

WINSOR TOWNSHIP  
BOARD MEETING  
JULY 5,2022

The regular meeting of the Winsor Township Board was called to order by Matt Reibling at 5:00 pm, in the township board room.

Present: David Armbruster, Nancy Heck, Matt Reibling and John Walsh. Also present: Todd Talaski, County Commissioner, Ken Lynd of EMC Insurance, Tom Blome, Scott Gordon, and Andy Gusa from the Cooperative Elevator Co.

Absent: David McCormick.

The Pledge of Allegiance was given.

Todd Talaski reported on county activities including receipt of their ARPA Funds and that four new Sheriff's Deputies have started.

Ken Lynd discussed the need for new Cyber Insurance coverage.

A motion was made by David Armbruster, supported by Nancy Heck, to close the regular meeting and open the Public Hearing to discuss the proposed expansion of the Cooperative Elevator Co's Industrial Facilities District and an Industrial Facilities Tax Exemption. The motion carried.

Tom Blome reviewed the COOP expansion plans. After discussion, a motion was made by Nancy Heck, supported by David Armbruster,

to close the Public Hearing and re-open the regular meeting. The motion carried.

A motion was made by Nancy Heck, supported by David Armbruster, To adopt Resolution #2022-07-01, in the form attached to these minutes, Establishing An Industrial Development District for the Cooperative Elevator Co. The motion carried.

Ayes: David Armbruster, Nancy Heck, John Walsh.

Absent: David McCormick.

Abstain: Matt Reibling.

A motion was made by David Armbruster, supported by John Walsh, to adopt Resolution #2022-07-02, in the form attached to these minutes, Approving An Industrial Facilities Tax Exemption for the Cooperative Elevator Co. The motion carried.

Ayes: David Armbruster, Nancy Heck, John Walsh.

Absent: David McCormick.

Abstain: Matt Reibling.

The minutes of the last regular meeting, held June 7, 2022, had been distributed to each board member. There being no additions or corrections, a motion was made by David Armbruster, supported by Matt Reibling, to approve the minutes. The motion carried.

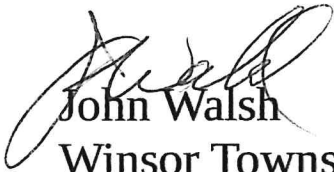
After review, a motion was made by Nancy Heck, supported by David Armbruster, to authorize payment of the July 2022 bills of \$23,009.13. The motion carried.

Bills paid June 2022 – Schedules attached:

Approved at the last meeting:	\$572,289.09
Paid during the month:	None
Auto-pays:	\$ 487.80
Net payroll:	\$ 5,597.58

John Walsh presented General Fund journal entries, check register and financial statements as of June 30,2022. A motion was made by David Armbruster, supported by Nancy Heck, to approve the financial information. The motion carried.

There being no further business, a motion to adjourn, at 5:40 pm was made by David Armbruster, supported by John Walsh. The motion carried.



John Walsh  
Winsor Township Clerk

These minutes were approved at the township's next regular meeting, held August 2,2022.



Matt Reibling, Supervisor



# WINSOR TOWNSHIP

29 South Main Street  
Pigeon, Michigan 48755

John Walsh, CPA  
Township Clerk

(989) 453-2345

## RESOLUTION ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT FOR THE COOPERATIVE ELEVATOR COMPANY RESOLUTION – 2022-07-01

Minutes of a Regular Meeting of Winsor Township, County of Huron, State of Michigan held on the 5<sup>th</sup> day of July, 2022 at 5:00 p.m. at 29 South Main Street, Pigeon, Mi 48755.

Present: Matt Reibling, Supervisor, John Walsh, Clerk, Nancy Heck, Treasurer, and David Armbruster, Trustee.

Absent: David McCormick, Trustee

The Following Preamble and Resolution were offered by Nancy Heck and seconded by, David Armbruster.

Whereas, pursuant to and in accordance with Act Number 198 of the Public Acts of 1974 as amended, this Board has the authority to establish "Industrial Development Districts" within the Township of Winsor; and,

Whereas, Cooperative Elevator Company, a Michigan corporation has petitioned Winsor Township to establish an Industrial Development District on its property located in the Township of Winsor hereinafter described; and,

Whereas, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement, and by public posting of the hearing, on the establishment of the proposed district; and,

Whereas, on the 5<sup>th</sup> day of July 2022 a public hearing was conducted at which all of the owners of real property within the proposed Industrial Development District, and all residents and taxpayers of the Township of Winsor, were afforded an opportunity to be heard thereon; and,

Whereas, the Board deems it to be in the public interest of Winsor Township to establish the Industrial Development District as proposed:

Now, therefore, be it resolved by the Board of Winsor Township the following described parcel of land situated in Winsor Township, County of Huron, Michigan to wit;

A parcel of land being in and a part of the North half of the Southwest quarter of Section 2, T16N-R10E, Winsor Township, Huron County, Michigan described as; Commencing at the West ¼ corner of said Section 2; thence N87\*26'22"E along the East and West ¼ line of said Section 2, 1091.50 feet to the point of Beginning of this description, thence N87\*26'22"E along the East and West ¼ line of said section 2, 227.11 feet; thence N87\*22'25"E along the East and West ¼ line of said section 2, 1269.64 feet; thence S02\*22'35"E along the Westerly right of way line of the Grand Trunk Railroad, 657295 feet; thence S87\*24'07"W, 378.57 feet; thence S87\*19'15"W, 502.00 feet; thence S87\*26'35"W, 618.96 feet; thence N02\*08'04"W along the Easterly right of way of School Street extended, 657.10 feet to the Point of the Beginning. This parcel contains 22.260 acres of land. Subject to easements, restrictions, and rights of way of record.

Parcel No. 3228-002-013-55

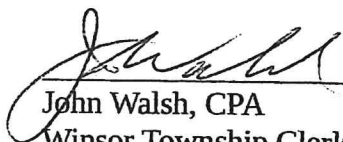
be, and here is established as an Industrial Development District, pursuant to and in accordance with Act Number 198 of the Public Acts of 1974 as amended, to be known as the Cooperative Elevator Company, Winsor Township Industrial Development District No 2.

Ayes: Nancy Heck, David Armbruster, and John Walsh

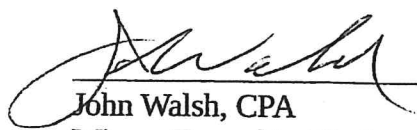
Nays: None

Abstain: Matt Reibling

Resolution declared and adopted.

  
\_\_\_\_\_  
John Walsh, CPA  
Winsor Township Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the Board of Winsor Township, County of Huron, State of Michigan at a Regular Meeting conducted on the 5<sup>th</sup> day of July, 2022 at 5:00 p.m.

  
\_\_\_\_\_  
John Walsh, CPA  
Winsor Township Clerk

# WINSOR TOWNSHIP

29 South Main Street  
Pigeon, Michigan 48755

John Walsh, CPA  
Township Clerk

(989) 453-2345

RESOLUTION APPROVING AN IFT APPLICATION  
FOR THE  
COOPERATIVE ELEVATOR COMPANY  
RESOLUTION – 2022-07-02

Minutes of a regular meeting of the Township of Winsor, held on Tuesday, July 5, 2022 at 29 South Main Street Pigeon, Mi 48755 at 5:00 p.m.

PRESENT: Matt Reibling, Nancy Heck, David Armbruster and John Walsh.  
ABSENT: David McCormick

The following preamble and resolution were offered by David Armbruster and supported by John Walsh.

Resolution Approving An Application of Cooperative Elevator Company  
For An Industrial Facilities Exemption Certificate  
For a New Facility and New Equipment

WHEREAS, pursuant to P.A.198 of 1974, M.C.C.L. 207 551 et seq., after a duly noticed public hearing held on July 5, 2022 this board by resolution established Winsor Township Industrial Development District No. 2022-1 and

WHEREAS, Cooperative Elevator Company has filed an application for an Industrial Facility Exemption Certificate with respect to a new facility and new equipment to be acquired and installed within Industrial Development District No. 2022-1 and

WHEREAS, before acting on said application, the Township of Winsor held a hearing on July 5, 2022 at the Township of Winsor Hall, in Winsor Township at 5:00 p.m. at which hearing the applicant, the Assessor and representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, Construction of the new facility and installation of new machinery and equipment had not begun earlier than six (6) months before May 24, 2022 the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, Construction of the new facility and installation of the equipment is calculated to and will, at the time of issuance of the certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in the Township of Winsor, and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Township of Winsor, 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.

NOW, THEREFORE, BE IT RESOLVED BY the board of the Township of Winsor that:

1. The Board 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 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Township of Winsor, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Township of Winsor.

2. The application from Cooperative Elevator Company for an Industrial Facilities Exemption Certificate, with respect to a new facility and new equipment on the following described parcel of real property situated within the industrial Development District, to wit:

A parcel of land being in and a part of the North half of the Southwest quarter of Section 2, T16N-R10E, Winsor Township, Huron County, Michigan described as; Commencing at the West ¼ corner of said Section 2; thence N87°26'22"E along the East and West ¼ line of said Section 2, 1091.50 feet to the point of Beginning of this description, thence N87°26'22"E along the East and West ¼ line of said section 2, 227.11 feet; thence N87°22'25"E along the East and West ¼ line of said section 2, 1269.64 feet; thence S02°22'35"E along the Westerly right of way line of the Grand Trunk Railroad, 657295 feet; thence S87°24'07"W, 378.57 feet; thence S87°19'15"W, 502.00 feet; thence S87°26'35"W, 618.96 feet; thence N02°08'04"W along the Easterly right of way of School Street extended, 657.10 feet to the Point of the Beginning. This parcel contains 22.60 acres of land. Subject to easements, restrictions, and rights of way of record.

Parcel No. 3228-002-013-55

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years.

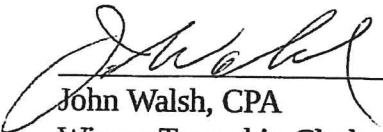
AYES: Nancy Heck, David Armbruster and John Walsh

NAYS: None

ABSTAIN: Matt Reibling

RESOLUTION DECLARED ADOPTED

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Board of the Township of Winsor, County of Huron, Michigan, at a regular meeting held on July 5, 2022

  
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John Walsh, CPA  
Winsor Township Clerk