

Charter Township of Portage
Houghton, Michigan
"Progress our Goal"
The Third
Public Hearing & Special Meeting
Minutes
To Review The 425 Agreement

When: November 7, 2018 (Wednesday)

Where: 47240 Green Acres Road, Houghton, MI 49931

Time: 3:00 P.M

Bd. Members Present: John O., Bill F., Bill B., Peggy A., Bruce P.
(Twp. Supervisor), Amy S. (Twp. Clerk), Betsy S. (Twp. Treasurer)

Public Present: Approximately 32 members of the public were present.
Comments were limited to three minutes apiece.

Discussion Items:

>> Twp. Supervisor Called Hearing to Order at 3:02 P.M.

>> As what was done during the first hearing, the Twp. Supervisor went over the Conditional Transfer of Property 425 agreement that was agreed to with the City of Houghton and used on other occasions, like Applebee's. The Twp. will supply the needed building site for those business. In addition to the land transfer other issues like taxes, fire and police protection, water and sewer faculties. Any kind of future development along the highway will probably require a "425" agreement with the City of Houghton. Under article V– Section 5.6 – if the Meijer's store is not built within ten years the land reverts back to the Twp. The City gets their millage rate on the completed store/lot and the Twp. gets it's 3 mills on the convenience store and the remaining part of the lot. The only thing the Twp. agrees to supply is the sewer hookup – the rest of the services will all be supplied by the City. The 425 agreement is designed for about forty years and then it will need to be renegotiated. Lastly, by doing this 425 agreement, both the Twp. and the City of Houghton are working more on a "regional basis". Letters of support for the 425 agreement were then read immediately after the Supervisor's comments.

>> Dave Johnson from Copper Country Ford spoke in favor of the 425 Agreement and the siting of Meijer's. He was adamant about the Twp.

moving forward for the good of the community with the 425 agreement and ultimately the possible siting of Meijer's.

>> Jeff Ratcliff from KEDA spoke in favor of the new Meijer's store emphasizing that any new people looking to relocate to our community are always seeking more shopping choices. The Meijer's store will also draw people from the surrounding area – making the “economic pie” for the community in general that much bigger.

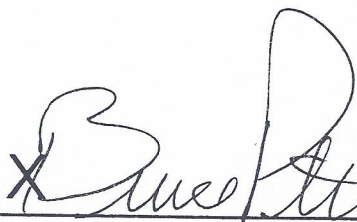
>> Bill Bingham stated that he is not against Meijer's, but is concerned that the Township share of the property taxes does not include the total acreage of the project, only the millage on the low value parking lot and convenience store. His research showed no other example in the entire state where two municipalities did not share millage on the total 425 project. Currently the deal is unfair to the Township.

>> John Ollila agreed with Bingham and in addition state the Township is being asked to incur debt to construct a sewer line to serve the project and then pay the City to process the sewage. He stated that this will likely cause the Township to lose money in the long run, and that the Board ought to ask Meijer's to pay for the sewer line as the company has done for other townships.

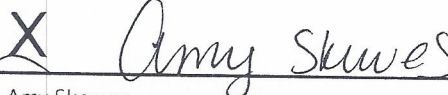
>> Public Comments: Approximately 15 people spoke in favor of the 425 agreement siting expanded choice, free market competition, the economic draw from surrounding areas, another Green Acres Road Commercial sewer user, the development will probably entice other satellite development in the area, etc. One member of the public spoke in opposition to the 425 conditional land transfer stating that she thought local business will be hurt and she was opposed to the big “box store”. She was also very concerned with “local” store owners being damaged by the moving in of another “big box store”. There were at least 20 plus letters in support submitted prior to this hearing.

Adjourn Public Hearing: John Ollila motioned 4:32 PM. and Seconded.

Respectfully Submitted:



Bruce Petersen
Supervisor



Amy Skewes
Clerk

Enc.

meijer

What you'll find in our stores:

One-stop-shop convenience,
value, and friendly service

- A bright, clean and attractive shopping environment offering everything you need under one roof
- More than 120,000 products at affordable prices, including fresh groceries, oftentimes locally sourced; high-quality meats; housewares; clothing; sporting goods; seasonal items and more
- Delivered straight from the farm, a wide variety of high-quality, fresh produce, including organic and exotic fruits
- Fresh bakery items prepared each day, including bread and custom decorated cakes
- Certified meat cutters offering a butcher shop experience and custom cuts
- A full-service deli
- In-store pharmacies offering free prescription programs, clinical services and immunizations
- Seasonal garden centers offering a wide array of plants and flowers, many of which are locally grown
- Gas stations and convenience stores in select locations
- Meijer Curbside, available at select locations, offering a fast and convenient way to shop: order online from any department and pick up items within one- to three-hours

Your Friendly Neighborhood Grocer

Meijer is a family-owned, privately held company based in Grand Rapids, Michigan with stores in Michigan, Ohio, Indiana, Illinois, Kentucky and Wisconsin. With the help of our team members and customers, Meijer works to better the lives of people in all of the communities where we operate, making them better places to live, work and play.

Founded as a grocery store in 1934, Meijer remains a family-owned regional business based in the Midwest. Meijer revolutionized retail by breaking down the barriers between selling groceries, clothing and hardware, opening the first ever supercenter, Meijer's Thrifty Acres.

Today, Meijer carries on that legacy, offering convenience and value along with fresh, high-quality food and friendliness you'd want from your local hometown grocer.





Meijer has a longstanding commitment to community service, donating more than 7 percent of its net profit to charities each year.



Hunger Relief



Disaster Relief



Health and Environment



Education



How Meijer Gives Back

Simply Give

Simply Give is the signature hunger relief program that allows each Meijer store to stock the shelves of a food pantry in its local community. The program has generated nearly \$24 million since it began in 2008, thanks to the continued generosity and support of Meijer customers, team members and food pantry partners who are committed to helping feed hungry families.

Food Rescue

The Meijer food rescue program began in November 2008 as a way to keep perfectly good food from going to waste by donating it to local food banks that are working hard to address a growing problem in their communities. In 2015, Meijer donated more than 7 million pounds of food to food banks across the Midwest. In Ohio, we specifically work with Toledo Northwestern Ohio Food Bank, West Ohio Food Bank, The Food Bank (in Dayton), Freestore Food Bank, Mid-Ohio Food Bank, Second Harvest Food Bank of Clark, Champaign and Logan Counties, Shared Harvest Food Bank and the Cleveland Food Bank.

United Way Workforce Campaign

Each year, Meijer participates in the United Way Workforce Campaign where our team members raise money to improve the lives of those in the community by meeting critical needs. In 2015, Meijer team members raised \$3 million.

Athletic Program Support

From Little League to professional teams, Meijer supports thousands of athletic programs across our Midwestern footprint, including nearly 200 youth sports team in Ohio, through sponsorships of scoreboards, uniforms, sports equipment and concessions stands.

November 6th, 2018

Board of Trustees
Charter Township of Portage
47240 Green Acres Road
Houghton, MI 49931

RE: 425 with the City of Houghton

Dear Board of Trustees:

Thank you for scheduling this meeting as an opportunity for the general public and parties involved to voice their opinions and share information that the Board of Trustees had not been able to consider previously.

I'm writing this letter in support of the Township agreeing to the 425 Agreement with the City of Houghton. My support for this is 1) as a community member who has personal interest in seeing Meijer improve the options we have to shop and work in the area, 2) as a property owner and taxpayer of Portage Township on both residential and commercial properties and 3) as the Trustee for one of the parcels Meijer is considering purchasing.

My family has owned and operated a small-scale auto dealership in the area for many years. We have always supported our local businesses whenever possible. In the past few years, we have lost other national stores which has reduced the shopping options which have not been replaced. It seems that after the loss of the national stores there would have been an opportunity to expand local business inventory and options. We respect and understand, that isn't always possible at the level of small businesses to expand. The addition of Meijer, a Michigan based company, will help fill the gaps that smaller businesses aren't always able to do.

The benefits to the community of the 425 Agreement and having Meijer become part of our community goes beyond the shopping selection and competitive pricing. There will be contractor jobs, jobs within the store from entry level to management and an increased tax base for the community where everyone benefits from better roads and school funding, just to name a few. There are many individuals who would love to stay in this community but don't find opportunities readily available that provide full time employment, benefits or even part time employment while they attend Michigan Tech, Finlandia University or Gogebic Community College.

We have been a member of this community to see the trends from in the 1980's and earlier when we had to go to Marquette to shop, followed by the Copper Country Mall reducing the need for that for several years and now you will often hear that our community members are heading back to Marquette to shop. There is lost income for our community that we need to bring back.

It is clear that Meijer has done their research to deem this community and their selected location as suitable and sustainable. They have already invested in our community and have want to continue to develop and invest in it.

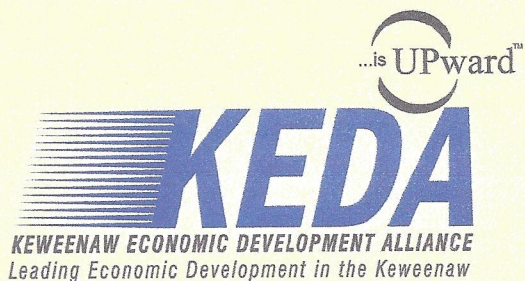
There are many concerning factors that I have chosen not to focus on in this letter as I am optimistic that the Township will put the public needs first, comply with their policies and will not take steps that would in any way devalue or limit our property owner rights.

In accord with the Charter Township of Portage Master Plan, Page 2 "..... *guidelines for development based on public vision, interests, and intentions. This allows private sector landowners and developers to make decisions that are consistent with public goals.*"; Goal #1, Objective 1.1:*"Modify zoning standards and work with developers to help create attractive mixed-use environments where people can more easily work, shop, and enjoy recreation close to where they live."* and the outcry of the public on social media and within the community that want to see Meijer as a part of our community, we ask you to vote to proceed with the 425 Agreement with the City of Houghton.

Thank you for your time and consideration.

Sincerely,

Jacqueline Kangas
Portage Township Property Owner and Taxpayer
Trustee for the Luella D. Johnson Trust



November 6, 2018

Eric Waara, Manager
City of Houghton
616 Sheldon Ave.
Houghton, MI 49931

Bruce Peterson, Supervisor
Charter Township of Portage
47240 Green Acres Road
Houghton, MI 49931

Dear Mr. Waara & Mr. Peterson:

The Keweenaw Economic Development Alliance (KEDA) board of directors at its November 6, 2018 regular meeting voted in support of the proposed Meijer development project and urges reconsideration by the Charter Township of Portage of the proposed 425 agreement with the City of Houghton and that both the Township and City come to an agreement that will move this project forward.

KEDA views this development as another important amenity that is necessary for the growth of the Keweenaw's economy. First and foremost, our largest employer, Michigan Technological University has to grow to remain competitive. For MTU to do so means being able to attract and retain talent to this area. To attract and retain talent, our community must increase the level of amenities available to their key employee demographic. The Meijer project represents an important step in this direction.

In addition, for the Keweenaw to be successful in making long term improvements to its economy, all of us have to work together. This area has come a long way since the mining era. Our economy now has greater resilience with a mix of traditional and advanced manufacturing as well as technology-based companies. In addition, we continue to start and grow companies due to a concerted effort by the area's leaders to put in place and support a robust business support system. However, we continue to face the challenge of attracting and retaining people to fill the jobs our companies and the university create.

We are in a globally competitive environment for talent to grow our companies. And while it may not seem apparent to some, the location of stores such as Meijer gives us a boost – both because of the demographic they cater to as well as the brand recognition they bring. This brand recognition and what it signifies helps reduce the perception of isolation and distance that this area has. Our local small businesses remain the bedrock of our community, but our ability to grow depends on having the visible attributes of a vibrant community – and a project like Meijer provides one of those attributes.

KEDA appreciates the investments that both the Township and City continue to make in infrastructure and hope both municipalities will continue to champion the advancement of the Keweenaw's economy. If KEDA can be of any assistance, please let us know.

Sincerely,


Jeff Ratcliffe
Executive Director

Bruce Petersen

From: Diane Koskela <dkoskela@mtu.edu>
Sent: Tuesday, November 6, 2018 4:56 PM
To: supervisor@charterportagetwp.org
Subject: support Meijer Land Use Agreement

Dear Bruce,

I am a taxpayer in Portage Township and will be unable to attend tomorrow's meeting RE: Meijer land use agreement approval.

I would like to express my support for approval of the agreement for the following reasons:

- 1) more jobs
- 2) increase in tax revenue
- 3) consumer choice

In addition, I believe that the construction of a Meijer store would likely result in an increase in new businesses along the Houghton/South Range corridor. That would benefit the outlying and local communities for the three reasons listed above.

Since most of the land is zoned MIX, I believe there would be minimal impact to residents living in the area.

Lastly, I understand that Meijer will purchase 15 acres from a local church which will put that property back on the tax roll, rather than remaining exempt.

Best wishes and thank you for caring about our township.

Diane Koskela
16480 Torro Road
Chassell, MI 49916

P.S. This opinion represents the views of my husband and daughter who also live in my household.

Bruce Petersen

From: GB's <rgbndgb@charter.net>
Sent: Tuesday, November 6, 2018 6:26 PM
To: supervisor@charterportagetwp.org
Cc: mclerk@charterportagetwp.org
Subject: Meijer Store

Hi,

I am a taxpayer in Portage Twp, since I am out of town I cannot attend the meeting tomorrow. I would like to voice my opinion and ask the Portage Township Board to approve the agreement with the City of Houghton allowing Meijer's Store to build in the Township. Please share this with the other board members.

Thank you,
Rod Guilbault
19966 Horatio St
Houghton MI

Bruce Petersen

From: B Juntu <junts2@yahoo.com>
Sent: Friday, November 2, 2018 4:07 PM
To: supervisor@charterportagetwp.org
Subject: meijer store vote

Please let the trustees that voted against the Meijer store (proposed 425 agreement) that there are a lot of people that were under the assumption that Portage Township would be more than happy to have a Meijer store in our area. Unfortunately, some of our trustees dealt that possibility a severe blow by voting to reject the proposed 425 agreement! The voices of a few spoke against the vast silent majority that would be very happy to have a Meijer store in our area. We drive to Marquette on a regular basis to go to Menards and that always includes a stop at the new Meijer store.

So let Alvarado, Ollila, Bingham, Anderson, Smith know that there are a lot of people that are disappointed that they voted against!

Thanks,

Brandon Juntunen
Portage Township

Bruce Petersen

From: Kathy Malnar <kmalnar1@gmail.com>
Sent: Tuesday, November 6, 2018 7:00 AM
To: supervisor@charterportagetwp.org
Subject: Meijer

By now I hope you have heard the comments about the Township's "no" vote loud and clear. Do the right thing on Wednesday and reverse the vote!

Kathy Malnar
Houghton County resident

Bruce Petersen

From: Brandon J. Bal <brandonjbal@gmail.com>
Sent: Monday, November 5, 2018 9:03 PM
To: supervisor@charterportagetwp.org
Subject: Meijer Store

As a resident of Portage Township, I am appalled that the 425 was voted against. I may be miss understanding something but voting against meijer is a complete greed pull by the township or people voting against meijer have no idea of what the residents want, I haven't heard one person that is happy about it the current situation, we need to move out of this keep everything the same and don't improve the community. There is nothing special or unique about that intersection, I've been living here for around 15 years and would say a former car sales lot isn't seem to be in high demand.

Pleas do what you can to get Meijer here.

Thanks Brandon J. Bal

Bruce Petersen

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Rod Guilbault
19966 Horatio St
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425 ^{third} Sp. Mtg. 11/7/18
425

Name

- > 1 Bruce Flansen
- > 2 Dave Johnson
- > 3 LAUREL MAKI
- 4 MELISSA MAKI
- 5 Jen Bach
- 6 Noah Bach
- 7 Sandy Ahola
- 8 GEORGE RAKIN
- 9 Karen Fox
- 10 Barbara Pittsen
- 11 Jeff Weeks
- 12 DAVID KROENKIE
- 13 Jeff Ratchliffe
- 14 DR. Pam Allen Portage Twp. Lahti Pl.
- 15 Tamra Hauge Portage Twp.
- 16 Rachel Lankton, City of Houghton
- 17 Quatre Quinn,
- 18 John Quinn
- 19 Bill Polkinghorne
- 20 ~~Tom Haskin~~
- 21 ~~Mike Haskin~~
22. Matthew Elias Eliasen Law P.C.
- 23 Kristine Weidner

24) SHANNON HEALY

25) ERIC WAARS

26 Kevin Hubert

27 Shellie Hubert

28 Glen Guilbault

29 David Petersen

30 Margaret Landsberger

31 Curt Webb

32 Jesse L Aho Taproft

33 Anne Newcombe