made, or employment reached as represented by the Company in the application, by sending a copy of this Agreement along with a copy of the Township Board resolution authorizing such action to the State Tax Commission. In addition, the Company acknowledges that the Township may take into account any deficiency in job creation, or real or personal property investment made under this application in a subsequent application for an IFTEC or an Exemption of New Personal Property filed by the Company.
9. **Payment of Taxes.** The Company agrees that all ad valorem real and personal property taxes, specifically IFT real and personal property taxes, and special assessments shall be paid in a timely manner, and by the signing of this Agreement acknowledges that failure to pay in a timely manner may result in the adoption of a resolution by the Township Board requesting the State Tax Commission to revoke the IFT.
10. **Timely Filing of Personal Property Statements.** The Company agrees to complete and submit all required annual Personal Property Statements to the Van Buren Charter Township Assessing Office by the required due date. Failure to submit the necessary Statements may result in the adoption of a resolution by the Township Board requesting a revocation of the IFTEC by the State Tax Commission.
11. **Consequences of Unsuccessful Real or Personal Property Tax Appeal.** The Company acknowledges that if during the term of this Agreement, the Company appeals any real or personal property assessment to the Michigan Tax Tribunal or other court of competent jurisdiction upon which it does not fully prevail, that the Company shall pay to the Township all reasonable costs, expenses, and attorney fees incurred by the Township in defending such appeals within thirty (30) days of the date of receipt of an invoice from the Township. The Company also acknowledges that the Township may consider such appeals in the decision of any subsequent certificates granted to the Company.
12. **Unforeseen Events.** By execution of this Agreement, it is understood that the Company's investment in the Facility and the Township's investment in the granting of the IFTEC are to encourage economic growth within the Township. The Township acknowledges that in some instances, economic conditions may prevent the Company from complying fully with this Agreement and the terms of the application. The Township will give the Company an opportunity to explain the reasons for any variations from the representations contained in the application and will evaluate the Company's situation prior to taking any action authorized by this Agreement.
13. **Entire Agreement.** This is the entire agreement of the parties relating to the matters covered by this Agreement, and no prior or subsequent promises, representations or assurances, whether in any other form, shall be used to modify, vary or contradict any provision of this Agreement, except for any written amendment to this Agreement or separate agreement signed following the date of this Agreement by authorized representatives of all parties to this Agreement.

14. **Severability.** The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses or provisions thereof, which shall remain in full force and effect to govern the parties' relationship.
15. **Reimbursement of Attorney Fees for Modification of Standard Agreement.** The Company agrees to reimburse the Township within 30 days of the date of a receipt of an invoice from the Township for all attorney fees incurred by the Township in the negotiation or preparation of changes to the standard IFTEC Agreement.
16. **Binding Effect.** This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their successors and assigns. The Company agrees should ownership of the business and/or Facility for which a IFTEC approval is issued be changed in the future, thereby requiring a hearing before the Township Board under state law, the transferee or new owners shall abide by all the terms and conditions of this Agreement, and that the Company will communicate all terms and conditions of this Agreement to the transferee or new owner and assist in obtaining the signature of the authorized agent of the transferee or new owner on this Agreement or, at option of the Township, with a newly executed Agreement that substantially corresponds with this policy and any subsequent amendments to Act 198.
17. **Notice.** Notice shall be deemed to have been properly given hereunder if delivered by hand and date-stamped by the recipient or mailed certified mail, return receipt requested, with the date of notice for purposes hereof being the date of the date-stamp or the date shown on the certified receipt as the date of delivery.
18. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be considered an original.
19. **Acknowledgements.** By signatures of the representatives of both the Company and the Township below, it is understood and agreed that both the Company's investment in the project and the Township's investment through the granting of the IFTEC is to encourage the economic growth of the parties. It is also acknowledged that economic factors beyond the Company's control can, at times, prohibit the maintenance of the Company's targeted status. It is understood that if such conditions exist at the time of the designated Company reports, the governing body of the Township will carefully evaluate the Company's situation and will inform the Company if any action is considered necessary in order to give the Company an opportunity for correction of a default under this Agreement.

**The Township shall give notice by certified mail to the Company of any hearing regarding the proposed revocation or reduction of the term of the IFTEC. Such notice shall be delivered no less than fifteen (15) days prior such hearing.**

20. **No Payment.** The parties do swear and affirm by our signatures below that "no payment of any kind in excess of the fee allowed by Public Act 198 of 1974, as amended by Public Act 323 of 1996, has been made or promised in exchange for favorable consideration of an exemption certificate application."

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year stated below, and a true copy hereof shall be filed with the Department of Treasury of the State of Michigan

Witnesses:

\_\_\_\_\_

\_\_\_\_\_

Witnessed:

\_\_\_\_\_

\_\_\_\_\_

Charter Township of Van Buren

By: \_\_\_\_\_  
Township Supervisor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Township Clerk

Dated: \_\_\_\_\_

\_\_\_\_\_  
Company Name

By: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

**MOTION AND DIAGRAM OF IDD DISTRICT # 16**

**ESTABLISHED IN 1997**

CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 97-08  
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT

RESOLVED by Treasurer Budd, seconded by Trustee Herman that

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as revised, the Board of Trustees of the Charter Township of Van Buren has the authority to establish "Industrial Development districts" within the boundaries of the township; and

WHEREAS, a proposal was made regarding the establishment of an Industrial District consisting of the industrial property described in Exhibit A, attached hereto and hereinafter referred to as "Van Buren Township Industrial Development District; No. 16"; and

WHEREAS, a notice has been published in the Belleville Enterprise to all property owners of the Board's pending action on this resolution and of their rights to a hearing on the establishment of proposed Van Buren Township Industrial Development District No. 16; and

WHEREAS, on March 18, 1997, at 7:30 p.m. EST, a public hearing was held on the establishment of Van Buren Township Industrial Development District No. 16 at which residents and taxpayers of the Charter Township of Van Buren had an opportunity to be heard (a copy of statements both written and oral made at such hearing being on file with the office of the Township Clerk);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHARTER TOWNSHIP OF VAN BUREN, as follows that

1. An Industrial Development District is hereby established, such district to consist of the industrial property described in Exhibit A attached hereto; and
2. Such Industrial Development District is hereby designated as the "Van Buren Township Industrial Development District No. 16".

Yeas : Foster, King, Budd, Clerk, Hart and Herman.

Nays : None.

Absent: Rochowiak (excused).

I, Cindy C. King, Clerk of the Charter Township of Van Buren, County of Wayne, State of Michigan, do hereby certify that this is a true copy of the resolution adopted by the Board of Trustees of the Charter Township of Van Buren at their regular meeting of March 18, 1997.

Cindy C. King, CMC  
Charter Township of Van Buren

20 February, 1997

DESCRIPTION OF 28 ACRE PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST; THENCE ALONG THE NORTH LINE OF SECTION 5, AS MONUMENTED (STRAIGHT LINE BETWEEN THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST, AND THE NORTHEAST CLOSING CORNER OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST), NORTH 88°07'62" EAST 954.40 FEET; THENCE SOUTH 04°28'18" EAST 1011.81 FEET TO THE POINT OF THE BEGINNING; THENCE SOUTH 04°28'18" EAST 1149.42 FEET; THENCE ALONG THE NORTHERLY LINE OF THE RAILROAD, SOUTH 77°31'39" WEST 1013.28 FEET; THENCE NORTH 04°28'18" WEST 1215.45 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF A ROAD ON A CURVE CONCAVE TO THE NORTHWEST, RADIUS 75.00 FEET, CENTRAL ANGLE 90°00'00". CHORD BEARS NORTH 40°31'42" EAST 106.07 FEET, AN ARC DISTANCE OF 117.81 FEET; THENCE NORTH 85°31'42" EAST 928.42 FEET TO THE POINT OF BEGINNING. CONTAINS 28.0000 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



# Charter Township of Van Buren

Agenda Item: \_\_\_\_\_

**WORK STUDY**

REQUEST FOR BOARD ACTION

**MEETING DATE: 8-18-14**

**BOARD MEETING DATE: 9-2-14**

Consent Agenda \_\_\_\_\_ New Business   x   Unfinished Business \_\_\_\_\_ Public Hearing   x  

**ITEM (SUBJECT)** **Public Hearing:**  
1. Consider Request for a PA 328 Property Tax Exemption for Constellium Automotive USA, LLC.  
**Agenda Item:**  
2. Consider adoption of Resolution 2014 – 23, authorizing a PA 328 Property Tax Exemption for Constellium Automotive USA, LLC and authorize the Supervisor and Clerk to execute the Tax Abatement Agreement.

**DEPARTMENT** Assessing

**PRESENTER** Assessment Coordinator Stevenson

**PHONE NUMBER** 734-699-8946

**INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)** Constellium Automotive USA, LLC

## Agenda topic

### ACTION REQUESTED

Adoption of Resolution 2014-23, authorizing a PA 328 Property Tax Exemption for Constellium Automotive USA, LLC. and authorize the Supervisor and Clerk to execute the Tax Abatement Agreement.

### BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)

1. Constellium Automotive USA, LLC. has submitted an application for a PA 328 Property Tax Exemption for Personal Property. They have been a member of our community since 2012 when it opened a facility of over 155,000 square feet of manufacturing space at 6331 Schooner Drive. They are now expanding the facility by an additional 195,000 square feet.
2. Constellium Automotive USA, LLC manufactures aluminum safety components which contribute to vehicle safety and due to new contracts they will be purchasing and installing an additional \$26,893,000 of personal property. This project will enable them to add an additional 200 employees at this location.
4. Constellium Automotive USA, LLC is located in Van Buren Township Industrial Development District No. 16 and based upon the Township's Tax Abatement Policy qualifies for a six year (6) exemption.
5. In accordance with the State of Michigan guidelines all other taxing authorities have been notified via certified mail. Public Hearing notices have been published in the legal newspaper of record and no objections have been received from any other taxing authorities as it relates to the request for the abatement.
6. Enclosed in your packet for your review is the following:
  - a. Constellium Automotive USA, LLC application for a PA 328 Property Tax Exemption
  - b. Motion and diagram of IDD District #16 which was established in 1997
  - c. Point System Analysis
  - d. Estimated tax savings projection
  - e. Resolution 2014-23
  - f. Written agreement between Constellium Automotive USA, LLC. and Van Buren Township

**BUDGET IMPLICATION** (See analysis)

**IMPLEMENTATION NEXT STEP** Execute agreement and forward appropriate documents to State Tax Commission

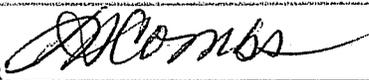
### DEPARTMENT RECOMMENDATION

### ATTORNEY RECOMMENDATION

(May be subject to Attorney/Client Privilege and not available under FOIA)

### ADDITIONAL REMARKS

### APPROVAL OF SUPERVISOR



APPLICATION, ANALYSIS, RESOLUTION AND  
AGREEMENT FOR A PA 328 (NEW PERSONAL PROPERTY)  
FOR CONSTELLIUM AUTOMOTIVE USA, LLC.

# Application for Exemption of New Personal Property

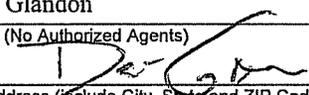
Issued under P.A. 328 of 1998. An exemption will not be effective until approved by the State Tax Commission.

**INSTRUCTIONS:** Read instructions on page 2 of this form before completing this application. File the original and two copies of this form and the required attachments (copy of legal description and a detailed description of the business operations) with the clerk of the local government unit. The State Tax Commission requires two complete sets.

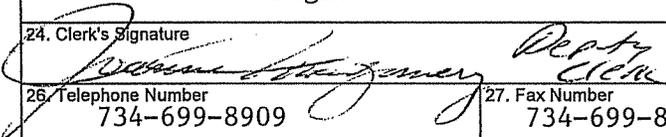
## PART 1: APPLICANT INFORMATION

1a. Applicant/Company Name (Applicant must be an ELIGIBLE BUSINESS) Constellium Automotive USA, LLC		2. County Wayne	
1b. Company Mailing Address (No. and Street, P.O. Box, City, State, ZIP Code) 6331 Schooner Dr. Van Buren Twp, MI 48311		3. City/Township/Village (indicate which) Township	
1c. Location of Eligible Business (No. and Street, City, State, ZIP Code) 6331 Schooner Dr. Van Buren Twp, MI 48311		4a. Local School District Van Buren	4b. School Code 82430
5. Check below the type of business in which you are engaged and provide a detailed description of the business operation on a separate sheet <input checked="" type="checkbox"/> Manufacturing <input type="checkbox"/> Research & Development <input type="checkbox"/> Office Operations <input type="checkbox"/> Mining <input type="checkbox"/> Wholesale Trade			
6a. Identify type of ELIGIBLE DISTRICT where Eligible Business and New Personal Property will be located 16		6b. Governing Unit that Established ELIGIBLE DISTRICT Van Buren Twp	
7. Name of Person in the Eligible Business to Contact for Further Information Denny Glandon		6c. Date ELIGIBLE DISTRICT was Established 1997	
9. Mailing Address 6331 Schooner Dr. Van Buren Twp, MI 48311		8. Telephone Number (248) 668-3233	

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which application is being made. The undersigned, authorized officer further certifies that the applicant is an Eligible Business as defined in P.A. 328 of 1998.

11. Name of Company Official Denny Glandon		12. Title Manager of Finance and Controlling	
13. Signature (No Authorized Agents) 		14. Date 07/11/2014	
15. Mailing Address (include City, State and ZIP Code) 6331 Schooner Dr. Van Buren Twp, MI 48311			
16. Email Address denny.glandon@constellium.com		17. Telephone Number (248) 668-3220	
		18. Fax Number (248) 668-3210	

## PART 2: LOCAL GOVERNMENT UNIT CLERK VERIFICATION

19. Name of Local Governmental Unit Which Passed Resolution for Exemption of New Personal Property		20. Date of Resolution (Attach Copy)		21. Expiration Date of Exemption	
22. Name of Clerk Leon Wright		23. Date application was received by Local Unit July 14, 2014			
24. Clerk's Signature 		25. Clerk's Mailing Address 46425 Tyler Rd., Belleville, MI 48111			
26. Telephone Number 734-699-8909		27. Fax Number 734-699-8952		28. Email Address lwright@vanburen-mi.org	
29. LUCI Code 82110		30. School Code V125		31. Date District was Established March 18, 1997	

### STATE TAX COMMISSION USE

Application No.	Date Received	LUCI Code	School Code
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## Instructions for Completing Form 3427, Application for Exemption of New Personal Property

As a supplement to the following instructions, please read State Tax Commission (STC) Bulletin No. 9 of 1999 which explains the provisions of Public Act (P.A.) 328 of 1998, as amended.

**Line 1:** P.A. 328 of 1998, as amended, states that, to qualify for exemption, New Personal Property must be owned or leased by an Eligible Business. Please see page 2 of STC Bulletin No. 9 of 1999 for the definition of an Eligible Business. Please note that a copy of the legal description for the property where the Eligible Business is located must be attached.

**Line 2, 3, 4:** Indicate the county; the city or township; or village; and the local school district in which the New Personal Property and the Eligible Business will be located.

**Line 5:** P.A. 328 of 1998, as amended, provides that an Eligible Business must be engaged in one of the following types of businesses: manufacturing, mining, research and development, wholesale trade, or office operations. Please see page 2 of STC Bulletin No. 9 of 1999 for the definition of an Eligible Business. Please note that a detailed description of the business operation must be provided on a separate sheet.

**Line 6 a-c:** P.A. 328 of 1998, as amended, provides that New Personal Property and the Eligible Business must be located in an Eligible District. Please see page 4 of STC Bulletin No. 9 of 1998 for a listing of the eight different types of Eligible Districts.

**Line 7:** If there is someone in your business, other than the person signing this application, who should be contacted if further information is needed, please name the person on line 7.

**Line 10b:** Note that a signature from a company official is required on line 13. This application cannot be processed without a signature.

**Lines 19 to 31:** These lines must be completed by the Clerk of the Local Governmental Unit which has adopted the resolution required by P.A. 328 of 1998, as amended.

Note that a copy of the resolution, a legal description, and a detailed description of the business operations must be sent to the State Tax Commission along with this application. Once issued, the exemption will pertain to all new personal property placed in the eligible district for the entire length of time approved by the local unit and issued by the State Tax Commission. The exemption may not be limited to specific new personal property or a lesser time than the full length of issuance. If any of the information requested on lines 19 to 31 is missing, this form will be returned to the Clerk.

# Constellium Automotive USA, LLC

Van Buren Expansion

Cost of Personal Property

Equipment	Cost	Installation Date
Header phase 2	3,750,380	11/30/14
Header phase 3	3,612,736	3/31/15
Roof bow phase 2	2,720,675	11/30/14
Rocker phase 1	3,536,004	12/31/14
Rocker phase 2	3,426,504	3/31/15
Rad support pony line	1,300,000	10/14/14
K Bracce phase 2	906,393	9/30/14
Ovens (7)	1,988,622	11/30/14
Prototype Line	1,851,000	11/1/14
F15 New Line	3,800,000	1/1/15

26,892,314

**VAN BUREN CHARTER TOWNSHIP  
PERSONAL PROPERTY TAX EXEMPTION APPLICATION  
PA 328 of 1998 AS AMENDED -SUPPLEMENTAL INFORMATION**

Name of firm requesting exemption Constellium Automotive, USA LLC  
Address 6331 Schooner Dr. Van Buren Twp, MI 48311  
Location of Project: 6331 Schooner Dr Van Buren Twp MI 48311  
Acreage of Project: 27.93  
Applicant Representative Denny Glandon  
Phone 248-668-3233 Date 07/11/2014

Please answer completely each of the following questions regarding the facility for which you are requesting an exemption of new personal property. A completed version of this form should be returned to Van Buren Township with your application.

1. What is the total cost of the project? 26,893,000
2. Are you expanding this project from within Van Buren Charter Township? Yes
  - a. Are you relocating this project from a State other than Michigan? No
  - b. If yes, what State? \_\_\_\_\_
3. Do you own or (lease) the property? If leasing, what is the length of the lease? 15 yrs  
**Copy of Lease must be included with application.**
4. Is the headquarters of your company on the site of the facility for which you are requesting the tax exemption/abatement? Yes
  - a. If yes, what portion of the building is office? < 25%
5. How many new jobs are being brought into the Township by this project? 200
6. How many Van Buren Township jobs are being retained? 200
7. What percentage of the building is allocated to Manufacturing or Research and Development? 77%
8. Is the current zoning compatible with the proposed use? Yes
9. Will this project require improvement to road services? No
10. Will this project require improvement to storm sewer services? No

11. Will this project require improvement to water services? No

12. Will this project require improvement to sanitary sewer services? No

13. Will this project require additional police personnel or police equipment? No

14. Will this project require the need for additional fire personnel or additional or specialized fire equipment? No

15. Will this project require other costs? No

16. Additional community benefits: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CHARTER TOWNSHIP OF VAN BUREN  
PERSONAL PROPERTY TAX EXEMPTION  
PA 328, as amended - GUIDELINES**

**(Effective: September, 2010)**  
**Amended: December 17, 2013**

**Introduction**

This document is designed to summarize the guidelines adopted by the Charter Township of Van Buren with regard to the establishment of new and expanded Personal Property Tax Exemption under Act 328 of the Public Acts of 1998, as amended.

PA 328 of 1998, as amended was created to provide a tax reduction to eligible businesses in an eligible district bringing new business or more business to the State of Michigan. The types of eligible businesses are those primarily engaged in manufacturing, mining, research and development, wholesale trade or office operations. Businesses eligible for a PA 328 shall be ½ of the number of eligible years for a 198 exemption based on the same point system used for PA 198 exemptions.

The responsibility of the Board of Trustees of the Charter Township of Van Buren is to establish and/or acknowledge if the criteria for a business constitutes an "eligible district" and to approve the granting of exemption certificates. The Board must find that the granting of the exemption certificate, when considered together with other certificates previously granted will not substantially impede the operation of the local government unit or impair the financial soundness of the taxing unit prior to the granting of the certificate.

A \$1,200 application fee must be submitted with any PA 328 Exemption application.

If it is determined that the requesting development is not in an "eligible district or a pre-existing Industrial Development District, the Charter Township of Van Buren Board of Trustees is not obligated to consider establishment of an Industrial Development District or a PA 328 application. The fee to establish an Industrial Development District is \$500.

Questions concerning tax exemption certificates can be directed to the Assessing Office, Van Buren Charter Township, 46425 Tyler Road, Belleville, MI 48111. The telephone number is (734) 699-8946.

### **Goals and Objectives**

The Charter Township of Van Buren Board of Trustees will evaluate all Act 328 applications in light of the following goals and objectives:

1. Long term investment in the community.
2. Environmental impact on the community.
3. Expansion of Van Buren's tax base.
4. Creation and retention of jobs.
5. Demonstration of a commitment to those identified by Van Buren Township distinguishing qualities, values and amenities by Van Buren Township.<sup>1</sup>
6. The applicant meets current financial obligations to the township, is in compliance with all applicable state and township codes and ordinances and has no pending or current litigation against Van Buren Township, including appeals to the Michigan Tax Tribunal.

The above mentioned goals and objectives are not intended to be exhaustive. The Charter Township of Van Buren Board of Trustees reserves the discretion to consider such additional goals and criteria as are consistent with the interest of the Charter Township of Van Buren.

### **Criteria for Granting a PA 328 Personal Property Exemption Certificate**

Public Act 328 of 1998, as amended provides that the legislative body of the local governmental unit shall determine the duration of a PA 328 exemption on new personal property. The Van Buren Township Board of Trustees shall make this determination based on consideration of an analysis by the Supervisor or his/her designee of the following criteria.

The Board of Trustees retains discretionary power for the final determination and is not bound to using only the following when acting on a specific abatement request.

PA 328 Exemptions are offered for "new" (new equipment or personal property not previously on Michigan's tax rolls) Personal Property. The Charter Township Board of Trustees does not offer the PA 328 option for companies unless the benefit clearly meets valuable and desirous criteria indicated in the goals and objectives section of the policy (items 1 through 6) and the regulations of PA 328 of 1998, as amended. The Board does not offer a PA 328 exemption for a speculative building where the tenant is unknown. Processing facilities, which are primarily engaged in packaging for distribution, may not be eligible for exemption, unless the Township Board determines it to be significant and in the best interest of the township.

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<sup>1</sup> The reference to identified distinguishing qualities, values and amenities by Van Buren Township are identified and found in the Township's Premier Community Amenities Master Land Use Plan, the Ecorse-Haggerty Corridor Plan and the Township's Land Use Master Plan. Zoning Ordinance and sub-plans to both documents.

The certificate may be revoked in the event that the purpose for which the certificate was issued is not being fulfilled, as a result of failure of the holder to proceed in good faith consistent with the purposes of Public Act 328 of 1998, as amended.

*The following evaluation system is for an Industrial Exemption Certificate. It is relied on by the Township to determine eligibility and duration of a PA 328 at ½ of the total point value awarded for an Industrial Exemption Certificate. It is used in the interests of fairness, uniformity, and community benefit assessment analysis. All applicants are strongly encouraged to thoroughly study the questions below and make every effort to understand each criterion and provide as accurate information as possible.*

	<u>Points</u>
1. The current project will expand the tax base of Van Buren Township	
a. Cost of proposed project or improvements:	
Less than \$500,000-----	00
\$500,000 - \$999,000-----	05
\$1,000,000 - 2,999,999-----	10
\$3,000,000 - \$4,999,999-----	15
\$5,000,000 - \$9,999,000-----	20
\$10,000,000 - \$19,999,999-----	25
\$20,000,000 – and over-----	30
2. Project coming <u>from outside</u> the State of Michigan	
No-----	00
Yes-----	10
3. Project expanding <u>from within</u> Van Buren Township	
No-----	00
Yes-----	05
4. The applicant for the abatement owns/leases the land on which they plan to locate	
The applicant is the property owner	15
The applicant is a lessee (7 or more years) of the property	10
The applicant is a lessee (3 – 6 years) of the property	05
The applicant has not executed a lease on the property yet	00

**(PLEASE NOTE A COPY OF THE LEASE MUST BE INCLUDED)**

5. The main headquarters of the applicant is the site for which the abatement is requested

- No----- 00
- Yes, office portion of building less than 25%----- 05
- Yes, office portion of building 25% or more----- 10

7(a) The project will produce jobs within the community.

- Number of new jobs brought into Van Buren Charter Township:
- Fewer than 5 jobs----- 00
  - Between 5 and 20 jobs----- 05
  - Between 21 and 50 jobs----- 10
  - Between 51 and 199 jobs----- 15
  - 200 jobs or greater----- 20

(b). Number of existing jobs retained at this location in Van Buren Charter Township

- Fewer than 20 jobs----- 00
- Between 21 and 50 jobs----- 05
- Between 51 and 199 jobs----- 10
- 200 jobs or greater----- 15

8. The project is primarily composed of manufacturing or research and development. Percent of building allocated to Manufacturing\* or Research and Development:

(\*Warehousing, Distribution and Packaging associated with said objectives shall not be considered manufacturing).

- Less than 50%----- 00
- 50% - 75%----- 05
- Greater than 75%----- 10

9. That the project provides additional community benefit (examples –also must provide documentation) (0-10)

- a. creative landscaping design, preservation of natural features in keeping with Township Ordinances, but significantly greater than what is required.
- b. architecture and design in keeping with the design of the community and significantly greater than what is required by the Township ordinances.
- c. applicant can demonstrate a history or significant community involvement and support in their current location as well as a commitment to support the Van Buren community in the future by being involved in civic activities.
- d. other conditions or unique circumstances favorable to the Van Buren community.

Total the points awarded above to determine the number of years of abatement to be considered for applicant/project and to be recommended to the Board of Trustees for formal consideration:

<u>Total Points</u>	<u>Years</u>
90 – 120	6
85 – 89	6
80 – 84	5
75 – 79	5
70 – 74	4
65 – 69	4
60 – 64	3
55 – 59	3
50 – 54	2
45 – 49	2
40 – 44	1
35 – 39	1
Below 35	0

Total Points Awarded: 95

Deductions for negative impacts:  
(Describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Years of Abatement: 6 yrs

**CONSTELLIUM AUTOMOTIVE USA, LLC.  
PA 328 PROPERTY TAX EXEMPTION ANALYSIS**

<b>ANNUAL TCV CALCULATIONS</b>				
Year	Equipment	Deprec	TCV	SEV
2015	26,893,000	89%	23,934,770	11,967,385
2016	26,893,000	76%	20,438,680	10,219,340
2017	26,893,000	67%	18,018,310	9,009,155
2018	26,893,000	60%	16,135,800	8,067,900
2019	26,893,000	54%	14,522,220	7,261,110
2020	26,893,000	49%	13,177,570	6,588,785

<b>AD VALOREM PA 328</b>				
Year	SEV	Twp	Public Safety	Total
2015	11,967,385	\$ 10,942.98	\$ 47,869.54	\$ 58,812.52
2016	10,219,340	\$ 9,344.56	\$ 40,877.36	\$ 50,221.92
2017	9,009,155	\$ 8,237.97	\$ 36,036.62	\$ 44,274.59
2018	8,067,900	\$ 7,377.29	\$ 32,271.60	\$ 39,648.89
2019	7,261,110	\$ 6,639.56	\$ 29,044.44	\$ 35,684.00
2020	6,588,785	\$ 6,024.79	\$ 26,355.14	\$ 32,379.93
<b>Total</b>		<b>\$ 48,567.14</b>	<b>\$ 212,454.70</b>	<b>\$ 261,021.84</b>

**CHARTER TOWNSHIP OF VAN BUREN  
COUNTY OF WAYNE, MICHIGAN  
RESOLUTION – 2014-23  
DRAFT**

Resolved by \_\_\_\_\_, seconded by \_\_\_\_\_, that

\*\*

**Whereas**, the Charter Township of Van Buren has received a request from Constellium Automotive USA, LLC (the "Applicant") to designate and establish an "eligible district" pursuant to Act 328 of the Public Acts of Michigan of 1998 as amended ("Act 328") for the Constellium Automotive USA, LLC project located at 6331 Schooner Drive, Van Buren Township, Michigan within the Township (the "Property"); and

**Whereas**, the Applicant represents that it constitutes an "eligible taxpayer" as defined in Act 328 and through the establishment of Industrial Development District #16 on March 18, 1997; and the Charter Township of Van Buren hereby meets the definition of an "Eligible Local Assessing District" under PA 328 of 1998, Section 7(g), as Constellium Automotive USA, LLC is located in a county that borders a foreign (Canada) country and by providing the following four services: Police Service, Water Service, Sewer Service and Fire Service, along with occupying a previously vacated building, and;

**Whereas**, the Applicant who manufactures aluminum safety components which contribute to vehicle safety while delivering weight savings, resulting in more fuel-efficient and environmentally friendly vehicles has filed an application for Exemption of New Personal Property; and

**Whereas**, The Board of Trustees of the Charter Township of Van Buren held a regular Board Meeting on September 2, 2014 in the Board Room at 46425 Tyler Road, Van Buren Township, Wayne County, Michigan at 7:00 p.m. at which the Applicant, the Township Assessor, and a representative of the effected taxing units were given written notice and were afforded an opportunity to be heard on said application.

**Now, Therefore, Be It Resolved**, that the Board of Trustees of the Charter Township of Van Buren finds and determines that the granting of the Exemption of New Personal Property under PA 328 of 1998, as amended, shall not have the effect of substantially impeding the operation, or impairing the financial soundness of the taxing unit which levies ad valorem property taxes in the Charter Township of Van Buren; and

**Be It Further Resolved**, that the new Personal Property Exemption when issued shall be and remain in force and effective for a period of six (6) years beginning December 31, 2014 and ending December 30, 2020; and

**Be It Finally Resolved**, that the application submitted by the Constellium Automotive USA, LLC., is for an Exemption of New Personal Property that will be located 6331 Schooner Drive within the following described parcel of real estate situated within the Charter Township of Van Buren in Industrial Development District #16, established March 18, 1997;

**IDD District #16 described as:** Part if the northeast ¼ of Section 5, Town 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan, Described as: Commencing at the south ¼ corner of Section 32, Town 3 South, Range 8 East; thence along the north line of Section 5 as monumented (straight line between the South ¼ corner of Section 32, Town 2 South Range 8 East, and the northeast closing corner of Section 5, Town 3 South, Range 8 East), North 88deg, 07min, 52sec, East 954.40 feet; thence South 04deg, 28min, 18sec, East 1011.81 feet to the point of beginning; thence South 04deg, 28min, 18sec East 1149.42 feet; thence along the northerly line of the railroad, South 77deg, 31min, 39 sec West 1013.28 feet; thence North 04deg, 28min, 18sec West 1215.45 feet; thence along the southeasterly line of a road on a curve concave to the northwest, radius 75.00 feet central angle 90deg, 00min, 00sec chord bears North 40deg, 31min, 42sec East 106.07 feet, an arc distance of 117.81 feet thence North 85 deg, 31min, 42sec East 928.42 feet to the point of beginning. Contains 28.0000 acres. Subject to easements and restrictions of record.

**Parcel ID V125-83-017-99-0014-703**

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and correct copy of resolution adopted by the Board of Trustees of the Charter Township of Van Buren, in the County of Wayne, Michigan, at a Regular Meeting held on September 2, 2014.

Leon Wright  
Township Clerk

DRAFT

AGREEMENT FOR EXEMPTION OF NEW PERSONAL PROPERTY  
Pursuant to Act 328 of Public Acts of 1998, as amended

THIS AGREEMENT is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("Effective Date"), between the CHARTER TOWNSHIP OF VAN BUREN, a local governmental unit whose business offices are located at 46425 Tyler Road, Belleville, Michigan 48111 (hereinafter referred to as the "Township"), and \_\_\_\_\_, a \_\_\_\_\_, an applicant for tax exemption pursuant to Act 328 of Public Acts of 1998, as amended, whose principal business office is located at \_\_\_\_\_ (hereinafter referred to as the "Company".)

RECITALS

- A. The Company, for its business located at 6331 Schomer Dr (the "Facility"), has submitted an application to the Township for a personal property tax exemption application filed pursuant to Act 328 of the Public Acts of 1998, as amended ("PA 328"), wherein new personal property taxes otherwise payable by the Company would be exempted pursuant to the application filed, and
- B. The Township Board has approved, by resolution on \_\_\_\_\_, the Company's application for exemption of new personal property for a period of \_\_\_\_\_ years subject only to the Company and the Township entering into a written agreement, and,
- C. The Township and the Company now desire to enter into such a written agreement.

NOW, THEREFORE,

As consideration for the granting of the PA 328 and in recognition of the investment the Township will be making toward the economic growth of the Company and thus the economic growth of the Township, and the above Recitals being fully incorporated into the Agreement by reference, the Company and the Township hereby agree to the following terms and conditions:

1. **General Terms and Conditions.**

- ✓ a) The term for the PA 328 exemption shall not be extended beyond the period covered in the resolution adopted by the Township, regardless of when, during the period, the recipient places additional personal property eligible for an exemption in the eligible district.
- ✓ b) The Company will purchase and/or lease and install the personal property as set forth in the Application within two (2) years of the Effective Date.
- ✓ c) The Company will create 200 new full-time jobs as the Facility within two (2) years of the Effective Date.

2. **Compliance with Laws.** The Company agrees that it will operate the Facility in accordance with all applicable Federal, State, and local laws or regulations, including but not limited to zoning, outside storage, industrial waste disposal, air and water quality, noise control, and other environmental regulations.

3. **Continued Operation of the Facility.** The Company further agrees to continue to operate the Facility within the Township for the period of the PA 328 in order to retain the benefits of the PA 328.

4. **Premature Vacation of the Facility.** If the Company vacates, or intends to vacate, the Facility prior to the end of the term of the PA 328, the Company shall be responsible for the following:

- a. If the Company intends to vacate the Facility for which the PA 328 has been approved and issued prior to the end of the term of this agreement, the Company agrees to notify the Township Assessor in writing of such intent and the reasons for vacating not less than 60 days prior to vacating the Facility.
- b. The Company agrees to make reasonable provisions satisfactory to the Township and in compliance with all applicable laws, codes and ordinances to maximize the likelihood of re-occupancy or re-use of the unoccupied building for productive use within a reasonable time period after the facility is vacated.
- c. The Company shall, if requested by the Township, deposit an amount equal to the amounts anticipated to be due from the Company under this agreement as a result of the Company vacating the Facility prior to the term for which the PA 328 was approved, including but not limited to any reasonable cleanup or maintenance costs, administrative fees, court costs, and attorney fees incurred.
- d. The Company shall pay any outstanding taxes and shall repay to all affected municipalities an amount equal to the total tax amount abated by the PA 328 (unless recovery of a lesser amount is requested by the Township or other taxing authority) within 30 days of the date of an invoice for such taxes. If not repaid

within the required time period, the Township may exercise any and all legal and equitable rights and remedies available to it for collection of such taxes.

- e. If the Company fails to pay the amount of the invoice for abated taxes within 30 days of the date of the Township invoice, the Company shall be responsible for any additional costs incurred by the Township in recovery of such taxes, including, but not limited to administrative fees, court costs, and attorney fees incurred.
5. **Notice of Completion and Final Cost Report.** The Company will submit to the Township not later than 90 days after the completion date for each property component for which an PA 328 was granted a Notice of Completion and Final Cost Report in a form requested by the Township, which includes the actual completion date and final cost of each project component for which a PA 328 was originally granted, and an explanation if the final cost of either the real or personal property listed on the Application was greater than the original estimated amount by more than 10%. The Company agrees that if the construction and/or expansion project has not been completed or expenditures made are less than ninety (90%) from the projected costs as described in the application, the Township Board has the right to petition the State Tax Commission for revocation of the PA 328.
6. **Employment Status Report.** The Company will submit to the Township, not later than January 31<sup>st</sup> of the second year after the Effective Date, and every year after that date an Employment Status Report in a form requested by the Township, which includes the number of actual full-time jobs created as a direct result of the project for which the certificate was granted, and an explanation if the jobs created during the term of the PA 328 was less than the original estimated amount. The Company agrees that if employment has not been retained or reached as stated in the application, the Township Board has the right to petition the State Tax Commission for revocation of the PA 328. The Township reserves the right to obtain from the Company such additional information and reports related to the Company's performance of this Agreement.
7. **Review and Audit: Payment of Costs.** The Company understands that the Township may review and audit the information provided by the Company to determine compliance with this agreement and that any costs for such services will be paid by the Company within thirty (30) days of the date of written notice from the Township in accordance with the outside professional service cost for consultant's on the most current fee schedule approved by the Township Board, which may be adjusted from time to time based upon increases in costs to the Township.
8. **Remedies for a default created by a Failure to Satisfy Representations Made in Application.** The Company understands that the Township may pass a resolution requesting that the State Tax Commission reduce the term of

the PA 328 or revoke the PA 328 to the extent that the construction or expansion of the Facility has not been completed, expenditures made, or employment reached as represented by the Company in the application, by sending a copy of this Agreement along with a copy of the Township Board resolution authorizing such action to the State Tax Commission. In addition, the Company acknowledges that the Township may take into account any deficiency in job creation, or real or personal property investment made under this application in a subsequent application for an IFTEC or an Exemption of New Personal Property filed by the Company.

9. **Payment of Taxes.** The Company agrees that all ad valorem real and personal Property taxes, specific IFT real and personal property taxes, and special assessments shall be paid in a timely manner, and by the signing of this Agreement acknowledges that failure to pay in a timely manner may result in the adoption of a resolution by the Township Board requesting the State Tax Commission to revoke the PA 328.
10. **Timely Filing of Personal Property Statements.** The Company agrees to complete and submit all required annual Personal Property Statements to the Van Buren Charter Township Assessing Office by the required due date. Failure to submit the necessary Statements may result in the adoption of a resolution by the Township Board requesting a revocation of the PA 328 by the State Tax Commission
11. **Consequences of Unsuccessful Real or Personal Property Tax Appeal.** The Company acknowledges that if during the term of this Agreement, the Company appeals any real or personal property assessment to the Michigan Tax Tribunal or other court of competent jurisdiction upon which it does not fully prevail, that the Company shall pay to the Township all reasonable costs, expenses, and attorney fees incurred by the Township in defending such appeals within thirty (30) days of the date of receipt of an invoice from the Township. The Company also acknowledges that the Township may consider such appeals in the decision of any subsequent certificates granted to the Company.
12. **Unforeseen Events.** By execution of this Agreement, it is understood that the Company's investment in the Facility and the Township's investment in the granting of the PA 328 are to encourage economic growth within the Township. The Township acknowledges that in some instances, economic conditions may prevent the Company from complying fully with this Agreement and the terms of the Application. The Township will give the Company an opportunity to explain the reasons for any variations from the representations contained in the application and will evaluate the Company's situation prior to taking any action authorized by this Agreement.
13. **Entire Agreement.** This is the entire agreement of the parties relating to the matters covered by this Agreement, and no prior or subsequent promises,

representations or assurances, whether in any other form, shall be used to modify, vary or contradict any provision of this Agreement, except for any written amendment to this Agreement or separate agreement signed following the date of this Agreement by authorized representatives of all parties to this Agreement.

14. **Severability.** The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses or provisions thereof, which shall remain in full force and effect to govern the parties' relationship.
15. **Reimbursement of Attorney Fees for Modification of Standard Agreement.** The Company agrees to reimburse the Township within 30 days of the date of a receipt of an invoice from the Township for all attorney fees incurred by the Township in the negotiation or preparation of changes to the standard PA 328 Agreement.
16. **Binding Effect.** This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their successors and assigns. The Company agrees should ownership of the business and/or Facility for which a PA 328 approval is issued be changed in the future, thereby requiring a hearing before the Township Board under state law, the transferee or new owners shall abide by all the terms and conditions of this Agreement, and that the Company will communicate all terms and conditions of this Agreement to the transferee or new owner and assist in obtaining the signature of the authorized agent of the transferee or new owner on this Agreement or, at option of the Township, with a newly executed Agreement that substantially corresponds with this policy and any subsequent amendments to PA 328.
17. **Notice.** Notice shall be deemed to have been properly given hereunder if delivered by hand and date-stamped by the recipient or mailed certified mail, return receipt requested, with the date of notice for purposes hereof being the date of the date-stamp or the date shown on the certified receipt as the date of delivery.
18. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be considered an original.
19. **Acknowledgements.** By signatures of the representatives of both the Company and the Township below, it is understood and agreed that both the Company's investment in the project and the Township's investment through the granting of the PA 328 is to encourage the economic growth of the parties. It is also acknowledged that economic factors beyond the Company's control can, at times, prohibit the maintenance of the Company's targeted status. It is understood that if such conditions exist at the time of the designated Company reports, the governing body of the Township will carefully evaluate the Company's situation and will inform the Company if any action is considered

necessary in order to give the Company an opportunity for correction of a default under this Agreement. The Township shall give notice by certified mail to the Company of any hearing regarding the proposed revocation or reduction of the term of the PA 328. Such notice shall be delivered no less than fifteen (15) days prior such hearing.

20. **No Payment.** The Parties do swear and affirm by our signatures below that "no payment of any kind in excess of the fee allowed by Public Act 198 of 1974, as amended by Public Act 328 of 1996, has been made or promised in exchange for favorable consideration of an exemption certificate application."

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year stated below, and a true copy hereof shall be filed with the Department of Treasury of the State of Michigan.

Witnesses:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Witnessed:

\_\_\_\_\_

\_\_\_\_\_

Charter Township of Van Buren

By: \_\_\_\_\_  
Township Supervisor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Township Clerk

Dated: \_\_\_\_\_

\_\_\_\_\_  
Company Name

By: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

**MOTION AND DIAGRAM OF IDD DISTRICT #16**

**ESTABLISHED IN 1997**

CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 97-08  
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT

RESOLVED by Treasurer Budd, seconded by Trustee Herman that

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as revised, the Board of Trustees of the Charter Township of Van Buren has the authority to establish "Industrial Development districts" within the boundaries of the township; and

WHEREAS, a proposal was made regarding the establishment of an Industrial District consisting of the industrial property described in Exhibit A, attached hereto and hereinafter referred to as "Van Buren Township Industrial Development District; No. 16"; and

WHEREAS, a notice has been published in the Belleville Enterprise to all property owners of the Board's pending action on this resolution and of their rights to a hearing on the establishment of proposed Van Buren Township Industrial Development District No. 16; and

WHEREAS, on March 18, 1997, at 7:30 p.m. EST, a public hearing was held on the establishment of Van Buren Township Industrial Development District No. 16 at which residents and taxpayers of the Charter Township of Van Buren had an opportunity to be heard (a copy of statements both written and oral made at such hearing being on file with the office of the Township Clerk);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHARTER TOWNSHIP OF VAN BUREN, as follows that

1. An Industrial Development District is hereby established, such district to consist of the industrial property described in Exhibit A attached hereto; and
2. Such Industrial Development District is hereby designated as the "Van Buren Township Industrial Development District No. 16".

Yeas : Foster, King, Budd, Clerk, Hart and Herman.

Nays : None.

Absent: Rochowiak (excused).

I, Cindy C. King, Clerk of the Charter Township of Van Buren, County of Wayne, State of Michigan, do hereby certify that this is a true copy of the resolution adopted by the Board of Trustees of the Charter Township of Van Buren at their regular meeting of March 18, 1997.

Cindy C. King, CMC  
Charter Township of Van Buren

20 February, 1997

**DESCRIPTION OF 28 ACRE PARCEL**

PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST; THENCE ALONG THE NORTH LINE OF SECTION 5, AS MONUMENTED (STRAIGHT LINE BETWEEN THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST, AND THE NORTHEAST CLOSING CORNER OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST), NORTH 88°07'62" EAST 954.40 FEET; THENCE SOUTH 04°28'18" EAST 1011.81 FEET TO THE POINT OF THE BEGINNING; THENCE SOUTH 04°28'18" EAST 1149.42 FEET; THENCE ALONG THE NORTHERLY LINE OF THE RAILROAD, SOUTH 77°31'39" WEST 1013.28 FEET; THENCE NORTH 04°28'18" WEST 1215.45 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF A ROAD ON A CURVE CONCAVE TO THE NORTHWEST, RADIUS 75.00 FEET, CENTRAL ANGLE 90°00'00". CHORD BEARS NORTH 40°31'42" EAST 106.07 FEET, AN ARC DISTANCE OF 117.81 FEET; THENCE NORTH 85°31'42" EAST 928.42 FEET TO THE POINT OF BEGINNING. CONTAINS 28.0000 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

14

N.E. 1/4 SECTION 5.  
**VAN BUREN TOWNSHIP**  
 T. 3 S., R. 8 E.  
 WAYNE COUNTY, MICHIGAN

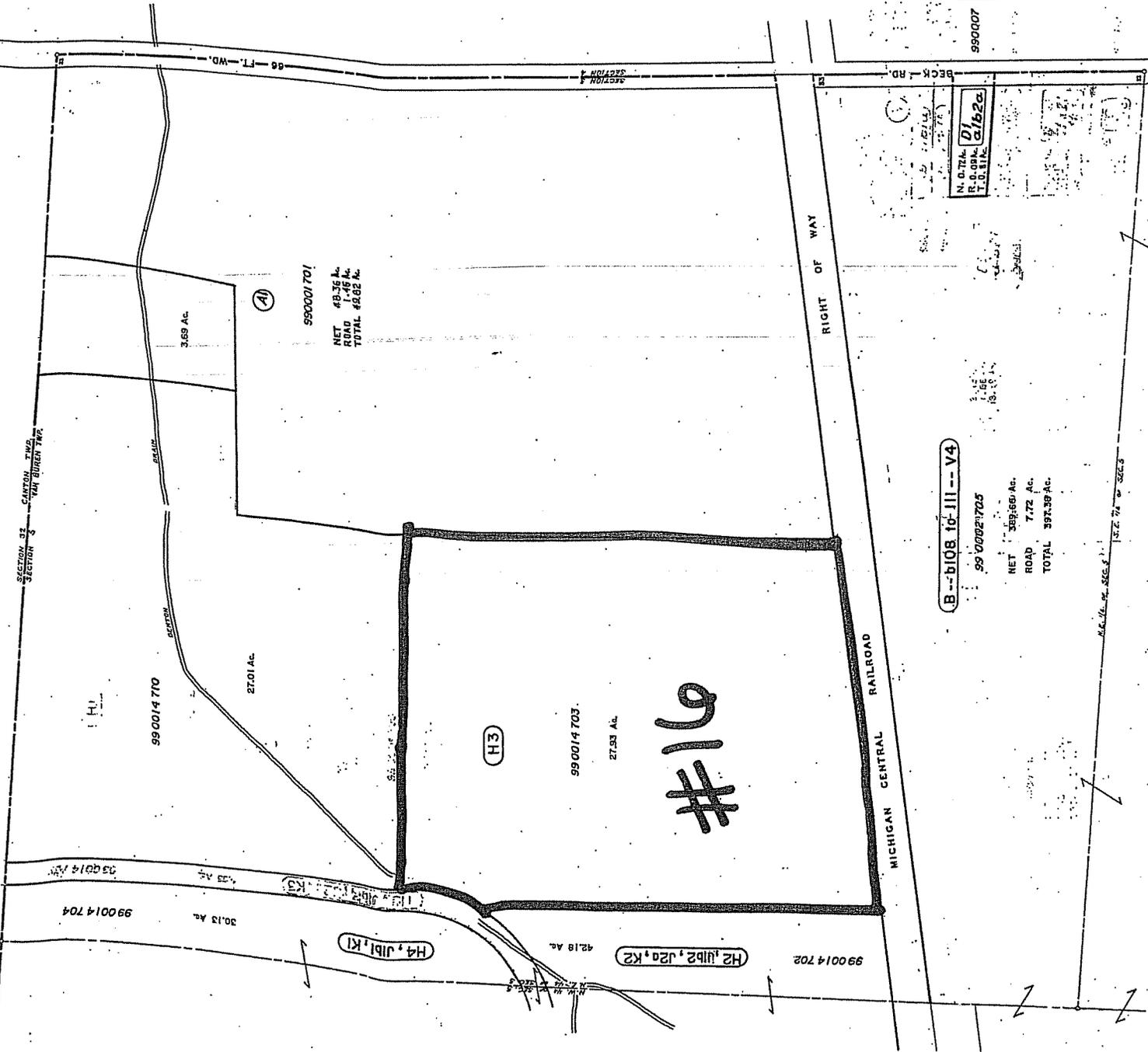
SCALE 1 INCH = 200 FEET

DEPARTMENT of MANAGEMENT and BUDGET,  
 ASSESSMENT and EQUALIZATION DIVISION

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ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE BOARD OF LAND, WATER, FOREST, AND NATURAL RESOURCES, THE FEDERAL COPYRIGHT STATUTE, 17 U.S.C. 101, ET AL.

990007



990001701  
 NET 48.36 Ac.  
 ROAD 1.46 Ac.  
 TOTAL 49.82 Ac.

B--108 10-111--V4  
 990002705  
 NET 389.66 Ac.  
 ROAD 7.72 Ac.  
 TOTAL 397.38 Ac.

#16

H3

990014703

27.98 Ac.

990014710

27.01 Ac.

3.69 Ac.

990014702

H2, J1B2, J2A, K2

42.18 Ac.

H4, J1B1, K1

30.13 Ac.

990014704

33.014 Ac.

SECTION 31  
 CANTON TWP  
 SECTION 3  
 VAN BUREN TWP

20

# Charter Township of Van Buren

## REQUEST FOR BOARD ACTION

Agenda Item \_\_\_\_\_

WORK STUDY MTG DATE: 2014-08-18

BOARD MTG DATE: 2014-09-02

Consent Agenda \_\_\_\_\_

New Business X

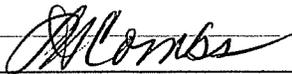
Unfinished Business \_\_\_\_\_

Public Hearing \_\_\_\_\_

<b>ITEM (SUBJECT)</b>	GIS Technician Job Description
<b>DEPARTMENT</b>	Public Works
<b>PRESENTER</b>	Director James T. Taylor
<b>PHONE NUMBER</b>	734-699-8947
<b>INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)</b>	IT Director Steve Rankin

### Agenda topic

<b>ACTION REQUESTED</b>	
That the Township Board approves the job description for GIS Technician and posting of the position.	
<b>BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)</b>	
See attached draft job description, suggested posting and salary information.	

<b>BUDGET IMPLICATION</b>	Based upon candidate qualification, to be paid amount to be determined from Water & Sewer Fund Account 592-536-707-000
<b>IMPLEMENTATION NEXT STEP</b>	Board to approve job description
<b>DEPARTMENT RECOMMENDATION</b>	Approve job description as presented
<b>COMMITTEE/COMMISSION RECOMMENDATION</b>	
<b>ATTORNEY RECOMMENDATION</b>	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
<b>ADDITIONAL REMARKS</b>	As noted in memo, a portion of this position's wages and benefits will be reimbursable from the SAW Grant funding.
<b>APPROVAL OF SUPERVISOR</b>	



CHARTER TOWNSHIP OF VAN BUREN  
DEPARTMENT OF PUBLIC WORKS

---

DATE: August 18, 2014  
TO: Township Board of Trustees  
FROM: James T. Taylor, Director of Public Works  
RE: Request for Board Action

For the Work Study Session of August 18, 2014 I will be presenting the following item for your approval at the September 2<sup>nd</sup> Board meeting:

I would like to request that the Board review and approve a job description for the position of GIS Technician. Director Rankin and I collaborated on the development of a job description that would provide the level of skills, knowledge and abilities required for this position. I consulted with several other communities, gathered some information and based upon my prior work experience with GIS in Dearborn believe that we have put together a viable job description.

I recommend this and any future job descriptions for Public Works to include the following categories:

- Distinguishing Features of Work (a general overview)
- Required Qualifications (basic licenses, certifications, training, experience, etc)
- Preferred Additional Qualifications (not required, but qualifications that set a candidate apart)
- Knowledge, Skills and Abilities (necessary skills to perform the job)
- Duties and Responsibilities (essential job functions)

I also request that following approval of this job description, the Board approve the posting and advertising of the position. This will be a full-time salaried position offering a competitive salary with fringe benefits based upon qualifications of the candidate. Finally, as a reminder, all work performed relating to the sanitary system portion of the GIS that was included in our SAW Grant application will be reimbursable as funds become available. We will record and document all such work, as the reimbursements are retroactive to January 2014. Let me know if you have any questions or concerns.

**MISSION STATEMENT**

*"The Van Buren Public Works Department is committed to a clean and safe environment, enhanced service delivery to its customers and protection of the significant public investment in the township's buildings and grounds, and water distribution and sanitary collection systems."*

# GIS Technician

## **DISTINGUISHING FEATURES OF WORK:**

This is technical and supervisory work, under the direction of the Informational Technology Director, which includes the planning, organizing and coordinating of a variety of Township activities utilizing the GIS and asset management systems, as well as general service activities related to other Township IT infrastructure. These primary activities include, but are not limited to: development and on-going maintenance of the asset management/computerized maintenance management system for the water distribution system, sanitary sewer collection system, cemeteries, parcel data, Public Works facilities and vehicle repair and maintenance. In addition, this employee trains employees engaged in a variety of public works and water and sewer operations with regard to technology applications and equipment. General assignments and direction are received from a superior, but the employee must be able to satisfactorily perform the work without close supervision. Employee interacts in a consistently pleasant and helpful manner to fellow employees, visitors, and citizens of the Charter Township of Van Buren and demonstrates the highest standards of internal and external customer service.

## **REQUIRED QUALIFICATIONS:**

- Two to four years of related professional experience in a GIS management and administration, City Works, ESRI, and/or AutoCAD software
- Excellent ability to establish and maintain effective working relationships with other employees, government officials, business representatives and the general public
- Must possess a current, valid Michigan Driver's License

## **PREFERRED ADDITIONAL QUALIFICATIONS:**

- Certification in City Works, GIS software administration or management
- Bachelor of Science degree in Geography, Computer Science or Engineering; or Associates Degree of Science with at least two GIS courses in addition to three years' GIS working experience or any combination of experience and training that provides the required knowledge, abilities and skills sufficient for proficiency in GIS administration

## **KNOWLEDGE, SKILLS AND ABILITIES:**

- Considerable customer service skills, a positive attitude, and the ability to effectively communicate with internal and external customers
- Demonstrated self-motivation
- Demonstrated training skills
- Working knowledge of the materials, methods and techniques commonly used in public utility activities, including the construction methods used in the installation of water and sanitary sewer lines.
- Professional level verbal and written communication skills
- Ability to write reports and business correspondence and effectively present information to elected officials, department heads and other administrative personnel
- Demonstrated knowledge of and experience with GIS, City Works, ESRI, and AutoCAD software
- Demonstrated knowledge of geographic information systems (GIS) principles and practices
- A demonstrated working knowledge of computer operations and software, including word processing, database management, spreadsheets, mapping, graphics, and asset management.
- Ability to provide, demonstrate, layout, and direct work assignments to a group of employees performing skilled, semi-skilled and unskilled public works activities and to track their results.

## **DUTIES AND RESPONSIBILITIES:**

### **Essential Job Functions (Functions essential to attaining job objectives):**

- Develops, updates and maintains the GIS, asset management system, billing software, SCADA and other related utility technologies to billing, operational, metering and data acquisition
- Utilizes the GIS database and the asset management system for the purpose of planning and preparing for budgets, projects and other related activities
- Trains office, skilled, semi-skilled and unskilled field personnel on the use and application of various technologies and oversees transitions to and implementations of new or upgraded technologies
- Provides technical support and assistance for automated utility billing and meter reading operations
- Plans and manages GPS data collection and GIS development
- Works as needed with IT Director to define operational needs regarding technology
- Reviews work completed by consultants to verify data accuracy and compatibility with the Township's GIS
- Documents and provides detailed reports on grant related tasks
- Performs related and incidental work as assigned

- Demonstrates regular and predictable attendance

DRAFT



CHARTER TOWNSHIP OF VAN BUREN  
DEPARTMENT OF PUBLIC WORKS

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**LOOKING FOR QUALIFIED JOB CANDIDATES**

Residency is not a requirement for employment for this position. Individuals selected for employment are required to pass a post job offer drug screen and physical. The Charter Township of Van Buren is an equal opportunity employer.

**GIS TECHNICIAN**

A full-time salaried position is available in the Water & Sewer Division to perform a variety of GIS and general computer technical tasks.

Under the direction of the Informational Technology Director, assignments will include the planning, organizing and coordinating of a variety of Township activities utilizing the GIS and asset management systems, as well as general service and maintenance activities related to other Township IT infrastructure. Successful applicant must have a minimum of two years of related professional experience in a GIS management and administration, City Works, ESRI, and/or AutoCAD software.

Competitive salary with fringe benefits offered based upon qualifications and experience. Send resume and salary history to:

Van Buren Township Clerk's Office  
46425 Tyler Road  
Van Buren Township, MI 48111  
Attention: Executive Assistant to Supervisor  
Or via e-mail to: [KLaMothe@vanburen-mi.org](mailto:KLaMothe@vanburen-mi.org)

**MISSION STATEMENT**

*"The Van Buren Public Works Department is committed to a clean and safe environment, enhanced service delivery to its customers and protection of the significant public investment in the township's buildings and grounds, and water distribution and sanitary collection systems."*

# GIS Technician Salary

## National Averages

As of December 2010 survey, the average annual pay for GIS technicians ranges from \$30,534 to \$42,344. This scale includes bonus pay, with ranges from \$489.69 to \$2,049 per year on average. It does not, however, include non-cash benefits.

## Experience

The salary range encompasses compensation levels for GIS technicians of varying experience levels, but breaking the information down can give job seekers a more accurate perspective. With one to four years of experience, techs earn between \$31,742 and \$41,193. For those with five to nine year's experience, the high side of these estimates grows to \$48,261. For those with ten to nineteen years of work, top annual pay averages \$63,000.

## Location

Location of employment also plays a factor in the compensation of GIS technicians. Technicians in California have the highest annual pay on average, ranging from \$38,442 to \$58,594. Colorado falls second in the ranking, with salaries from \$41,325 to \$50,868. Texas and New York come next, both with top average salaries around \$43,000.

## Benefits

While not included in the above salary ranges, 79 percent of GIS technicians receive medical coverage, 70% have dental benefits and 53% get vision care.

## Workplace

Workplace conditions vary according to the type of geographical information specialist. For instance, surveyors mainly work outdoors, and may work longer hours during the summer, the ideal season for fieldwork. Cartographers and photogrammetrists, on the other hand, mostly work in offices at their computers.

## Educational/Training Requirements

The ever-advancing technology of GIS has birthed the need for formal training in such a system, thus the availability of bachelor's and master's degrees in geographical information science. Although several types of educational institutions--community colleges, technical institutes, and four-year colleges and universities among them--offer job-specific degrees such as surveying or surveying technology, people need more education and stronger computer or technical skills to use GIS in their respective occupations.

## Salary and Job Outlook

Salaries vary according to the type of geographical information specialist. For instance, according to the U.S. Bureau of Labor Statistics, the median annual wage for surveyors in 2009 was around \$57,000, while that of cartographers and photogrammetrists was around \$59,000. The BLS expects the number of geographical information specialists to grow 19 percent between 2008 and 2018, faster than the average for all U.S. occupations during the same period.

# Charter Township of Van Buren

Agenda Item: \_\_\_\_\_

## REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 8/19/14

BOARD MEETING DATE: 9/2/14

Consent Agenda \_\_\_\_\_

**New Business** X

Unfinished Business \_\_\_\_\_

Public Hearing \_\_\_\_\_

<b>ITEM (SUBJECT)</b>	Consider Recommendation of the Planning Commission Regarding an Amendment to the Charter Township of Van Buren Zoning Ordinances Relative to Uses Contrary to Federal, State, or Local Laws
<b>DEPARTMENT</b>	Developmental Services
<b>PRESENTER</b>	Patrick Sloan, McKenna Associates
<b>PHONE NUMBER</b>	(248) 596-0920
<b>INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)</b>	

### Agenda topic

<b>ACTION REQUESTED</b>	First reading of Ordinance 09-02-14 to amend the Charter Township of Van Buren Zoning Ordinance 6-2-92 as amended, to revise Section 4.01 by deleting the sentence which states, "Uses for enterprises that are contrary to Federal, State or Local Laws or Ordinances are prohibited."
<b>BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)</b>	<p>On March 15, 2011, the Township Board adopted an Amendment to Section 4.01 of the Zoning Ordinance 6-2-92 to add the following sentence to the end of the section: "Uses for enterprises that are contrary to Federal, State or Local Laws or Ordinances are prohibited." The proposed Ordinance Amendment was based upon a recommendation by the Planning Commission to adopt the "Livonia language" related to the Michigan Medical Marijuana Act. This "Livonia language" has been struck down by the Michigan Supreme Court in its recent opinion of <i>TerBeek v City of Wyoming</i> as the Court found that the Medical Marijuana Act preempted the City's Zoning Ordinance. Consequently, this "Livonia language" should be removed from Section 4.01.</p> <p>If this language is removed, Section 4.01 will read the same as it did prior to the 2011 amendment, which was as follows: "No building or structure or part thereof, shall thereafter be erected, constructed, reconstructed, altered or maintained and no use shall be permitted for any building, structure, or land or part thereof except in conformity with the provisions of this Ordinance."</p>
<b>BUDGET IMPLICATION</b>	None.
<b>IMPLEMENTATION NEXT STEP</b>	Receive and review the information, and schedule for Township Board First Reading on 9/2/14.
<b>DEPARTMENT RECOMMENDATION</b>	Approval
<b>COMMITTEE/COMMISSION RECOMMENDATION</b>	At its meeting on June 25, 2014, the Planning Commission recommended approval of the proposed Zoning Ordinance amendment.
<b>ATTORNEY RECOMMENDATION</b>	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
<b>ADDITIONAL REMARKS</b>	
<b>APPROVAL OF SUPERVISOR</b>	

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
June 25, 2014  
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

**ROLL CALL:**

**Present:** McKenna, Budd, Boynton, Johnson, Franzoi and Thompson.

**Excused:** Kelley.

**Staff:** Secretary Harman.

**Planning Representatives:** McKenna Associates, Sally Hodges and Wade Trim Associate, David Nummer.

**Audience:** Five.

**APPROVAL OF AGENDA:**

**Motion Johnson, McKenna second to approve the agenda of June 25, 2014 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Budd, Boynton second to approve minutes from June 11, 2014 as presented.**

**Motion Carried.**

**UNFINISHED BUSINESS:**

**ITEM # 1**

**CASE # SPR14-001**

**TITLE:**

**THE APPLICANT, CONSTELLIUM, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EXPANSION TO THE EXISTING FACILITY AS REGULATED UNDER ARTICLE 16.07 OF TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION:**

**PARCEL TAX ID NUMBER V-125-83-017-99-0014-703, ALSO KNOWN AS 6331 SCHOONER DRIVE, IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SCHOONER DRIVE OFF OF MICHIGAN AVENUE.**

Presentation given by David Pamula and Tyler Walker of Ghafari Associates. The argon tank has been relocated from the east side to the north side of the building along with the cooling towers, material samples were displayed of siding and block matching the existing building façade, a maintenance plan will be implemented for inspection of paint and building maintenance.

Sally Hodges of McKenna Associates presented review letter dated 6-17-14 recommending final site plan approval subject to the conditions listed in the letter.

David Nummer of Wade Trim presented review letter dated 6-17-14 recommending final site plan approval.

Commissioner Boynton read the Fire Department review letter dated 6-20 -14 recommending site plan approval.

Commissioners discussed building façade and the screening of the cooling tanks.

No comments from the audience.

**Motion Johnson, Boynton second to grant final site plan approval to Constellium for the construction of an expansion to the existing facility located at 6331 Schooner Drive subject to conditions in the McKenna Associates review letter dated 6-17-14, WadeTrim review letter dated 6-17-14, Fire Department review letter dated 6-20-14 and the Planning Commission's approval of the building façade and cooling tank screening. Motion Carried. (letters attached)**

**ITEM # 2                    CONSIDER AMENDMENT TO THE ZONING ORDINANCE 6-2-92, AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN, TO AMEND AND MODIFY THE PROVISIONS FOUND IN SECTION 4.01 GENERAL TO DELETE THE SENTENCE "Uses for enterprises that are contrary to Federal, State or local laws or ordinances are prohibited."**

Sally Hodges of McKenna Associates gave the presentation. She explained the rationale behind the township attorney's recommendation to delete the sentence in the zoning ordinance. The language is preempted by State ordinance and if left in place could be costly in the event of a lawsuit.

Commissioners discussed the removal of the sentence, what other communities have done with the language in their zoning ordinances and the possibility of going back to review the ordinance to see what work needs to be done in reference to the medical marijuana act. Hodges of McKenna Associates will put together information to bring back to the Planning Commission.

**Motion McKenna, Boynton second to recommend the Township Board amend and modify the provisions found in section 4.01 general to delete the sentence "uses for enterprises that are contrary to Federal, State or local laws or ordinances are prohibited. Motion Carried.**

**ROLL CALL:**

**Yeas: Johnson, Boynton, McKenna, Budd, Franzoi and Thompson.**

**Nays: None.**

**Absent: Kelley.**

**Motion Carried.**

**GENERAL DISCUSSION:**

**Motion Boynton, Johnson second to adjourn at 7:56 p.m. Motion Carried.**

Hodges of McKenna Associates informed commissioners to please contact the Planning office if they cannot attend a Planning Commission meeting.

Respectfully submitted,

Christina Harman  
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Van Buren Township Planning Commission will hold a public hearing in the Board of Trustees Room, 46425 Tyler Road, Van Buren Township, MI 48111, on **Wednesday May 28, 2014** at 7:30 PM to consider the following:

An ordinance to amend the Zoning Ordinance 6-2-92, as amended, of the Charter Township of Van Buren to amend and modify the provisions found in Section 4.01 General.

**Section 4.01 GENERAL**

**DELETE SENTENCE "Uses for enterprises that are contrary to Federal, State or Local Laws or Ordinances are prohibited."**

A complete text of the proposed amendment is available for review at the Planning and Economic Development Department during normal business hours from 7:30 am – 4 pm. Written comments will be accepted at department until 4:00 p.m. on the hearing date.

In compliance with the Americans with Disabilities Act, individuals with a disability should contact the Planning and Economic Development Department at least seventy-two (72) hours in advance of the meeting to request accommodations.

Published:      May 8, 2014

CHARTER TOWNSHIP OF VAN BUREN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
ZONING ORDINANCE 03-01-11

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 6-2-92 AS AMENDED OF THE  
CHARTER TOWNSHIP OF VAN BUREN TO REVISE REGULATIONS  
PERTAINING TO:

**USES CONTRARY TO FEDERAL, STATE OR LOCAL LAWS**

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

**Section I. Ordinance Amendment.**

Pursuant to this Ordinance, there shall be created in the Charter Township of Van Buren Zoning Ordinance a revised Section 4.01: General, reading as follows, upon the effective date of this Amendment:

**SECTION 4.01 GENERAL**

No building or structure or part thereof, shall thereafter be erected, constructed, reconstructed, altered or maintained and no use shall be permitted for any building, structure, or land or part thereof except in conformity with the provisions of this Ordinance. Uses for enterprises that are contrary to federal, state or local laws or ordinances are prohibited.

**Section 2. Conflicts.** If any provisions of the Zoning Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall apply.

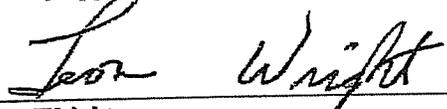
**Section 3. Severability.** This Ordinance and the various parts, sentences, paragraphs, sections, and clauses thereof are hereby declared to be severable. Should any part, sentence, paragraph, section, or clause be declared unconstitutional, null, or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining parts, sentences, paragraphs, sections, and clauses of this Ordinance.

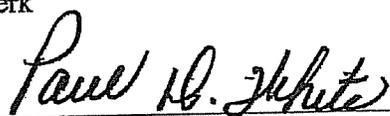
**Section 4. Effective Date:** This Ordinance shall be effective upon publication in a newspaper of general circulation within the Township.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the 15<sup>th</sup> day of March, 2011.

YEAS: Budd, Hart, Jahr, Ostrowski, Partridge and White.  
NAYS: None.  
ABSENT: Wright (excused).

I hereby approve the foregoing Ordinance.

  
\_\_\_\_\_  
Leon Wright  
Clerk

  
\_\_\_\_\_  
Paul D. White  
Supervisor

Adopted: 3/15/11  
Published: 3/10/11 & 3/24/11  
Effective: 3/24/11

# Accounts Payable

## Computer Check Proof List by Vendor

User: vmorse  
 Printed: 08/22/2014 - 7:02AM  
 Batch: 00007.08.2014 - 8/21 Prepaid



Charter Township of Van Buren  
 46425 Tyler Road  
 Van Buren, MI 48111  
 Telephone 734-699-8925

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 14A1DC	14-A1 District Court			Check Sequence: 1	ACH Enabled: False
Bond	Bond: David Soh West	500.00	08/21/2014	760-000-299-000	
	Check Total:	500.00			
Vendor: amera2	AmeraPlan Reimbursable			Check Sequence: 2	ACH Enabled: True
834-861	Employee HRA	43.96	08/21/2014	101-171-719-000	
834-861	Employee HRA	60.00	08/21/2014	101-215-719-000	
834-861	Employee HRA	20.00	08/21/2014	101-228-719-000	
834-861	Employee HRA	94.26	08/21/2014	101-265-719-000	
834-861	Employee HRA	519.97	08/21/2014	101-301-719-000	
834-861	Employee HRA	525.52	08/21/2014	101-370-719-000	
834-861	Employee HRA	396.48	08/21/2014	101-691-719-000	
834-861	Employee HRA	20.00	08/21/2014	592-536-719-000	
	Check Total:	1,680.19			
Vendor: amera2	Amera Plan			Check Sequence: 3	ACH Enabled: False
59145	Sept Retiree Admin Fee	5.00	08/21/2014	592-536-719-001	
59145	Sept Retiree Admin Fee	10.00	08/21/2014	101-900-719-000	
59145.	Sept Admin Fees	20.00	08/21/2014	101-101-719-000	
59145.	Sept Admin Fees	20.00	08/21/2014	101-215-719-000	
59145.	Sept Admin Fees	20.00	08/21/2014	101-171-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	101-228-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	101-247-719-000	
59145.	Sept Admin Fees	30.00	08/21/2014	101-253-719-000	
59145.	Sept Admin Fees	30.00	08/21/2014	101-265-719-000	
59145.	Sept Admin Fees	410.00	08/21/2014	101-301-719-000	
59145.	Sept Admin Fees	70.00	08/21/2014	101-325-719-000	
59145.	Sept Admin Fees	4.00	08/21/2014	101-329-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	101-336-719-000	
59145.	Sept Admin Fees	46.00	08/21/2014	101-370-719-000	
59145.	Sept Admin Fees	20.00	08/21/2014	101-622-719-000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
59145.	Sept Admin Fees	20.00	08/21/2014	101-691-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	101-692-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	101-718-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	247-000-719-000	
59145.	Sept Admin Fees	10.00	08/21/2014	250-000-719-000	
59145.	Sept Admin Fees	100.00	08/21/2014	592-536-719-000	
	Check Total:	875.00			
Vendor: att	AT&T			Check Sequence: 4	ACH Enabled: False
7343262982	8/7-9/6 326-2982	76.56	08/21/2014	101-265-850-000	
	Check Total:	76.56			
Vendor: att2	AT&T			Check Sequence: 5	ACH Enabled: False
8310001644987	8/5-9/4 Internet Connection	1,265.76	08/21/2014	101-228-817-000	
	Check Total:	1,265.76			
Vendor: belcit	City Of Belleville			Check Sequence: 6	ACH Enabled: False
Utility	W/S 7/11-8/10 405 Main	17.82	08/21/2014	250-000-920-000	
	Check Total:	17.82			
Vendor: bowaco	Board Of Water Commissioners			Check Sequence: 7	ACH Enabled: False
002-1511.300	June Water Purchases	203,531.78	08/21/2014	592-536-927-000	
	Check Total:	203,531.78			
Vendor: comcast	COMCAST			Check Sequence: 8	ACH Enabled: False
204486013	8/19-9/18 Cable Box Fee	2.10	08/21/2014	101-215-956-000	
204486013	8/19-9/18 Cable Box Fee	12.58	08/21/2014	101-301-956-000	
204486013	8/19-9/18 Cable DVR Svs	28.42	08/21/2014	101-715-740-000	
204486013	8/19-9/18 Cable Box Fee	2.10	08/21/2014	101-171-956-000	
	Check Total:	45.20			
Vendor: homdep	Home Depot Credit Services			Check Sequence: 9	ACH Enabled: False
3042101	Drywall/Screws	58.37	08/21/2014	101-336-750-000	
3042101	2 Gal Kilz	27.98	08/21/2014	101-336-750-000	
3074452	1 Gal Kilz	16.98	08/21/2014	101-336-750-000	
3211167	Return 2 Gal Kilz	-27.98	08/21/2014	101-336-750-000	
3283633	Picnic Table Repair Lumber	399.20	08/21/2014	101-718-740-000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: licosc					
Taxes	Lincoln Consolidated Schools	474.55			ACH Enabled: False
Taxes	Dist Summer Taxes	5,102.77	08/21/2014	703-000-236-000	Check Sequence: 10
Taxes	Dist Summer Taxes	69.41	08/21/2014	703-000-246-000	
	Dist Summer Taxes	3,217.21	08/21/2014	703-000-233-000	
	Check Total:	8,389.39			
Vendor: UNUM					
594957-0012	UNUM Life Ins Co of America	19.20	08/21/2014	101-101-719-000	ACH Enabled: False
594957-0012	Sept Life Ins	144.84	08/21/2014	101-171-719-000	
594957-0012	Sept S&A/Life Ins	316.49	08/21/2014	101-215-719-000	
594957-0012	Sept S&A/Life Ins	69.60	08/21/2014	101-228-719-000	
594957-0012	Sept S&A/Life Ins	71.20	08/21/2014	101-247-719-000	
594957-0012	Sept S&A/Life Ins	198.93	08/21/2014	101-253-719-000	
594957-0012	Sept S&A/Life Ins	214.04	08/21/2014	101-265-719-000	
594957-0012	Sept S&A/Life Ins	185.10	08/21/2014	101-336-719-000	
594957-0012	Sept S&A/Life Ins	264.44	08/21/2014	101-370-719-000	
594957-0012	Sept S&A/Life Ins	111.49	08/21/2014	101-622-719-000	
594957-0012	Sept S&A/Life Ins	125.41	08/21/2014	101-691-719-000	
594957-0012	Sept S&A/Life Ins	60.80	08/21/2014	101-692-719-000	
594957-0012	Sept S&A/Life Ins	55.37	08/21/2014	101-715-719-000	
594957-0012	Sept S&A/Life Ins	57.12	08/21/2014	101-718-719-000	
594957-0012	Sept S&A/Life Ins	12.00	08/21/2014	101-900-719-000	
594957-0012	Sept Life Ins	72.29	08/21/2014	247-000-719-000	
594957-0012	Sept S&A/Life Ins	55.37	08/21/2014	250-000-719-000	
594957-0012	Sept S&A/Life Ins	707.09	08/21/2014	592-336-719-000	
594957-0012	Sept S&A/Life Ins	2,562.73	08/21/2014	101-301-719-000	
594957-0012	Sept S&A/Life Ins	437.54	08/21/2014	101-325-719-000	
594957-0012	Sept S&A/Life Ins	21.99	08/21/2014	101-329-719-000	
	Check Total:	5,763.04			
Vendor: vbpusc					
Taxes	Van Buren Public School	40,745.11	08/21/2014	703-000-234-000	ACH Enabled: False
Taxes	Dist Summer Taxes	107,454.94	08/21/2014	703-000-235-000	
Taxes	Dist Summer Taxes	168,902.96	08/21/2014	703-000-231-000	
	Check Total:	317,103.01			
Vendor: visa					
AKA Sports	Trophies for Senior Scramble	40.00	08/21/2014	101-692-742-000	ACH Enabled: False

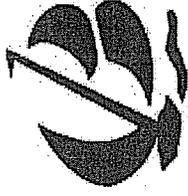
Invoice No	Description	Amount	Payment Date	Acct Number	Reference
American Pie	Day & Tween Camp Field Trip	276.82	08/21/2014	101-691-742-001	
Boyne Mountain	Morse: Deposit-9/21-24 MGFOA Conference Lc	159.87	08/21/2014	101-215-861-000	
CIDW-G	Toner for Xerox Copier-Front Desk	293.24	08/21/2014	101-301-727-000	
Cornwells	8/7 Turkeyville Trip	547.00	08/21/2014	101-692-743-000	
Detroit Zoo	Tot & Day Camp Field Trip	428.00	08/21/2014	101-691-742-001	
Dollar Store 1	Health & Wellness Expo supplies	8.48	08/21/2014	101-692-956-000	
Dollar Tree 2	Concert Series Beach Balls	109.00	08/21/2014	101-718-740-000	
Food Svs Whouse	Health & Wellness Expo Table Covers	97.20	08/21/2014	101-692-956-000	
Hungry Howies	Scrapbooking Pizza	32.59	08/21/2014	101-691-742-000	
Meijer 1	Handi Wipes	7.47	08/21/2014	101-692-740-000	
Meijer 2	Ceramic Class Spray Paint	22.14	08/21/2014	101-692-742-000	
Meijer 2	Senior Scramble food	78.35	08/21/2014	101-692-742-000	
Meijer 3	Tot Camp supplies	54.48	08/21/2014	101-691-742-001	
MRPA	Drotar: 9/11 MRPA Workshop	45.00	08/21/2014	101-718-861-000	
MRPA	Zaenglein: 9/11 MRPA Workshop	45.00	08/21/2014	101-718-861-000	
MTA	Books	72.00	08/21/2014	101-171-956-000	
Nat Reg of EMT	Toney: First Respond/EMR Registration	65.00	08/21/2014	101-301-861-000	
Nat Reg of EMT	McCarthy: First Respond/EMR Registration	65.00	08/21/2014	101-301-861-000	
Nat Reg of EMT	Buxton: First Respond/EMR Registration	65.00	08/21/2014	101-301-861-000	
Office Depot	8 GB flash drives for Probationary Employees ki	69.90	08/21/2014	101-336-740-000	
Office Depot	Concert Series Flyers	245.00	08/21/2014	101-718-900-000	
Office Max	Card Readers/Round Labels	43.97	08/21/2014	101-691-740-000	
Romulus Ath Ctr	Day & Tween Camp Field Trip	200.00	08/21/2014	101-691-742-001	
TC Moulding	Mat and Frame Supplies	188.80	08/21/2014	101-692-742-000	
Zap Zone	Day & Tween Field Trip	256.00	08/21/2014	101-691-742-001	
Check Total:		3,515.31			ACH Enabled: False
Vendor: wacotr	Wayne County Treasurer			Check Sequence: 14	
Taxes	Dist Summer Taxes	73,289.36	08/21/2014	703-000-222-000	
Taxes	Dist Summer Taxes	184,546.27	08/21/2014	703-000-230-000	
Taxes	Dist Summer Taxes	121,438.52	08/21/2014	703-000-237-000	
Taxes	Dist Summer Taxes	3,477.69	08/21/2014	703-000-237-002	
Check Total:		382,751.84			ACH Enabled: False
Vendor: wainsc	Washtenaw Intermediate Schools			Check Sequence: 15	
Taxes	Dist Summer Taxes	2,759.25	08/21/2014	703-000-239-000	
Check Total:		2,759.25			
Vendor: wodeen	Wayne County Dept. Environment			Check Sequence: 16	
275776	July DR Excess Flow	7,925.00	08/21/2014	592-537-925-000	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	7,925.00			
Vendor: ycu	Ypsilanti Community Util Autho				ACH Enabled: False
550040000501	6/30-7/31 YCUA Sewage	1,511.92	08/21/2014	592-537-924-000	Check Sequence: 17
	Check Total:	1,511.92			
	Total for Check Run:	938,185.62			
	Total of Number of Checks:	17			

# Accounts Payable

## Computer Check Proof List by Vendor

User: CTowles  
 Printed: 08/28/2014 - 12:33PM  
 Batch: 00009.08.2014 - 8/28 PPD



**Charter Township of Van Buren**

46425 Tyler Road  
 Van Buren, MI 48111  
 Telephone 734-699-8925

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 14a2dc	14-A2 District Court			Check Sequence: 1	ACH Enabled: False
Bond	Bond: Antione Robin Turner	500.00	08/28/2014	760-000-299-000	
	Check Total:	500.00			
Vendor: amera2	AmeraPlan Reimbursable			Check Sequence: 2	ACH Enabled: True
862-887	Employee HRA	285.60	08/28/2014	101-215-719-000	
862-887	Employee HRA	105.06	08/28/2014	101-253-719-000	
862-887	Employee HRA	316.84	08/28/2014	101-265-719-000	
862-887	Employee HRA	40.00	08/28/2014	101-325-719-000	
862-887	Employee HRA	20.00	08/28/2014	101-370-719-000	
862-887	Employee HRA	20.00	08/28/2014	101-622-719-000	
862-887	Employee HRA	20.00	08/28/2014	101-691-719-000	
862-887	Employee HRA	298.96	08/28/2014	592-536-719-000	
862-887	Employee HRA	188.97	08/28/2014	101-301-719-000	
	Check Total:	1,295.43			
Vendor: ATT	AT&T			Check Sequence: 3	ACH Enabled: False
7344843666	8/13-9/12 484-3666	102.66	08/28/2014	101-718-850-000	
7346971944	8/16-9/15 697-1944	125.59	08/28/2014	250-000-850-000	
7346974653	8/16-9/15 697-4653	144.31	08/28/2014	101-265-850-000	
7346995213	8/16-9/15 699-5213	23.53	08/28/2014	101-265-850-000	
7346996074	8/16-9/15 699-6074	625.58	08/28/2014	101-265-850-000	
7346996323	8/16-9/15 699-6323	73.91	08/28/2014	101-265-850-000	
	Check Total:	1,095.58			
Vendor: comcast	COMCAST			Check Sequence: 4	ACH Enabled: False
204432016	8/26-9/25 Cable Box Fee	15.79	08/28/2014	101-336-920-000	
	Check Total:	15.79			
Vendor: decdst	DTE Energy Company			Check Sequence: 5	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
7706-5	July Streetscape Lighting	4,464.07	08/28/2014	247-000-920-000	
7706-5	July Street Lighting	17,597.57	08/28/2014	101-450-926-000	
	<b>Check Total:</b>	<b>22,061.64</b>			
Vendor: zlanmar	Marvin Lange			Check Sequence: 6	ACH Enabled: False
Refund	Refund: Lot Split Fee	340.00	08/28/2014	101-000-686-001	
	<b>Check Total:</b>	<b>340.00</b>			
Vendor: mmrmae	MI Municipal Risk Management			Check Sequence: 7	ACH Enabled: False
D14071005	Ele July 46425 Tyler	5,461.89	08/28/2014	101-265-920-000	
	<b>Check Total:</b>	<b>5,461.89</b>			
Vendor: petcas	Petty Cash			Check Sequence: 8	ACH Enabled: False
Petty Cash	Strickland: Phone Pouch	15.90	08/28/2014	592-536-740-000	
Petty Cash	ALICE Trng Lunch for 2	16.16	08/28/2014	101-301-861-000	
Petty Cash	Fuel	19.00	08/28/2014	101-301-860-001	
Petty Cash	Fuel	20.00	08/28/2014	101-301-860-001	
Petty Cash	Bug Box & Net	11.53	08/28/2014	101-718-740-000	
Petty Cash	WC Pking	6.00	08/28/2014	101-247-860-000	
Petty Cash	Schuler: MACEO Mfng	15.00	08/28/2014	101-370-861-000	
Petty Cash	12 Glasses for Board Table	12.00	08/28/2014	101-101-956-000	
Petty Cash	Court Pking	9.00	08/28/2014	101-215-860-000	
Petty Cash	Election Workers Coffee	10.48	08/28/2014	101-191-727-000	
Petty Cash	J.Valinski Phone Cable	19.99	08/28/2014	592-536-740-000	
Petty Cash	Election Mail Returned	1.22	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	2.45	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	0.70	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	0.49	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	1.34	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	10.98	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	26.84	08/28/2014	101-248-728-000	
Petty Cash	Election Mail Returned	4.88	08/28/2014	101-248-728-000	
Petty Cash	Deliver Test Decks to Election Source	36.97	08/28/2014	101-191-956-000	
	<b>Check Total:</b>	<b>240.93</b>			
Vendor: visep1	Vision Service Plan			Check Sequence: 9	ACH Enabled: False
127004050001	Sept Vision Ins	59.70	08/28/2014	101-101-719-000	
127004050001	Sept Vision Ins	48.90	08/28/2014	101-191-719-000	
127004050001	Sept Vision Ins	97.80	08/28/2014	101-215-719-000	
127004050001	Sept Vision Ins	10.80	08/28/2014	101-228-719-000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
127004050001	Sept Vision Ins	24.45	08/28/2014	101-247-719-000	
127004050001	Sept Vision Ins	73.35	08/28/2014	101-253-719-000	
127004050001	Sept Vision Ins	84.15	08/28/2014	101-265-719-000	
127004050001	Sept Vision Ins	928.50	08/28/2014	101-301-719-000	
127004050001	Sept Vision Ins	154.65	08/28/2014	101-325-719-000	
127004050001	Sept Vision Ins	9.78	08/28/2014	101-329-719-000	
127004050001	Sept Vision Ins	24.45	08/28/2014	101-336-719-000	
127004050001	Sept Vision Ins	98.82	08/28/2014	101-370-719-000	
127004050001	Sept Vision Ins	48.90	08/28/2014	101-622-719-000	
127004050001	Sept Vision Ins	48.90	08/28/2014	101-691-719-000	
127004050001	Sept Vision Ins	24.45	08/28/2014	101-692-719-000	
127004050001	Sept Vision Ins	24.45	08/28/2014	101-715-719-000	
127004050001	Sept Vision Ins	10.80	08/28/2014	101-718-719-000	
127004050001	Sept Vision Ins	10.80	08/28/2014	250-000-719-000	
127004050001	Sept Vision Ins	10.80	08/28/2014	247-000-719-000	
127004050001	Sept Vision Ins	255.30	08/28/2014	592-536-719-000	
127004050001	Sept Vision Ins	48.90	08/28/2014	101-171-719-000	

Check Total:

2,098.65

Total for Check Run:

33,109.91

Total of Number of Checks:

9