

Mayor Greg Mapes called a regular meeting of the Alma City Commission to order at 6:00 p.m. in the Alma Municipal Building. A quorum of the Commission was present.

*Roll Call*

Present: Roger Allman, Roxann Harrington, Greg Mapes, Nick Piccolo, and Michelle Pitts.  
Absent: Audra Stahl and Daniel Wernick.

No additions or deletions to the agenda were noted.

Mayor Mapes led those present in a recitation of the Pledge of Allegiance to the United States of America.

**2022-0097 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to approve minutes of the April 12, 2022, regular meeting, as presented. Motion carried.**  
**Yes: Allman, Harrington, Mapes, Piccolo, and Pitts.**  
**No: none.**  
**Absent: Stahl and Wernick.**

*Communications*

**2022-0098 Motion by Commissioner Piccolo, seconded by Commissioner Pitts, to receive a communication regarding the interim city manager. Motion carried.**  
**Yes: Allman, Harrington, Mapes, Piccolo, and Pitts.**  
**No: none.**  
**Absent: Stahl and Wernick.**

*Hearings*

**2022-0099 Motion by Vice-Mayor Harrington, seconded by Commissioner Piccolo, to set a public hearing for Tuesday, May 10, 2022, at 6:00 p.m., or as soon thereafter as the agenda will allow, to consider a Special Assessment Roll for unpaid charges for noxious weed cutting, sidewalk replacement, and utility billing charges for 2021. Motion carried.**  
**Yes: Allman, Harrington, Mapes, Piccolo, and Pitts.**  
**No: none.**  
**Absent: Stahl and Wernick.**

**2022-0100 Motion by Commissioner Pitts, seconded by Commissioner Piccolo, to open a public hearing at 6:03 p.m. for review of an application to transfer an Industrial Facilities Exemption Certificate for 250 Adams Street from Shiloh Die Cast Midwest LLC to Aludyne North America LLC. Motion carried.**  
**Yes: Allman, Harrington, Mapes, Piccolo, and Pitts.**  
**No: none.**  
**Absent: Stahl and Wernick.**

Interim City Manager Aeric Ripley provided background on the original certificate granted to Shiloh and explained the request to transfer the certificate. Ripley answered questions from Commissioners. No public comment was received.

**2022-0101 Motion by Commissioner Allman, seconded by Commissioner Piccolo, to close the public hearing for review of a request to transfer an IFT Exemption Certificate at 6:05 p.m. Motion carried.**

**Yes: Allman, Harrington, Mapes, Piccolo, and Pitts.**  
**No: none.**  
**Absent: Stahl and Wernick.**

*Resolutions*

**2022-0102 Resolution Approving Transfer of Industrial Facilities Exemption Certificate 2019-001 For Shiloh Die Cast Midwest LLC**

The following preamble and resolution were offered by Commissioner Allman, and seconded by Vice-Mayor Harrington:

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on February 13, 1979, this City Commission by resolution established Consolidated Die Cast Industrial Development District\*\*; and

WHEREAS, the City of Alma approved an application from Shiloh Die Cast Midwest, LLC requesting an Industrial Facilities Exemption Certificate 2019-001 for real property investments located at 250 Adams Street, Alma, Michigan; and

WHEREAS, Aludyne North America LLC has filed an application for a transfer of Industrial Facilities Exemption Certificate 2019-001 with respect to \$410,000 real property of a New Facility\* located within the Consolidated Die Cast Industrial Development; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, Aludyne North America LLC has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2019-001; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Alma, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Commission of the City of Alma that:

1. The Alma City Commission finds and determines that the granting of the transfer of an 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 and Act No. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of the City of Alma, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Alma.**

2. The application from Aludyne North America LLC for a transfer of Industrial Facilities Exemption Certificate 2019-001, with respect to a New Facility\* on the following described parcel of real property situated within the Consolidated Die Cast Industrial Development District\*\* to wit:

COM AT THE NE COR OF MARY WILLIAM ADD. W 670' N 547' E 670' S 547' TO BEG. SEC 3-11-3

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption Certificate 2019-001 with an end date of December 30, 2030.

**Yes:** Allman, Harrington, Mapes, Piccolo, and Pitts.  
**No:** none.  
**Absent:** Stahl and Wernick.  
**Resolution declared adopted.**

*Ordinances*

**2022-0103**

**Motion by Vice-Mayor Harrington, seconded by Commissioner Piccolo, to approve the introduction of Ordinance No. 826 to amend Section 60-77 of the Ordinances of the City of Alma relative to conditions for establishing a Bed and Breakfast facility.**

**Yes:** Allman, Harrington, Mapes, Piccolo, and Pitts.  
**No:** none.  
**Absent:** Stahl and Wernick.  
**Resolution declared adopted.**

*Reports*

**2022-0104**

**Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the following reports: Planning Commission April 4, 2022 Draft Minutes and Downtown Development Authority April 21, 2022 Draft Minutes. Motion carried.**

**Yes:** Allman, Harrington, Mapes, Piccolo, and Pitts.  
**No:** none.  
**Absent:** Stahl and Wernick.

**2022-0105**

**Motion by Commissioner Pitts, seconded by Vice-Mayor Harrington, to receive the Interim City Manager's Report.**

Ripley reviewed the following items in his report:

- Recommended increases to water, wastewater, and solid waste consumer rates.
- Street Millage
- Sign Ordinance
- City Commission Candidates
- Downtown Trash Receptacles.

Ripley asked for direction on the first two issues. Discussion followed each item. The Commission directed Ripley to provide additional information concerning an increase of the utilities base rate. The Commission also indicated interest in pursuing a proposal for a neighborhood street millage levy of 3.5.

**Motion to receive the Interim City Manager's Report carried.**  
**Yes:** Allman, Harrington, Mapes, Piccolo, and Pitts.  
**No:** none.  
**Absent:** Stahl and Wernick.