

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 15, 2003, 7:00 P.M., COUNCIL CHAMBERS

Council President Danny Wells called the Special Meeting to order at 7:00 P.M.

MEMBERS PRESENT: Bement, Centilli, Curtis, Isham, Martinbianco and Wells.

MEMBERS ABSENT: Cross.

OTHERS PRESENT: D. Lowthian, City Assessor; C. Abbey, Administrative Assistant; R. LaDuke, DPW Director and C. Ladd, Deputy City Clerk.

PURPOSE OF THE MEETING: To Establish an Industrial Development District I-03-1 for General Warehouse Corporation, Tincy Goggin, Treasurer. Vacant Land on North Genesee Road Parcel #59-10-400-013.

PRESENTATION:

Robert M. Blick of Polen Mortgage & Realty Co., said he is representing General Warehouse Corporation. We have a little over 24 acres on Genesee Road that abuts up to the railroad tracks between Davison Road on the North and Court Street on the south. We are asking to establish an industrial development district because the property is zoned industrial. We have had people who have expressed an interest in purchasing the property and asked if any abatement was available. We let them know that no abatements were available until we established an industrial development district.

AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak.

COUNCIL DISCUSSION:

Mr. Martinbianco said he is concerned about employment with the establishment of an industrial development district. He asked what could be done with this project that could enhance employment possibilities in the city.

Mr. Blick said one thing is to establish an IDD. If that option weren't available, people that are looking for industrial parcels would look at other areas, whether in the City of Burton or other cities. We would be having a lighter industrial use because Genesee Road is not a Class A road.

Mr. Martinbianco asked what impact would an industrial use have on the already heavily traveled Genesee Road. We already have complaints about the heavy traffic backup at certain times of day. What further traffic problems might we expect with a project of this volume?

Mr. Blick said the traffic impact would depend on how many users would occupy the 24.5 acres. Obviously it would bring additional traffic both in and out for both full-time employees as well as the transient use of dropping off and picking up.

Mr. Centilli inquired about the type of buffer zone between this property and the condos that are next to the property.

Mr. Blick stated they would comply with any and all of the requirements of the city in regards to the buffer area. There are many trees on the property and we will have to remove some of them if there is a development, but we will also comply with the setback requirements of the city.

Mr. Lowthian commented that there is no specific project at this time. Receiving property tax abatement is a two-step process. The first step is that the district has to be created for the property. Secondly, a potential taxpayer who would build a building and have equipment, would have to come back to the Council and make application for property tax abatement. You would then review that specific application and determine a number of years where they would receive property tax abatement. This length of time could be anywhere from zero to 12 years on the new construction or new equipment. It would be almost a 50% tax reduction for the length of the abatement. General Warehouse has owned this property for about 40 years. They are attempting to sell this property and would like to have the designation of an industrial development district to use as a marketing tool. At this time they have no potential buyer or user for this site.

Mr. Centilli asked if a traffic study should be done at this time.

Mr. Lowthian replied a traffic study would not be necessary at this particular time because they have no potential buyer or user.

Discussion was held concerning the type of business that would be interested in a piece of property such as this.

Mr. Martinbianco expressed his concern about the north/south quarter line and the frontage on Genesee Road. He doesn't believe the last 542 feet should be included in the district.

Mr. Hamilton cautioned the board that some of their concerns were zoning issues, not IDD issues. It's important they differentiate between the two processes. This is a request for a blanket endorsement of this area for industrial uses.

Mr. Martinbianco disagreed with Mr. Hamilton noting that the property is currently zoned M-1 and M-2 and could be utilized under this zoning. He said the request has been made to turn this property into an industrial development district, which would give them a tax preference to the entire parcel.

Mr. Hamilton said that he thinks the property was given the industrial zoning because of its location next to the railroad.

Mr. Martinbianco had concerns regarding the development next to this property and the critical problem we are having with Gilkey Creek. Discussion continued regarding the issues of traffic, DEQ and flood plain area.

Mr. Curtis asked about future safeguards if an IDD were given.

Mr. Hamilton explained the creation of an IDD. He said there would have to be approval given for a site plan and no building could be done in the wetland or flood plain areas.

Mr. Curtis said the property could be utilized with the current zoning and more traffic could be added to the area.

Mr. Martinbianco said he agreed with Mr. Curtis that the property could be utilized the way the zoning is now. He said if too much of an incentive is offered for anything other than what they are in the business for, which is very low maintenance, low traffic and low employment, then it would be converse to what the IDD was established for in the first place.

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COUNCIL ACTION:

Bement moved and Curtis seconded the following motion:

1. Approve and authorize the establishment of an Industrial Development District I-03-1 for General Warehouse Corporation, Tincy Goggin, Treasurer. Vacant Land on North Genesee Road Parcel #59-10-400-013.
Motion carried 6-0.

Meeting Adjourned at 7:24 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML