

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 18, 1999, 7:00 P.M., COUNCIL CHAMBERS

THE SPECIAL MEETING WAS CALLED TO ORDER BY PRESIDENT TED HAMMON AT 7:00 P.M.

MEMBERS PRESENT: Centilli, Cox, Cross, Hammon and Walls.

MEMBERS ABSENT: Martinbianco and Zelenko.

OTHERS PRESENT: D. Lowthian, Assessor; J. Major, DPW Director and G. Webster, City Clerk.

PURPOSE OF THE MEETING: To establish an Industrial Development District I-99-2 for Rizzo Industrial Complex, Blake Rizzo, Bristol Road and I-475, Burton, MI 48529, a part of Parcel #59-31-200-002.

Lots 1 thru 3 and 6 thru 18 of the proposed Rizzo Industrial Complex.

PRESENTATION:

Mr. Lowthian said this procedure would create an Industrial Development District on all lots except 4 & 5. Midstate Bolt and Screw would not qualify for abatement because it is a wholesale retail operation. Establishing the district would provide a marketing tool to entice prospective tenants by allowing them to apply to the city for tax abatement. This would speed up the abatement process by completing step one of a two step process. He said this would be similar to the establishment of an Industrial Development District for Wall's Commercial Industrial Park in 1983.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked for clarification on the abatement eligibility of Midstate Bolt and Screw. She was not convinced there was a need to create an IDD for the Rizzo Industrial Complex. She referred to an IDD status report listing abatements for the years 91, 92, 93 and 94.

Mr. Lowthian said Midstate does not qualify because it is not an industrial based facility. It is a wholesale and retail business. The status report contains data relating to companies that have actually received abatements. Rizzo Industrial Complex is only establishing a district, which is the first step in the process.

COUNCIL DISCUSSION:

Mr. Cox wanted to know what Mr. Rizzo was going to do about adding a buffer zone and eliminating odors from the development site.

Mr. Rizzo said 150 pine trees have been planted to provide a buffer for the surrounding residential area. Topsoil that was produced during construction will be removed from the site. Hopefully, this will eliminate any odors from the site.

Mr. Cox asked if any other businesses plan to locate in the complex.

Mr. Rizzo has been contacted by Liberty Steel, which plans to purchase a five-acre parcel at the site.

Mr. Cox asked for clarification on establishing an Industrial Development District.

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Mr. Lowthian explained that this would complete step one of a complicated two step process. This would allow a new company to proceed with step two of the tax abatement process. The final issuance of tax abatement would need to be approved by Council.

COUNCIL ACTION:

Walls moved and Centilli seconded the following motion:

1. Approve and authorize the establishment of an Industrial Development District I-99-2 for Rizzo Industrial Complex, Blake Rizzo, Bristol Road and I-475, Burton, MI 48529, a part of Parcel #59-31-200-002.
- Motion carried 5-0.

Meeting Adjourned at 7:15 P.M.

Gayle Webster
Burton City Clerk

GW/cml