

Treasurer's Report reflects  
bank account balances

Treasurer's Report

FEBRUARY 2023

#101 General Fund	General Fund Huntington	\$ 1,104,535.18
#203 Metro Authority	Huntington Bank	\$ 61,819.34
#206 Fire Fund	Huntington Bank	\$ 1,021,699.98
#207 Police	Huntington Bank	\$ 223.45
#590 Sewer CD Mat May 2018	Sewer Huntington	\$ 540,260.03
#591 Timberlee H20	Huntington Bank	\$ 429,036.06
#592 Greilickville H20	Huntington Bank	\$ 184,919.66
#594 Marina	Marina Huntington	\$ 1,498,500.73
#701 Trust & Agency	Huntington Bank	\$ 16,614.49
#703 Current Tax	Huntington Bank	\$ 460,431.27
#815 E. Timberwoods	Huntington Bank	\$ 0.00
#816 GSAD Receivable	Savings Huntington	\$ 14,266.76
#817 SBlue & Old Orch	Huntington Bank	\$ 0.00
#818 Old Orchard	Huntington Bank	\$ 0.00
#820 Maintenance E.R. Rds	Huntington Bank	\$ 5,396.57
#821 Maintenance S.B. Rds	Huntington Bank	\$ 9,132.91
#861 Bayview Estates Lights	Huntington Bank	\$ 2,779.72
	TOTAL	\$ 5,349,616.15

INVESTMENT ACCOUNTS CD's	PURCHASED AMOUNT	PRIOR MONTH VALUE	CURRENT VALUE
#101 Goldman Sachs	\$200,000.00		\$ 194,842.00
#101 SYNCHRONY BK	\$202,000.00		\$ 195,770.32
#101 FIDELITY GOV MIMKT DAILY			\$ 6,171.25
#590 Ally Bank	\$250,000.00		\$ 243,797.50
#590 Morgan Stanley	\$150,000.00		\$ 150,015.00
#590 Flagstar Bank	\$250,000.00		\$ 245,047.50
#590 BMW BK	\$131,000.00		\$ 126,959.96
BOND INTEREST			\$ 16,656.64
#594 JP Morgan Chase	\$ 157,000.00		\$ 156,618.49
#594 UBS Bank	\$ 250,000.00		\$ 244,877.50
BOND INTEREST			\$ 2,591.36
	TOTAL	\$ 1,590,000.00	\$ 1,583,347.52
	GRAND TOTAL		\$ 6,932,963.67

Connie M. Preston, Clerk



Chris Mikowski, Treasurer

# Elmwood Township Marina

Peter J Moon Harbormaster

10090 E. Lincoln Road Traverse City MI 49684 [elmwoodmarina@gmail.com](mailto:elmwoodmarina@gmail.com)

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## Harbormaster Report

March 7, 2023

**2023 boating season has started off with a record low number of turnovers** in our seasonal slip and mooring sites. This time last year we had 19, this year we have 13. Our waitlist for slips continues to grow and is now at 235 and waitlist for buoys is at 16.

**I am waiting on the board's decision regarding rates** to complete our order for printing. Rates will be posted on the daily launch tickets and work as a receipt for the user. In regards to user rates let me suggest that we level off the parking rates on either side of the road to the same rate. Seasonal pass rates have not changed since July 2017. All rates are posted on the board approved rate sheet from November 2022. (provided)

**We will be hiring staff for the season** beginning in April. I expect a 50% return of employees.

**The lake level is down substantially since the high water of 2019/2020.** I am expecting that the north end of the mooring field will possibly be too shallow for some of the users. As soon as possible I will do some soundings in that area.

**I look forward to working with the engineers and contractors** for the next few years of construction from Brewery Creek to our completion of phases included in the construction of the boater's bath and pavilion. Finally, the reconstruction of M-22 will challenge us for a season when that comes through.

**The wall posts will be replaced this season.** I will secure bids and present them to the board. These are important parts of the marina and are used on the wall to keep boats from being damaged. The high lake levels have kept us for several years from being able to service them. Wood deck on the cap of the seawall has deteriorated and will also be replaced.

**It was a pleasure to work with Steve Clarren,** he is a gentleman. His financial knowledge and insight is priceless and thorough. I look forward to working with you on implementing some of Steve's recommendations.

Peter J Moon  
Harbormaster ETM

**CHARTER TOWNSHIP OF ELMWOOD  
REGULAR BOARD MEETING  
FEBRUARY 13, 2023  
IN THE TOWNSHIP HALL**

**Call to Order:**

Supervisor Shaw called the meeting to order at 6:00 p.m.

**Pledge of Allegiance:**

Supervisor Shaw led the Pledge of Allegiance.

**Roll Call:**

**Present:** Jeff Shaw, Connie Preston, Terry Lautner, Dave Darga, Chris Mikowski, and Jordan Gallagher

**Excused:** Kyle Trevas

**Declaration of Conflict of Interest:**

None

**Public Hearing for TC Whiskey Application for Industrial Facilities Tax Exemption Certificate**

Supervisor Shaw opened the public hearing at 6:02 p.m.

Opportunity to be heard was given to all present.

Supervisor Shaw closed the hearing at 6:02 p.m.

**Public Comment**

Matt McDonough

**Consent Calendar:**

**Department Reports:**

**Treasurer**

**Planning/Zoning**

**Harbormaster**

**Committee Reports:**

**Minutes:**

**1-9-23**

**1-30-23**

**Post Audit Invoices 1-15-23 through 1-31-23**

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO APPROVE THE CONSENT CALENDAR AS PRESENTED. The motion passed unanimously by a voice vote.

**Agenda Approval**

Clerk Preston requested that confirm special meeting be added as 11h.

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO APPROVE THE AGENDA AS AMENDED BY ADDING 11h, CONFIRM SPECIAL MEETING. The motion passed unanimously by a voice vote.

**Supervisor Remarks**

Supervisor Shaw submitted a written report and added that Cedar Creek would like the Township to take over their water system. He also stated that we need Board Representatives for the ZBA and Parks & Rec Committee.

**Trustee Remarks**

None

**Engineer's Report**

None

**Other Officer Remarks**

Chief Tampa updated the Board on the Department stats and added that the Assistance to Fire Fighters grant was submitted this past Friday. They requested assistance for the exhaust removal system.

District #2 Commissioner Jim O'Rourke distributed the agenda for the upcoming Leelanau County Board of Commissioners meeting.

**Communications from the Clerk**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**Consideration of TC Whiskey Application for Industrial Facilities Tax Exemption**

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO ADOPT RESOLUTION 3 OF 2023, A RESOLUTION APPROVING AN APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE. The motion passed 6-0 by a roll call vote.

**Wages for PC, ZBA, and Board of Review**

MOTION BY TRUSTEE LAUTNER, SECONDED BY TREASURER MIKOWSKI TO APPROVE THE WAGES FOR RECORDING SECRETARY, BOARD OF REVIEW, ZBA, AND PC PER THE MEMO OF 2-7-2023. The motion passed unanimously by a voice vote.

**Copier Replacement/Buyout**

The Board felt that the most cost effective decision was to lease a new copier which would lower the maintenance fees. MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO GO TO A NEW LEASE FOR COPIER MODEL 50C26. The motion passed unanimously by a voice vote

**Authorization to Request Quote from Road Commission to Pave Public Portion of Bluewater Drive**

Jeff Goddard, president of the Bluewater Drive Association, presented a request that the Leelanau County Road Commission pave the county owned portion of Bluewater Drive that connects to Dalzell Road. It is currently gravel and in terrible shape. MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE LAUTNER TO ASK THE COUNTY ROAD COMMISSION FOR COSTS AND A SPEC SHEET. The motion passed unanimously by a voice vote.



### **TAP Grant Resolution**

Supervisor Shaw presented the application for a Transportation Alternative Program grant (TAP). After MDOT completes the project on M-22, the County Road Commission will be re-paving Cherry Bend Road. This would be the best time to install sidewalks on Cherry Bend Road if the Board decides to do so. The TAP grant would be helpful and this would be for the 2026 grant cycle. MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO ADOPT RESOLUTION 4 OF 2023, A RESOLUTION OF APPROVAL TO SUBMIT A GRANT APPLICATION FOR THE TRANSPORTATION ALTERNATIVES PROGRAM (TAP) IN PARTNERSHIP WITH LEELANAU COUNTY ROAD COMMISSION, ELMWOOD TOWNSHIP, AND NETWORKS NORTHWEST. The motion passed 6-0 by a roll call vote.

### **Introduction of Zoning Ordinance Text Amendments**

Planner Sarah Clarren presented a zoning ordinance map amendment and text amendments that were forwarded from the Planning Commission. The text amendments are as follows: Section 2.2 Definitions, Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6 table of dimensional requirements and its footnotes; amend section 5.7 Accessory Buildings; amend Section 6.5 Lighting. MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO ACCEPT THE INTRODUCTION AND PUBLISH FOR CONSIDERATION AT THE MARCH 13, 2023 BOARD MEETING. The motion passed unanimously by a voice vote.

### **ARPA Funds Discussion**

The Board discussed using the ARPA funds to purchase a new ambulance and requested Chief Tampa to come back with current pricing for an ambulance. Trustee Darga felt there may be a need for new equipment to maintain Township properties and a building addition to store equipment. There was a request to complete an inventory of township equipment and tools.

### **Schedule Special Meeting**

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE LAUTNER TO SCHEDULE A SPECIAL MEETING FOR MARCH 2, 2023 AT 6:00 P.M. FOR THE PURPOSE OF HEARING A REPORT FROM OUR MARINA FINANCIAL CONSULTANT. The motion passed unanimously by a voice vote.

### **Payment of Invoices**

MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE LAUTNER TO PAY THE INVOICES IN THE AMOUNT OF \$174,143.55. The motion passed unanimously by a voice vote.

### **PUBLIC COMMENT**

None

### **Adjournment**

Supervisor Shaw adjourned the meeting at 7:00 p.m.

**CHARTER TOWNSHIP OF ELMWOOD  
SPECIAL BOARD MEETING  
MARCH 2, 2023 IN THE TOWNSHIP HALL**

**Call to Order:**

**Supervisor Shaw** called the meeting to order at 6:00 p.m.

Supervisor Shaw led the Pledge of Allegiance

**Roll Call:**

**Present:** Jeff Shaw, Connie Preston, Terry Lautner, Kyle Trevas, Chris Mikowski, Dave Darga, and Jordan Gallagher

**Excused:** None

**Declaration of Conflict of Interest**

None

**Public Comment:** None

**Agenda Approval**

MOTION BY TRUSTEE DARGA, SECONDED BY CLERK PRESTON TO APPROVE THE AGENDA AS PRESENTED. Motion passed unanimously by a voice vote.

**New Business**

Presentation/Discussion of the Marina Financial Report

Mr. Steve Clarren presented his report to the Board. He reviewed the history of the marina development and the future improvements planned for the marina. The cost of completing Phase III of the marina improvements and to complete the Brewery Creek parking project are estimated at 6.3 million. An additional 5 million may be needed in the next decade for dock replacements. In order to finance the completion of the Phase III and Brewery Creek project, the marina will need to increase revenues to produce an additional cash flow of \$100,000. Mr. Clarren gave examples of where as much as \$300,00 more in revenue could be realized to produce that additional cash flow. The Board discussed and agreed to consider some rate increases to non-slip related categories for the 2023 season at the regular March 13<sup>th</sup> Board meeting.

**Public Comment**

Eric Currin

**Adjournment**

Supervisor Shaw adjourned the meeting at 8:00 p.m.

# Check Register Report

Date: 03/07/2023

Time: 12:10 pm

Page: 1

ELMWOOD TOWNSHIP

BANK:

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
<b>Checks</b>								
37412	02/24/2023	Printed			A127	AT&T MOBILITY	ACCT#287303700094	152.92
37413	02/24/2023	Printed			B111	BLUECROSS BLUESHIELD OF GROUP MI	007015150710	363.84
37414	02/24/2023	Printed			C029	CHARTER COMMUNICATIONS	ACCT#8245 12 895 0008281	524.18
37415	02/24/2023	Reconciled		03/07/2023	C010	CHERRYLAND ELECTRIC COOP	ACCT#9902700	112.44
37416	02/24/2023	Printed			C040	CONSUMERS ENERGY	ACCT#1000 2967 1540	4,021.14
37417	02/24/2023	Printed			M020	DTE ENERGY	ACCT#9100 218 4472 5	1,852.76
37418	02/24/2023	Reconciled		03/07/2023	E013	ELEVATE NET	MARINA PHONE	149.97
37419	02/24/2023	Printed			M008	GFL ENVIRONMENTAL	ACCT#002119662	87.60
37420	02/24/2023	Printed			M008	GFL ENVIRONMENTAL	ACCT#002114837	60.75
37421	02/24/2023	Printed			G425	GUARDIAN	GROUP ID 00 357534	460.05
37422	02/24/2023	Printed			P043	PRIORITY HEALTH	GROUP 790105 S001	5,157.36
37423	02/24/2023	Reconciled		03/07/2023	C093	TRAVERSE CITY LIGHT & POWER	ACCT#00174230-5	24.40
37424	02/24/2023	Printed			V023	VSP	CLIENT ID 30030936	309.83

<b>Total Checks: 13</b>	<b>Checks Total (excluding void checks):</b>	<b>13,277.24</b>
<b>Total Payments: 13</b>	<b>Bank Total (excluding void checks):</b>	<b>13,277.24</b>
<b>Total Payments: 13</b>	<b>Grand Total (excluding void checks):</b>	<b>13,277.24</b>

## Supervisor's Report

3/13/2023

1. The Elmwood Township Board of Review met 3/7/23 for it's organizational meeting and has hours this week, 3/13/23 from 9-3 and 3/14/23 from 3-9.
2. We received \$57,000 from the Leelanau County Landbank for the demolition portion of the improvement to the parking area in Brewery Creek.
3. Clerk Preston and I met with Dawn Lund from Utility Financial Solutions in Leland. She was hired by the Grand Traverse County Board of Public Works to do the water rate study for the Townships. She is finishing her research and will be giving her presentation in the near future.
4. Clerk Preston, Chief Tampa and I were involved in union negotiations on 2/15/23, 2/16/23 and 2/28/23. We have also been meeting with our labor attorney via zoom. We have nearly finished non-economic language in the contract, and we'll begin economic talks next month.
5. I attended a presentation by MDOT on the details of the impending MPO designation. TTCI will be presenting at today's meeting.
6. Leelanau County Road Commission will be giving an estimate in the near future for Blue Water Drive.

**Board of Directors**

Susan Corban  
Amy Hovey  
Quentin L. Messer, Jr.  
Helen J. Lehman  
Krysta Pate  
Lisa Webb Sharpe  
Kylee Mitchell Wells



State of Michigan  
**State Land Bank Authority**

**Emily Doerr**  
Executive Director

March 6, 2023

Leelanau County Land Bank Authority  
8527 East Government Center Drive, Suite 104  
Suttons Bay, Michigan 19682  
Attn: John Gallagher  
[jgallagher@leelanau.gov](mailto:jgallagher@leelanau.gov)

Re: State Land Bank Authority  
Blight Elimination Program (RFP 2023-001)

Dear John,

Thank you for submitting your proposal to the State Land Bank Authority in response to the Blight Elimination Program RFP 2023-001.

Upon careful review of the submitted proposal, we are pleased to announce that the *Leelanau County Land Bank Authority* has been selected as a successful respondent for grant funding in the amount up to \$57,000 to complete blight elimination activities. **Congratulations!**

As part of the award, the State Land Bank Authority is currently preparing a grant agreement and you should expect to receive the grant agreement via email in the coming days.

SLBA will be conducting required demolition training sessions for selected awardees. These will be held via a Microsoft Teams (see link below for the schedule and meeting links). Awardees must attend one of the available sessions (unless otherwise pre-approved). Topics will include identifying and handling environmental issues, hiring qualified contractors, how to verify state required licenses and notifications, and required documentation.

<https://www.michigan.gov/leo/-/media/Project/Websites/leo/Documents/State-Land-Bank/Demo-training-schedule-and-links.pdf?rev=f0738fb406e54c239d686120b6d11a67&hash=662A8228C28364EA044715553A87E046>

In the meantime, should you have any questions or require further clarifications, please contact me at (517) 256-1713 or at [robacha2@michigan.gov](mailto:robacha2@michigan.gov).

Thank you for your interest to work with the State Land Bank Authority. Your participation in the process is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Robach", with a long horizontal flourish extending to the right.

Adam Robach  
Property Analyst





# Traverse City - Garfield Urban Area Metropolitan Planning Organization (MPO)

Rob Carson, Regional Director of Community Development, Networks Northwest

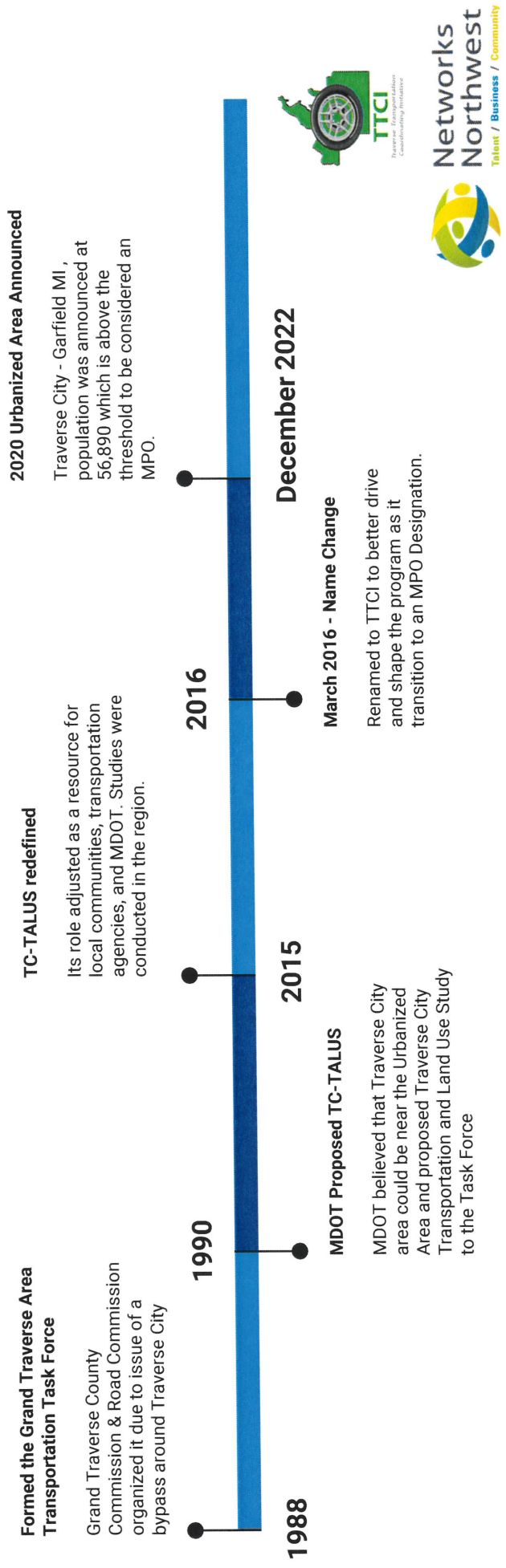
Hannah Yurk, Community Planner, Networks Northwest



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Northwest  
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# Traverse Transportation Coordination Initiative (TTCI) History







# What is a Metropolitan Planning Organization (MPO)?

“The forum for cooperative transportation decision making for the metropolitan planning area”.

Source: 23 CFR Part 450.104



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## What is a MPO?

- A transportation policy-making and planning body created and designated to carry out the metropolitan transportation planning process.
  - Made up of representatives from the local governments, state, federal and transportation agencies within the metropolitan area
- A forum for cooperative decision making involving key stakeholders and the public
- Federal required in urbanized areas of 50,000 or more in population
- Ensures that federal spending on transportation occurs through a comprehensive, cooperative and continue (3-C) process.



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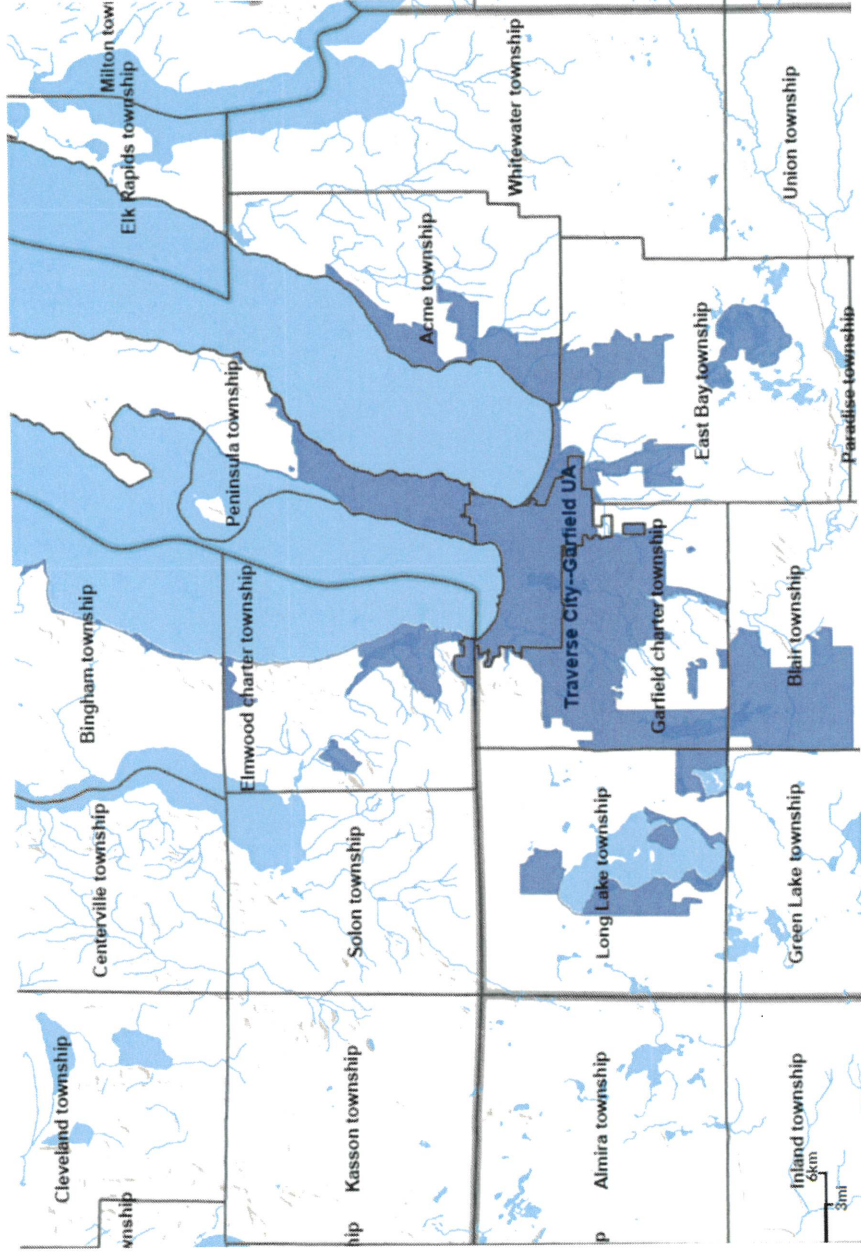
## Traverse City - Garfield Urban Area

- Population:
  - 2010 Census - urban area population of 47,109
  - 2020 Census - urban area population of 56,890
- Urban Area:
  - 2010 Census Area: ~44 sq. miles
  - 2020 Census Area: ~52 sq. miles



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# Traverse City Urbanized Area





## Metropolitan Planning Area

The geographic area determined by agreement between the MPO for the area and the Governor, in which the metropolitan transportation planning process is carried out.

Shall encompass at least the existing urban area and the contiguous area expected to become urbanized within a 20-year forecast period for the transportation plan



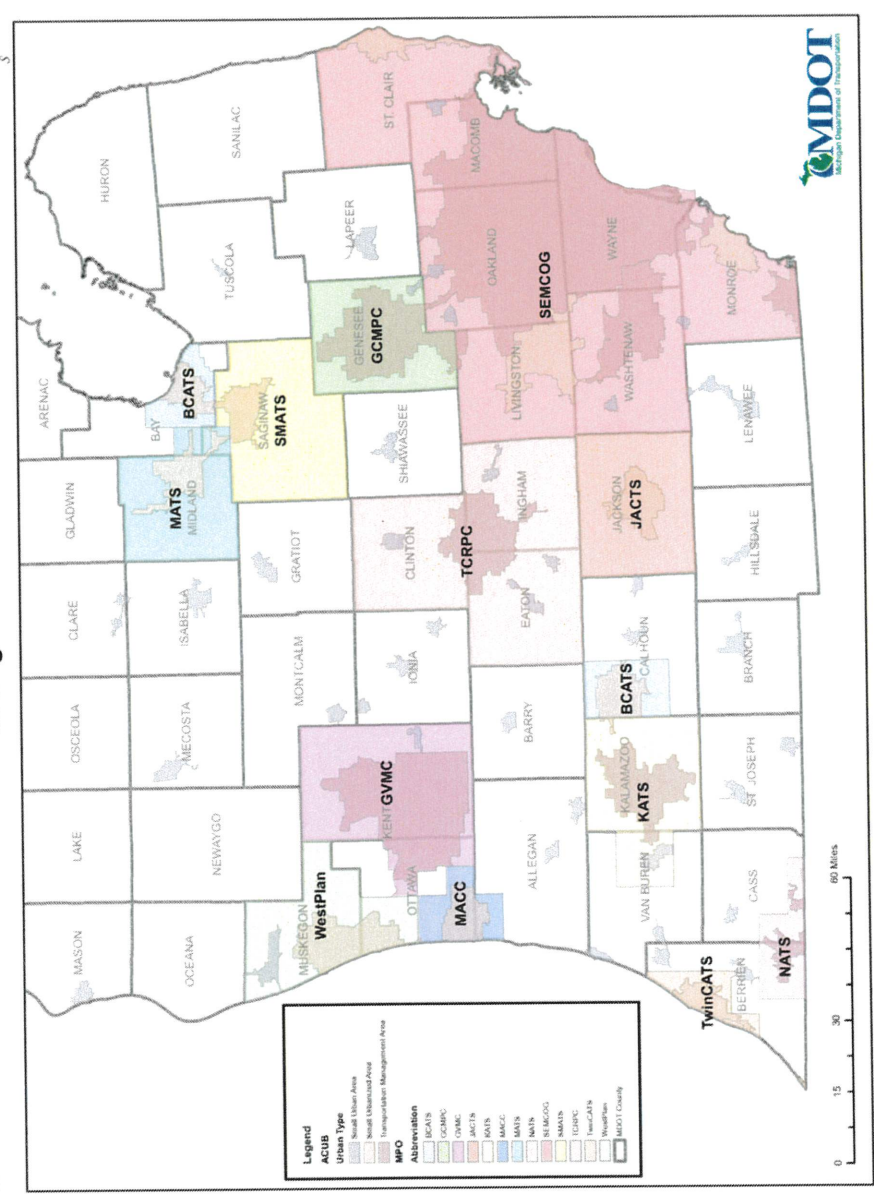
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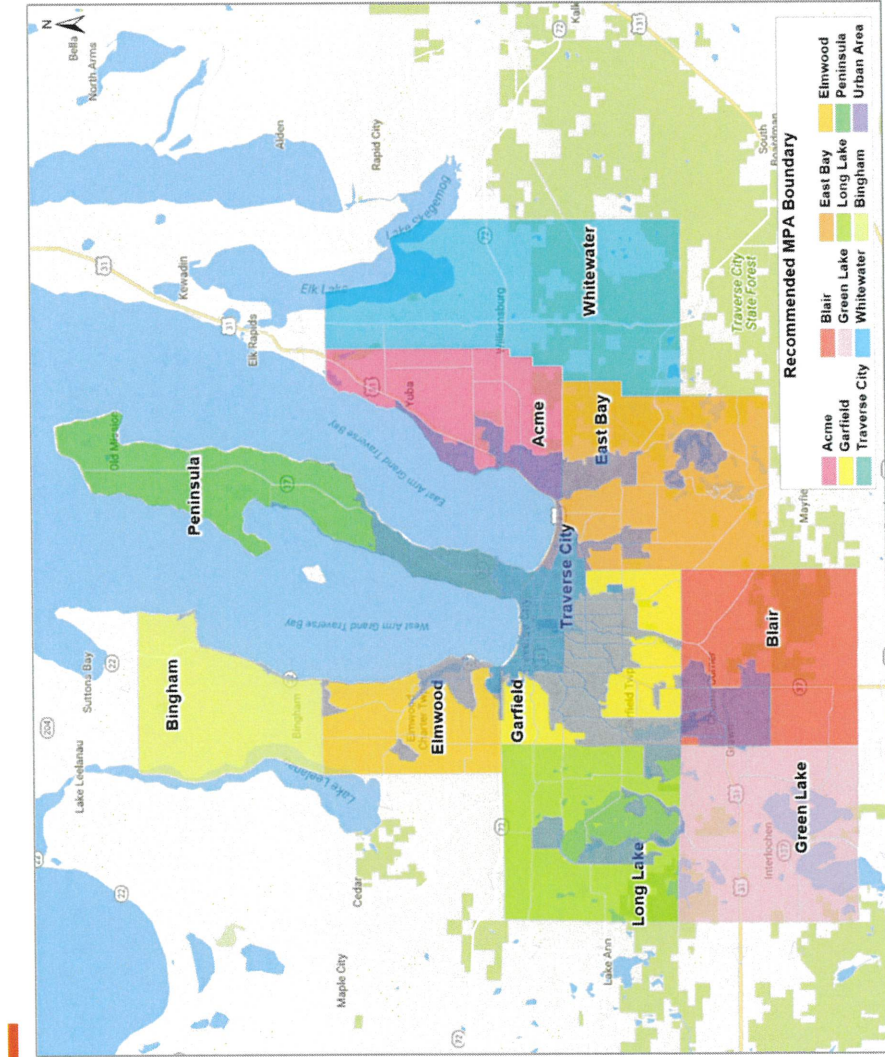
# Michigan's Current MPOs



SDE 6/12/19  
Michigan MPO Areas



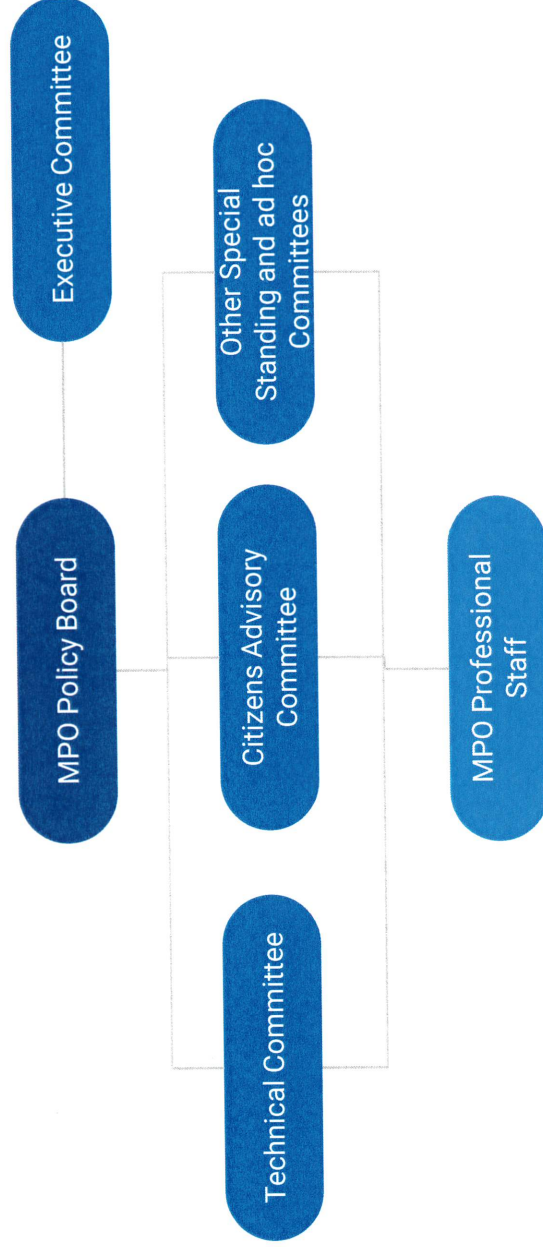
# Recommended MPA Boundary



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# “Typical” MPO Structure





## Policy Committee or Board

- MPOs shall consist of local elected officials, officials of public agencies that administer or operate major modes of transportation and appropriate state officials
- The Policy committee determine their own representation and decision making procedures
- An Executive Committee to handle agendas and routine matters



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## Planning or Technical Committee

- An advisory body to the MPO board for transportation issues
- Oversees MPO technical work and develops recommendations on projects and programs for Board consideration
- Usually composed of staff-level officials of local, state, and federal agencies,
- May have standing subcommittees



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## Why a MPO?

- Transportation investment means allocating scarce transportation funding resources appropriately
- Planning needs to reflect the region's shared vision for its future
- Requires a comprehensive examination of the region's future and investment alternatives
- MPO facilitates collaboration of governments, interested parties and residents



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## MPO Functions

- Establish a setting - fair and impartial
- Evaluate transportation alternatives
- Cooperatively develop, update and approve:
  - Long Range Regional Transportation Plan (LRTP)
  - Transportation Improvement Program (TIP)
  - Unified Work Plan (UWP)
- Involve the public (residents and key groups)
  - Public Involvement Plan (PIP)

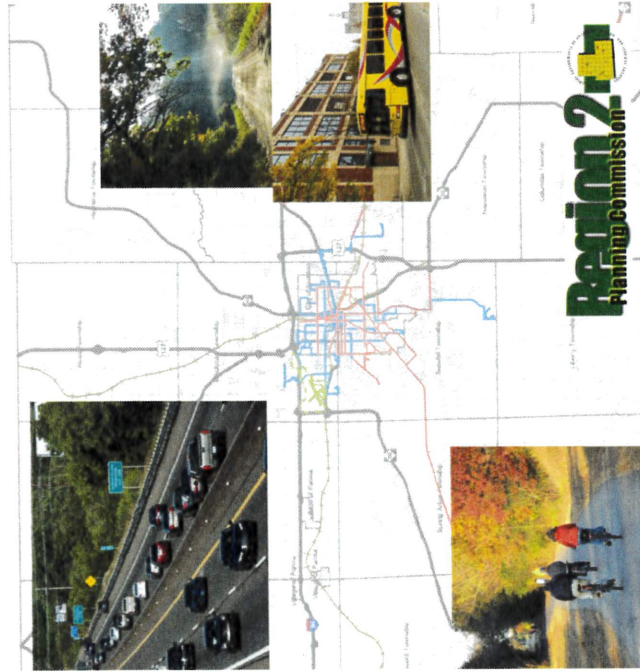


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The Jackson Area Comprehensive  
Transportation Study

2045 Long Range Transportation Plan

June 2018



# Long Range Transportation Plan (LRTP)

- Planning horizon of 20 years
- Future goals, strategies, projects and policy priorities; projected future demand; asset management, safety and system preservation; fiscally constrained
- Update every 5 years
- Requires a public participation plan to be developed



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# Transportation Improvement Program (TIP)

- Developed by the MPO, approved by the MPO and the governor
- Covers projects for a period of 4 years
- All transportation projects receiving federal funding; fiscally constrained and conform with State Implementation Plan (SIP)



**FY 2023-2026**  
**TRANSPORTATION**  
**IMPROVEMENT PROGRAM**

June 2022

Midland Area Transportation Study  
Metropolitan Planning Organization  
270 N. Edwards Street, Suite 306  
Midland, Michigan 49701  
Phone: (989) 832-6333  
[www.midmipo.org](http://www.midmipo.org)



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# WATS TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

Fiscal Year(s) : 2023, 2024, 2025, 2026

Date: 12/02/2022  
Page: 1 of 24  
Classification: Public

Fiscal Year	Job #	MPO	County	Responsible Agency	Project Name	Limits	Length	Primary Work Type	Project Description	ACC	ACC Phase	Phase Status	S/TP Cycle	Fed Estimated Amount	State Estimated Amount	Local Estimated Amount	Total Estimated Amount	Fund Source	Total Job Cost	Action Type	Action Approval Date	Local Fed Approval Date	FHWA Approval Date	FTA Approval Date	Schedule Approval Date	Schedule Obligation Date	Schedule Let Date	Actual Let Date	STIP Exempt	Comments	STIP Status														
<b>Washtenaw</b>																																													
<b>Local Bridge</b>																																													
2024	Local	215136	Washtenaw	Washtenaw Ypsilanti	Spring St	Fwy St, Sfr #11088 and Sfr #11091	0.000	Bridge CPM	Bridge Capital preventative Maintenance	CON	Programmed	23-26	23-26	\$292,800	\$54,900	\$18,300	\$366,000	BHT	\$725,500.00	Admin Modification	02/25/2022				01/05/2024	03/01/2024					Approved														
2024	Local	215136	Washtenaw	Washtenaw Ypsilanti	Spring St	Fwy St, Sfr #11088 and Sfr #11091 over the Huron River	0.000	Bridge CPM	Bridge Capital preventative Maintenance	CON	Programmed	23-26	23-26	\$214,400	\$40,200	\$13,400	\$268,000	BHT	\$725,500.00	Admin Modification	02/25/2022				01/05/2024	03/01/2024					Approved														
<b>GPA Type Subtotals:</b>															<b>\$307,200</b>	<b>\$95,100</b>	<b>\$31,700</b>	<b>\$434,000</b>																											
<b>Local Livability and Sustainability</b>																																													
2023	Local	21729	Washtenaw	Washtenaw County	S State Rd	S State Road	1.095	Roadside Facilities Improve	State Road Corridor Non-Motorized and Green Infrastructure Improvements	CON	Abandoned	23-26	23-26	\$1,017,625	\$0	\$438,100	\$1,453,725	TAU	\$0	Admin Modification	06/22/2021				04/07/2023	06/02/2023					Approved														
2024	Local	21438	Washtenaw	Ann Arbor	S Main St	South Main Street	0.656	Roadside Facilities Improve	Roadside Improvements	CON	Programmed	23-26	23-26	\$1,426,268	\$0	\$1,200,000	\$2,626,268	STU	\$3,132,516.00	Admin Modification	10/20/2022				01/05/2024	03/01/2024					Pending														
2026	Local	21489	Washtenaw	Ann Arbor	N 5th Ave	To be determined	0.126	Roadside Facilities Improve	Roadside Improvements	CON	Programmed	23-26	23-26	\$400,000	\$0	\$400,000	\$800,000	STU	\$1,000,000.00	Admin Modification	02/25/2022				01/06/2026	03/06/2026					Approved														
2023	Local	21634	Washtenaw	Washtenaw County	Huron River Dr	Huron River Drive Dr	0.580	Roadside Facilities Improve	shared-use path	CON	Programmed	23-26	23-26	\$37,500	\$0	\$37,500	\$75,000	TAU	\$75,000.00	Admin Modification	08/10/2022				04/07/2023	06/02/2023					Approved														
2023	Local	21662	Washtenaw	Washtenaw County	Huron River Dr	Huron River Drive from Dr	1.331	Roadside Facilities Improve	a 1.0 mile shared-use path and sidewalk	CON	Programmed	23-26	23-26	\$1,842,300	\$0	\$1,842,300	\$3,684,640	TAU	\$3,884,640.00	Admin Modification	08/10/2022				04/07/2023	06/02/2023					Approved														
<b>GPA Type Subtotals:</b>															<b>\$4,823,170</b>	<b>\$0</b>	<b>\$4,915,955</b>	<b>\$8,638,633</b>																											
<b>Local Road</b>																																													



## Unified Planning Work Program (UPWP)

- Develop and approved by the MPO
- A statement of work identifying the planning priorities and activities to be carried out within the planning area
- Describes the work and products that will be performed, timeframe, costs and source of funds
- Updated annually



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## Funding MPOs

- Require funding to pay for the various costs that go into the 3-C Planning and the process that is required.
- Can receive funding from local, state, federal and private sources but majority come from federal planning grants and reimbursement.
- Four main sources -
  - FHWA Planning (PL) funds,
  - FTA Metropolitan Transit Planning (5305) funds,
  - flexed Surface Transportation Block Grant Program (STBGP) funds, and,
  - flexed Congestion Mitigation and Air Quality program (CMAQ) funds.
- 20% match is typically required, which is typically covered by membership dues.



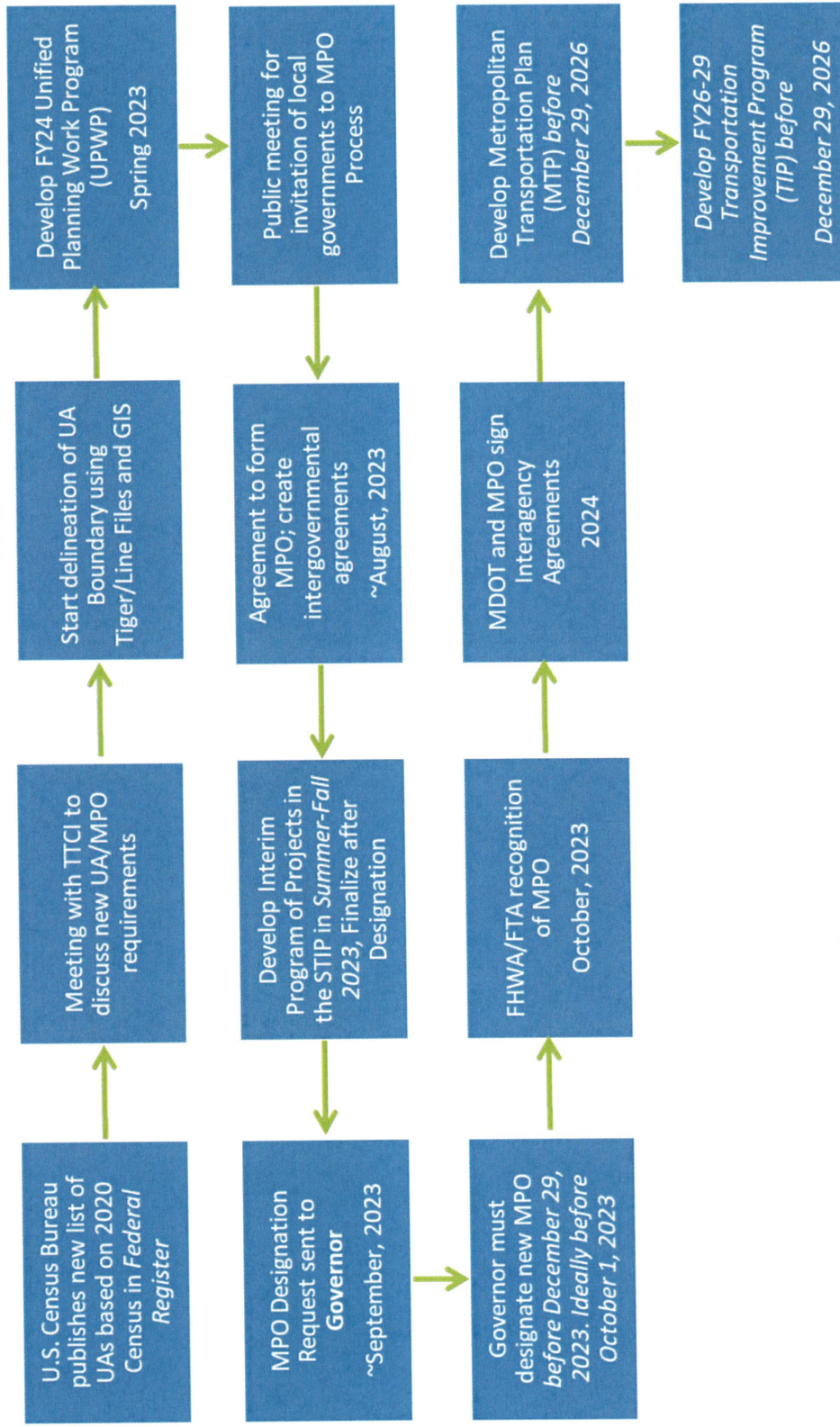
**Networks  
Northwest**  
Talent / Business / Community



## Funding Implications

- Currently, Traverse City receives:
  - ~\$385,000 in STP - Small Urban program funds (to be replaced)
  - ~ \$23,000 in SPR funds for TTCI (to be replaced by CPG)
- After MPO designation, the UA would receive an estimated amount:
  - ~\$1 million in STP-small MPO funds
  - ~\$228,000 in Consolidated Planning Grant (CPG) funds
  - ~\$120,000 Carbon Reduction funds
- The funding for the Rural Task Force will not change (Grand Traverse County, Benzie County, Leelanau County)

# MPO Timeline





## MPO Designation Checklist

- MPO Name
- MPA Boundary
- Bylaws
- Organizational Structure
- Policy Board Membership
- Intergovernmental Agreements
- Location of MPO



## MDOT - SPS / OPT Roles & Responsibilities

- Provide Guidance during the MPO/BATA Designation Process
- Aid the MPO/BATA in the transportation planning process
- Act as a primary contact/point of support for the MPO/BATA staff
- Act as a liaison between the MPO/BATA and FHWA/FTA
- Participate in Technical and Policy Committee Meetings
- Review and Transmit all federally required documents to FHWA/FTA



# Questions

More Information and updates:

<https://www.networksnorthwest.org/community/transportation/ttci/>



**Networks  
Northwest**  
Talent / Business / Community



CHARTER TOWNSHIP OF ELMWOOD  
Leelanau County, Michigan

**Ordinance No. 2023-1**  
**ZO 2017-04-18**

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE, IN ACCORDANCE WITH THE PROVISIONS OF THE MICHIGAN ZONING ENABLING ACT, ACT 110 OF THE PUBLIC ACTS OF 2006, AS AMENDED [MCL 125.3101 ET SEQ.], TO AMEND SECTION 2.2 DEFINITIONS, AMEND SECTION 3.5, 3.12, AND 3.13 TO CLARIFY LANGUAGE REGARDING DWELLINGS; AMEND SECTION 5.6, TABLE OF DIMENSIONAL REQUIREMENTS AND ITS FOOTNOTES; AMEND SECTION 5.7 ACCESSORY BUILDINGS; AMEND SECTION 6.5 LIGHTING.

The Charter Township of Elmwood Ordains:

**Section 1:** Amendment.

The following sections of the Elmwood Township Zoning Ordinance shall be amended to read as follows:

**A. Article 2.2 be amended to add the following definition:**

**Frontage.** With regard to a lot, the length of a lot line directly abutting a street or right-of-way providing legal access to a lot; typically, the front lot line.

**B. Article 2 Nonconforming Parcel definition be amended to read:**

**Nonconforming Parcel.** A parcel lawfully existing at the effective date of this Ordinance or amendments thereto which does not conform after the passage of this Ordinance or amendment thereto with the area, width, or other applicable provisions of the district in which it is situated. Evidence of legal access to any nonconforming parcel shall be provided prior to issuance of any Land Use Permit for development.

**C. Section 3.5 be amended to read:**

**SECTION 3.5 ONE DWELLING PER LOT**

In any zoning district no more than one (1) dwelling shall be permitted per lot or parcel, unless two family or multiple-family dwellings are specifically permitted under this Ordinance in a given zoning district.

**D. Section 3.12.B be amended to read:**

**SECTION 3.12 SINGLE FAMILY DWELLING REQUIREMENTS**

B. All construction shall be commenced only after a County building permit has been obtained in accordance with the applicable provisions and requirements. Prior to the dwelling being occupied, the applicant shall obtain a Certificate of Occupancy from the County.

**E. Article 3 shall be amended to add the following language to Section 3.13 as follows:**

**SECTION 3.13 DWELLINGS**

Unless allowed under any other applicable provisions of this Ordinance, a tent, camper, Recreational Vehicle, or similar shall not be used as or like a dwelling and doing so shall be deemed a violation of this Ordinance.

F. Table 5.6 shall be amended to include road frontage and to clarify the minimum width requirement as follows:

District	Minimum Lot Requirements (See Note A)		Minimum Setback (ft.) (See Notes A, B, C, G)					Max. Height (ft.) (See Notes D, E)
	Minimum Area	Minimum Width, Road Frontage (ft.)	Wetlands	Water's Edge	Front	Sides	Rear	

G. Note H will be added to Table 5.6 to include the following language:

**Note G: Building Projections.** Every part of a required yard shall be open to the sky, unobstructed by a building, except for accessory buildings in a rear yard, and except for ordinary projections of sills, belt courses, cornices, and ornamental features not to exceed twelve (12) inches. Eaves may project into a required side yard not more than eighteen (18) inches.

H. Section 5.7.3 will be amended to read as follows:

**SECTION 5.7 ACCESSORY BUILDINGS AND DECKS**

A. Accessory Buildings

3. In the R-1, R-2 and R-3 zoning districts, and for residential uses in the NC zoning district, a maximum of three (3) accessory buildings are permitted on a single parcel. Furthermore, within these zoning districts the square footage of the combined area of all accessory structures on a single parcel shall not exceed three (3) times the area of the footprint of the principal building.

I. Section 5.7 will be amended to add Section 5.7.5 as follows:

5. Accessory buildings or any portion thereof shall not be converted into and/or used as a dwelling, sleeping room(s), or a similar use, unless or until the owner requests and obtains the appropriate permit from the Township. Any such permit shall not be issued until the Zoning Administrator has determined that the change complies with applicable provisions of this Ordinance and issues a land use permit.

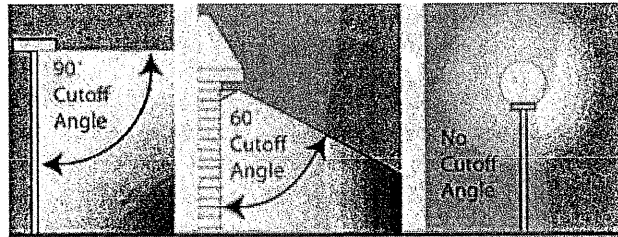
J. Section 6.5.2 will be amended to read as follows:

**SECTION 6.5 LIGHTING**

**SECTION 6.5.2 Requirements**

- A. All light sources and light lenses shall be shielded and face towards the ground. Lighting from exposed, bare light bulbs or from bare luminous tubes shall not be permitted.
- B. Lighting shall not be oriented to shine directly off of one's property.
- C. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness, or color. Beacon lights, searchlights, or lasers are not permitted.

- D. No lights shall be used in any location or in any manner so as to be confused with or construed as a traffic control device.
- E. Unless specifically exempted, all exterior lighting, including motion sensitive lighting, will be provided by full cutoff fixtures that by design have a cutoff angle of less than ninety degrees (90°), properly installed to maintain the full cutoff angle less than ninety degrees (90°). Fixtures which are shielded by a structural element to meet the intent of a full cutoff fixture shall be considered to be in compliance.



Cut-off Angles & Allowed Fixture Height

**K. Section 6.5.3 shall be amended to include the following exemptions:**

**SECTION 6.5.3 Exceptions**

- D. Residential decorative lights such as low-wattage incandescent porch lights, low level lawn lights, or holiday decorative lights (any light less than 70 watts).
- E. Commercial and institutional holiday decorative lights, provided they do not include search lights, strobe lights, or flood lights.
- F. Neon lights.
- G. Fossil fuel lights such as kerosene lanterns and gas lights.
- H. Illumination of the U.S. flag or State of Michigan flag provided that the light is directed vertically at the flag and does not illuminate other structures.
- I. Use of lights during agricultural activities. Floodlights or spotlights used in these instances are not exempt from the requirements of Section 6.5.2.C and 6.5.2.D above.

**Section 2: Severability.**

If any sections, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

**Section 3: Effective Date.**

This Ordinance shall become effective eight (8) days following publication.



To: Elmwood Township Board

From: Sarah Clarren

Date: February 6, 2023

RE: INTRODUCTION to **ZO 2017-04-18** – Map Amendment Request – , a Zoning Ordinance Amendment to amend Section 2.2 Definitions, amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 5.7 Accessory Buildings; amend Section 6.5 Lighting.

**Recommended Motion:** Motion to accept introduction and publish for consideration at the March 13, 2023 Township Board meeting.

During ‘hulls’ the Planning Commission and ZA have been working on a variety of text amendments. This is the first of a few that will be coming before the Board over the next few months.

The below sections can be read as follows: the proposed amendments are organized by Sections within the Ordinance. There is also a brief explanation on why the changes are proposed. The further indented text includes text from the Ordinance with red text indicating proposed changes from our existing Zoning Ordinance. One correction has been made since the text went before the Planning Commission. This correction changes the proposed ‘Note G’ to ‘Note H’ within the footnotes to the table of dimensional requirements as ‘Note G’ already exists. This correction is a clerical correction and therefore does not need to go back before the Commission.

### **Proposed changes to Ordinance**

- **Amend Section 2.2 Definitions**

*Reasoning for proposed changes goes as follows: some definitions are unclear and/or contrary to other definitions or portions in the Ordinance.*

#### **SECTION 2.2 DEFINITIONS**

**Frontage.** With regard to a lot, the length of a lot line directly abutting a street or right-of-way providing legal access to a lot; typically, the front lot line.

**Nonconforming Parcel.** A parcel lawfully existing at the effective date of this Ordinance or amendments thereto which does not conform after the passage of this Ordinance or amendment thereto with the area, width, or other applicable provisions of the district in which it is situated. Evidence of legal access to any nonconforming parcel shall be provided prior to issuance of any Land Use Permit for development.

- **Amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings.**

*Reasoning for proposed changes goes as follows: ZA would like to clarify wording within the Ordinance.*

#### **SECTION 3.5 ONE DWELLING PER LOT**

In a residential zoned ~~any zoning~~ district no more than one (1) dwelling shall be permitted per residential lot or parcel, unless two family or multiple-family dwellings are specifically permitted under this Ordinance in a given zoning district.

**SECTION 3.12 SINGLE FAMILY DWELLING REQUIREMENTS**

All single-family dwellings (outside of manufactured home parks) shall meet the following requirements:

B. All construction shall be commenced only after a County building permit has been obtained in accordance with the applicable provisions and requirements. Prior to the dwelling being occupied, the applicant shall obtain a Certificate of Occupancy from the County.

**SECTION 3.13 DWELLINGS**

Unless allowed under any other applicable provisions of this Ordinance, a tent, camper, Recreational Vehicle, or similar shall not be used as or like a dwelling and doing so shall be deemed a violation of this Ordinance.

- **Amend Section 5.6, table of dimensional requirements and its footnotes**

*Reason for proposed change(s): seeking to clarify Ordinance as well as incorporate past practices into the Ordinance. Further, Note G was in the pre2017 Ordinance (Section 10.1(1)).*

**FOOTNOTES TO THE TABLE OF DIMENSIONAL REQUIREMENTS**

Note G: Building Projections. Every part of a required yard shall be open to the sky, unobstructed by a building, except for accessory buildings in a rear yard, and except for ordinary projections of sills, belt courses, cornices, and ornamental features not to exceed twelve (12) inches. Eaves may project into a required side yard not more than eighteen (18) inches.

**SECTION 5.6 TABLE OF DIMENSIONAL REQUIREMENTS**

District	Minimum Lot Requirements (See Note A)		Minimum Setback (ft.) (See Notes A, B, C, G)					Max. Height (ft.) (See Notes D, E)
	Minimum Area	Minimum Width, Road Frontage (ft.)	Wetlands	Water's Edge	Front	Sides	Rear	

- **Amend Section 5.7 Accessory Buildings.**

*Reasoning for proposed changes goes as follows: R-1 and R-2 Zoning Districts have the same minimum lot areas. They therefore should share the same limitations on number of accessory buildings. Also, per Section 3.5 of the Ordinance, only one dwelling is allowed per lot. However, in order to clarify Section 5.7, it would be helpful to reiterate that accessory structures cannot be converted into dwellings without approval from the Township, which is not permissible at this time.*

**SECTION 5.7 ACCESSORY BUILDINGS AND DECKS**

A. Accessory Buildings

3. In the R-1, R-2 and R-3 zoning districts, and for residential uses in the NC zoning district, a maximum of three (3) accessory buildings are permitted on a single parcel. Furthermore, within these zoning districts

the square footage of the combined area of all accessory structures on a single parcel shall not exceed three (3) times the area of the footprint of the principal building.

5. Accessory buildings or any portion thereof shall not be converted into and/or used as a dwelling, sleeping room(s), or a similar use, unless or until the owner requests and obtains the appropriate permit from the Township. Any such permit shall not be issued until the Zoning Administrator has determined that the change complies with applicable provisions of this Ordinance and issues a land use permit.

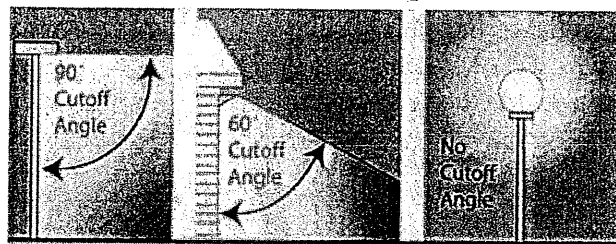
- **Amend Section 6.5 Lighting**

*Reason for proposed change(s): further definition of the requirements and also need for exemptions.*

## **SECTION 6.5 LIGHTING**

### **SECTION 6.5.2 Requirements**

- A. All light sources and light lenses shall be shielded and face towards the ground-down-facing. Lighting from exposed, bare light bulbs or from bare luminous tubes shall not be permitted.
- B. Lighting shall not be oriented to shine directly off ~~directed off~~ of one's property.
- C. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness, or color. Beacon lights, searchlights, or lasers are not permitted.
- D. No lights shall be used in any location or in any manner so as to be confused with or construed as a traffic control device.
- E. Unless specifically exempted, all exterior lighting, including motion sensitive lighting, will be provided by full cutoff fixtures that by design have a cutoff angle of less than ninety degrees (90°), properly installed to maintain the full cutoff angle less than ninety degrees (90°). Fixtures which are shielded by a structural element to meet the intent of a full cutoff fixture shall be considered to be in compliance.



Cut-off Angles & Allowed Fixture Height

### **SECTION 6.5.3 Exceptions**

- A. Safety lighting required by law, such as obstruction lights on tall structures and construction projects.
- B. Farm related lighting for Agricultural Commercial Enterprises as defined in Article 2 of this Ordinance.
- C. Exceeding the height and/or intensity of lighting fixtures as stated in this Section may only be approved by a variance approved by the Zoning Board of Appeals under Article 12.

- D. Residential decorative lights such as low-wattage incandescent porch lights, low level lawn lights, or holiday decorative lights (any light less than 70 watts).
- E. Commercial and institutional holiday decorative lights, provided they do not include search lights, strobe lights, or flood lights.
- F. Neon lights.
- G. Fossil fuel lights such as kerosene lanterns and gas lights.
- H. Illumination of the U.S. flag or State of Michigan flag provided that the light is directed vertically at the flag and does not illuminate other structures.
- I. Use of lights during agricultural activities. Floodlights or spotlights used in these instances are not exempt from the requirements of Section 6.5.2.C and 6.5.2.D above.

The Commission found that the proposed changes either clarify the intent of the Ordinance or correct an error in the Ordinance (such as prohibiting bare bulbs (think holiday décor)).

**Action by Township Planning Commission:** MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER LUTA TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD AND FORWARD ON TO THE COUNTY, ZO 2017-04-18, A ZONING ORDINANCE AMENDMENT TO AMEND SECTIONS 2.2 DEFINITIONS, AMEND SECTION 3.5, 3.12, AND 3.13 TO CLARIFY LANGUAGE REGARDING DWELLINGS; AMEND SECTION 5.6, TABLE OF DIMENSIONAL REQUIREMENTS AND ITS FOOTNOTES; AMEND SECTION 5.7 ACCESSORY BUILDINGS; AND AMEND SECTION 6.5 LIGHTING. MOTION APPROVED 6-0.

**Action by County Planning Commission:** Motion by Noonan, seconded by Nixon, to forward the staff report, minutes and all comments to the Elmwood Township Planning Commission. Motion carried 7-0.

**Recommended Action by Township Board:** Motion to accept introduction and publish for consideration at the March 13, 2023 Township Board meeting.

Enclosed:

- 1) 12/13/22 Planning Commission Minutes
- 2) Excerpt of 1/23/2023 LCPC Minutes
- 3) LCPC Staff Report (excludes appendices)
- 4) Draft Ordinance

TO: Elmwood Township Board  
FROM: Connie Preston, Clerk  
SUBJECT: TCWC Request for Tax Exempt Certificate  
DATE: March 7, 2023

Attached you will find an amended Resolution #3 of 2023. As I reviewed the resolution that we adopted at our February meeting with the assessor, she pointed out that the two properties referenced in the previous resolution were now combined for 2023. Therefore, you will need to adopt this new Resolution 3 reflecting the new property description.



**CHARTER TOWNSHIP OF ELMWOOD  
LEELANAU COUNTY  
RESOLUTION APPROVING APPLICATION FOR INDUSTRIAL  
FACILITIES EXEMPTION CERTIFICATE  
RESOLUTION 3 OF 2023**

At a regular meeting of the Board of the Charter Township of Elmwood, held on March 13, 2023 in the Elmwood Township Hall, 10090 E. Lincoln Rd., Elmwood Township, Leelanau County, Michigan at 6:00 p.m. there were

PRESENT:  
EXCUSED:

The following preamble and resolution were offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**Resolution Approving Application of TCWC Holding Company, LLC.  
(a.k.a. Traverse City Whiskey Company) for Industrial Facilities  
Exemption Certificate for a New Facility**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on December 13, 2022, the Township Board of the Charter Township of Elmwood by resolution established TC Whiskey Industrial Development District; and

WHEREAS, **TCWC Holding Company, LLC.** has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development District; and

WHEREAS, when the district was created, the land consisted of two property identification numbers. After the creation of the district, that same land was then combined into a single property identification number. Therefore, the single property identification number for the certificate is the same land that constitutes the district that was described in two separate property identification numbers; and

WHEREAS, before acting on said application, the Charter Township of Elmwood held a hearing on February 13, 2023, at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, MI 49684 at 6:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; an

WHEREAS, construction of the facility and installation of new machinery and equipment did begin earlier than six (6) months before December 7, 2022, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility 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 Charter Township of Elmwood; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Charter Township of Elmwood, 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 Township Board of the Charter Township of Elmwood that:

1. The Charter Township of Elmwood 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, shall not have the effect of substantially impeding the operation of Charter Township of Elmwood, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Elmwood.

2. The application from **TCWC Holding Company, LLC** for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District, to wit:

L311 P3/90 L1258 P845

PART OF THE W 1/2 SEC 8 T28N R11W COM @ W 1/4 COR OF SD SEC 8 TH S 88D 59'22" E, 998.16 FT ALG E & W 1/4 LN SD SEC TH S 01D 32'45" W 63.32 FT TO POB TH N 82D 15'56" E 633.89 FT TH N 01D 57'02" W 308.03 FT TH N 78D 53'42" E 379.91 FT TH SELY 362.21 FT ALGE ARC OF A 5,164.16 FT RADIUS CURVE TO RIGHT CENTRAL ANGLE OF WHICH IS 04D 01'07" & LONG CHORD OF WHICH BEARS S 19D 56'30" E 362.13 FT TH S 18D 23'51" E, 459.91 FT TH N 78D 28'01" W 419.92 FT TH S 08D 33'06" E 1,042.54 FT TH N 84D 42'19" W, 426.12 FT TH S 82D 10'35" W 257.10 FT TH S 37D 08'56" W 363.20 FT TH N 88D 12'20" W 286.44 FT TH N 08D 06'52" E 475.53 FT TH N 84D 17'16" E 525.56 FT TH N 21D 59'25" W 1,089.90 FT TO POB SUBJECT TO ROW & ESMTS OF RECORD T28N R11W SEC 8 31.40A

2022 COMBINATION FOR 2023 004-008-009-00 & 004-008-010-40

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED  
CHARTER TOWNSHIP OF ELMWOOD

---

Jeff Shaw, Supervisor

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Elmwood, County of Leelanau, Michigan, at a regular meeting held on March 13, 2023.

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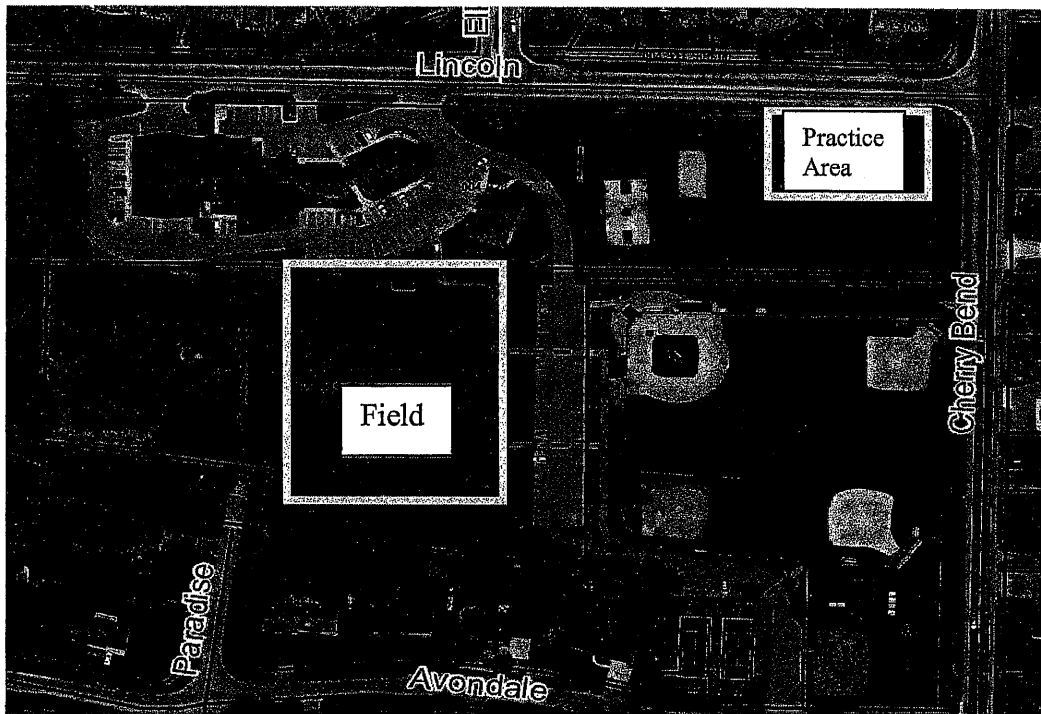
Connie Preston, Clerk

## LICENSE AGREEMENT

This License Agreement (Agreement) is entered into between Elmwood Charter Township (Township or Elmwood Township), Leelanau County, Michigan and the North Star Soccer (League) under the following terms and conditions.

**1. License.**

The Township grants permission (also, called a License) for the League to make maintain and make improvements to certain portions of Township recreational land (the Premises) and to use the Premises as provided in this Agreement. The Premises are marked below.



**2. Term of Agreement.**

The term of this Agreement and the License granted by this Agreement shall be three (3) years and may be renewed in the discretion of the Township. The License begins on the effective date of this Agreement. However, this Agreement and the License may be terminated during the term of this Agreement or during the term of any renewal of this Agreement.

Elmwood Township will be responsible for:

1. Mowing of main and practice soccer fields
2. Maintenance of irrigation system and watering when needed on main field

NorthStar Soccer Club will be responsible for:

1. Fertilizing, as necessary
2. Seed and reseed, as necessary
3. Aeration, as necessary
4. Line all fields
5. Maintain all nets and goals
6. Scheduling field use

In addition:

1. All NorthStar players, coaches will have proper insurance
2. NorthStar will furnish Township with copy of field liability insurance
3. All NorthStar coaches will have Risk Management cards, a copy of which is provided to the Township
4. NorthStar will provide copies of all expenses to Township when requested
5. No use of any type of mechanical equipment may be used to remove snow from fields



6. All groups/organizations using the fields will be charged the same user fee (per person, per season) that will be collected by NorthStar and submitted to the Township
7. All groups/organizations requesting time must provide a copy of liability insurance
8. NorthStar to provide Township with a schedule for all maintenance to be done.
9. NorthStar will provide Master Schedule to Township for all events at least 30 days in advance of the event
10. Contact at the Township will be Township Supervisor

**3. Use of Premises.**

The League shall improve and use the Premises solely for the purpose of recreational league soccer.

**4. License Fee.**

The League shall pay to Elmwood Township an annual license fee on or before May 1 of each year. The fee shall be \$500 annually. In addition, the League shall submit user fees at the beginning of each season.

**5. Ownership of Improvements**

All capital construction, and any other improvements to the Premises shall become part of the Premises and ownership of same shall vest in Elmwood Township upon installation. Sports equipment that is not affixed to the ground or installed in the ground shall remain the property of the League and may be removed by the League upon the termination of this License. Any sports equipment left on the premises after the termination of the License shall be deemed abandoned by the League and shall become the property of Elmwood Township.

**6. Environmental activity.**

The League is prohibited from acquiring for use or application any materials or engaging in any activity that would cause the Premises not to be in conformity with any law, regulation, or ordinance that has as its objective the maintenance, improvement, elimination, or deterioration of the air, water, or earth.

**7. Scheduling of Use of Premises.**

A. The League shall have the right to use the Premises or that portion of the Premises dedicated to soccer, which use shall include formal game schedules and practices for teams. The pavilion may be used as long as it has not been previously reserved either by a member of the general public on a first-come, first-serve basis or otherwise reserved by means of a use agreement. No picnic tables shall be removed from the picnic pavilion at any time for any reason whatsoever. The League shall provide Elmwood Township with a proposed schedule for the regular season, post-season tournaments, and League practice times at least 30 days prior to the start of each season of use. To the extent that the fields, or any other facility used in conjunction with soccer activity, is not being used by the League on a particular day and time, use of the Premises shall be open to the public or any other amateur soccer associations or organizations. However, the Premises may only be used by other amateur soccer associations or organizations with the prior written permission of Elmwood Charter Township.

B. In the event that there are times and dates which are not scheduled for League play or practice, or other associations' or organizations' play or practice, individual members of the general public, including non-organized groups of the general public, may use the Premises in accordance with its intended use and design.

C. An amateur soccer association does not include a "pick up" type game

of soccer, even if those pick-up games occur on regular dates and times. Use of the Premises by individual members of the general public; by non-organized groups of the general public; or by any association or organization, general public or not, for any activity other than soccer or not in accordance with the primary use and design of the Premises shall be first approved by the League and Elmwood Township. Elmwood Township reserves the right, in consultation with The League, to prohibit activities that would adversely affect or interfere with the use and enjoyment of the Premises due to the nature or time of the activity proposed by said organized group or association.

D. If there is a dispute between the League and any other user of the Premises, the Elmwood Township Board or its designated representative shall have the right to determine which person or entity has the right to use the Premises. In addition, the Township has the right to set fees for third parties for use of the Premises.

**8. Indemnification by the League.**

The League shall indemnify and hold Elmwood Township harmless from all money damages, costs and/or attorney fees incurred by Elmwood Township which is proximately caused by any act or omission of the League and includes, but is not limited to, a violation of any provision of this Agreement such as the parking requirements contained in this Agreement.

**9. Laws and regulations.**

A. The League shall comply with the requirements of all local, state, and federal laws and regulations now in force and which may hereafter be enforced pertaining to the use of the Premises.

B. At the inception of this Agreement, the League is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954 and under Michigan state law. The League warrants to Elmwood Township that it shall make every effort to maintain this status, and failure to do so will be deemed a breach of this Agreement. If for any reason the tax status of the League changes, and such change causes the imposition of any tax liability upon the League or Elmwood Township, then the League shall be solely responsible for the tax liability to any lawful authority asserting or claiming the tax liability, and the League shall hold Elmwood Township harmless and defend Elmwood Township against any such claim.

**10. Assignment.**

The League shall not assign this License or any provision of this Agreement without the prior written consent of Elmwood Township.

**11. Termination.**

A. Either party may terminate this Agreement and the License granted by the Agreement at any time with or without cause, provided however that all indemnification provisions of this Agreement shall continue to be effective. Furthermore, any Elmwood Township decision to consider whether or not to terminate this Agreement must be made at a Township Board meeting only after written notice is provided to the League, at least 30 days in advance, specifying the reasons why termination of this Agreement is under consideration. Service shall be deemed "mailed" on the date of the postmark of the envelope containing the notice. Upon execution of this Agreement and as needed thereafter, the League shall provide to the Township Clerk the name and mailing address of its designee in writing. If the League fails to provide this information, then the Township shall not be required to comply with this notice requirement. The Township is not obligated to determine whether the information regarding the League's designee is current or

accurate since this shall be the responsibility of the League. This notice provision shall not be construed to limit Elmwood Charter Township's discretion in the use of its property nor does this notice provide NorthStar League with any rights in law or in equity which would prevent Elmwood Charter Township's ability to terminate this Agreement pursuant to the terms contained herein, but is intended only to provide NorthStar League with an opportunity to be heard regarding the issue of termination.

**12. Rights of Township as Owner.**

Nothing in this Agreement shall limit the Township's exercise of its rights as owner of the Premises or to enforce any of its rights or powers as a governmental entity.

**13. No waiver.**

The failure of either party to enforce any covenant or condition of this Agreement shall not be deemed a waiver thereof, or in any way impair the right of either party to enforce each and every covenant and condition of this Agreement. No provision of this Agreement shall be deemed to have been waived unless such waiver is placed in writing and signed by both parties.

**14. No Assignment.**

This agreement is not assignable by either party except with the prior written consent of the other party.

**15. Title to property to be preserved.**

The League and Elmwood Township agree, and notice is hereby given, that no mechanic's liens or any other type of lien shall in any manner or degree affect title of Elmwood Township to the Premises, nor shall the League have the right to encumber or impair in any manner the title of Elmwood Township and its land, buildings, fixtures, and personal property.



**16. Attorney fees.**

In the event either party incurs attorney fees in connection with any action taken against the other party while seeking enforcement of any of the provisions of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees, in addition to the damages sustained by virtue of breach of this Agreement by the other party.

**17. Dispute resolution.**

If there is any question or dispute between the parties regarding the terms and conditions of this Agreement, or the operational effects of such terms or conditions, the League shall be represented by not less than three members of its Executive Board or designee at any meeting called for the purpose of resolving any questions or disputes between the parties regarding this Agreement when the presence of the League is required or requested. In such instance, Elmwood Township shall be represented by the Elmwood Township Supervisor, the Elmwood Township Attorney, and one member of the Elmwood Township Board. If the parties are unable to resolve the question or dispute, either party may pursue whatever legal remedies may be available in a court of law.

**18. Entire agreement.**

This Agreement is the entire agreement between the parties and shall not be modified in any manner, except by an instrument in writing executed by both parties. If any term or provision of this Agreement, or its application to any person or circumstance, shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected and each term and provision of this Agreement shall remain valid.

**19. Nondiscrimination.**

The League agrees to comply with all pertinent state and federal regulations, and legislation involving civil rights, disabilities, equal opportunity, and

affirmative action including but not limited to Title VII of the Civil Rights Act of 1964, and Act No. 453, Michigan Public Acts of 1976.

**20. Federal, State and Local Regulations.**

The provisions of this Agreement shall be construed in accordance with the provisions of state and federal laws and local ordinances. The League assumes sole liability for any non-compliance with these regulations.

**21. Choice of Law and Venue.**

This agreement shall be governed by the laws of the State of Michigan, and the venue shall be Leelanau County exclusively.

**22. Signatories.**

The signatories warrant that all statements contained in this Agreement are complete and accurate and that they are empowered to enter into this Agreement.

**23. Effective date.**

This Agreement is effective upon the date of execution by all parties.

Agreed and executed:

On behalf of NorthStar:

By: Reggie Rix Reggie Rix  
President

Date: 6-25-19

State of Michigan  
County of Leelanau §

The foregoing instrument was acknowledged before me on 6-25-19 by Reggie Rix, President of the NorthStar, a Michigan, non-profit corporation, on behalf of the corporation.

Connie M. Preston

CONNIE M. PRESTON  
Notary Public, State of Michigan  
County of Leelanau  
My Commission Expires 10/07/19

Notary Public

On behalf of the Charter Township of Elmwood:

By: Jeffrey K. Shaw  
Supervisor  
Charter Township of Elmwood  
Jeffrey K. Shaw

Date: 6/25/19

State of Michigan  
Leelanau County

The foregoing instrument was acknowledged before me on 6-25-19 by Jeffrey Shaw, the Supervisor of the Charter Township of Elmwood, a Michigan municipal corporation, on behalf of the corporation.

Connie M Preston

Notary Public

CONNIE M. PRESTON  
Notary Public, State of Michigan  
County of Leelanau  
My Commission Expires 10/07/19

By: Connie M Preston

Clerk  
Charter Township of Elmwood

Date: 6-26-19

State of Michigan  
~~Leelanau County~~  
Grand Traverse County

The foregoing instrument was acknowledged before me on 6-26-19 by Connie Preston, the Clerk of the Charter Township of Elmwood, a Michigan municipal corporation, on behalf of the corporation.

Stacey E Clous

Notary Public

STACEY E. CLOUS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF GRAND TRAVERSE  
MY COMMISSION EXPIRES Aug 28, 2022  
ACTING IN COUNTY OF Grand Traverse

Matt Bourdo  
10244 White Birch Dr  
Traverse City, MI 49684

Elmwood Township Board  
10090 E Lincoln Rd  
Traverse City, MI 49684

Elmwood Township Board,

My name is Matt Bourdo and I was asked to draft a quick letter surrounding any possible questions around the history and use of the waterski course on Cedar Lake. It looks like there are some possible new Elmwood Township Board members and if there is further information needed, please don't hesitate to contact myself (883-3437) or Gary Gorton (218-7994) for any clarification.

Background on the Cedar Lake Waterski Course;

- Established around 40 years ago, the course has been in its current location since 1990 (parallel to the DeYoung Natural Area). See photo.
- The "six buoy" course is AWSA (American Waterski Association) certified with markers on each corner for identification.
- Completely open to the public, the course is primarily used by slalom skiers of all ages and ranges of abilities.
- Other watersports using the course for enjoyment include paddleboarders, kayaks, jet skis and canoes.
- Current ages of skiers that utilize the course range from 4 years old to 74.
- Physically challenged skiers range from legally blind to a man with one leg.
- Past permits have typically ranged between three to five years.
- Utilized on a regular basis by both Cedar Lake homeowners as well as local watersport enthusiasts.
- Maintained by local skier Gary Gorton and Cedar Lake residents Matt Bourdo, Denny Hoxsie and Carl Ganter, the course is installed and removed every summer season for the 4-5 months of appropriate conditions.
- Training spot for 12 skiers that competed either at the college, regional or national level.
- Supported by the Cedar Lake Association and local DNR officials.

As you likely know, Cedar Lake along with its shoreline, accessibility and beauty have been known as a recreational jewel of the area for a long time. The waters have been adored by both past and present generations of Elmwood Township, Leelanau County, and Grand Traverse Region and we hope future users of the water can have the same opportunities as we have enjoyed over the last 50 plus years. The diversity, athleticism and enjoyment is quite inspiring to see and we welcome any member of the Board to contact us for a firsthand look, ride or "set" on the water.

Please don't hesitate to contact Gary or myself in regard to any questions around the information outlined in the above letter. We look forward to warm summer water and working together in the future.

Sincerely,  
Matt Bourdo





## Elmwood Township Marina Schedule/Fees for 2023

**Summer Seasonal Permit Fees** (Boat length measured from the bow pulpit to the end of any swim platform or other protrusions).

	<u>Credit Card Fee</u>	<u>Cash/Check</u>
30 Foot Slip .....	\$3399.00	\$3300.00
35 Foot Slip .....	\$3965.00	\$3850.00
38 Foot Slip .....	\$4305.00	\$4180.00
40 Foot Slip .....	\$4532.00	\$4400.00

*Proportional increases are to be charged for extra-wide boats in extra-wide slips.*

<b>Moorings: Inside</b> .....	\$1170.00	\$1136.00
Outside.....	\$964.00	\$936.00

<b>Seasonal Ramp Usage Pass Fee</b> (not including overnight parking)....	\$75.00
After August 15 .....	\$50.00

<b>Charter Fishing Vessel</b> .....	\$150.00
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**Transient Slip Daily Fees** (14 days limit. State Waterways Rates):

25'.....\$40	29'.....\$46	33'.....\$53	37'.....\$59
26'.....\$42	30'.....\$48	34'.....\$54	38'.....\$61
27'.....\$43	31'.....\$50	35'.....\$56	39'.....\$62
28'.....\$45	32'.....\$51	36'.....\$58	40'.....\$64

**Wall Rates:** First 2 hours free, \$10.00 Hr. after 2 Hrs. Min. \$30.00 overnight

<b>Transient Daily Mooring Fee</b> (14 days limit) .....	\$20.00
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**Daily Ramp Usage Fees** (includes parking for that day only):

Non commercial (15 minute launch and retrieve).....	\$10.00
(Each additional 15 minutes) .....	\$10.00
Commercial (launch or retrieve).....	\$20.00

<b>Overnight Parking Fee</b> (not including ramp usage) .....	\$15.00
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<b>Boat Sewage Pumpout</b> .....	\$10.00
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<b>Commercial launching or haul out with crane</b> .....	\$20.00
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<b>Commercial mast stepping or removal</b> .....	\$15.00
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<b>Winter Storage Related Fees</b> .....	\$1.60 per sq. ft. with \$400 minimum + \$50 for masts stored off the boat
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<b>Off-season marina opening fees</b> (Nov. 1 – April 15) .....	\$25 for the 1 <sup>st</sup> hour + \$15 per hour or part thereafter
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Fees to offset the direct additional costs for special events such as boat races, fishing tournaments, etc. will be at the Harbormaster's discretion.

All rates are for the full season unless specified otherwise.

Commercial launching, mast stepping or de-stepping and haul outs are allowed.

I hereby certify that the above rate schedule was adopted by the Elmwood Charter Township Board based on rates established by Michigan State Waterways Commission.

Connie Preston, Elmwood Township Clerk, 11/30/2021

**YOUNG, GRAHAM & WENDLING, P.C.**

Attorneys at Law  
104 E. Forest Home Ave., P.O. Box 398  
Bellaire, Michigan 49615  
(231) 533-8635  
Facsimile (231) 533-6225  
www.upnorthlaw.com

Bryan E. Graham

Peter R. Wendling

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**MEMORANDUM**

**TO:** Connie M. Preston, Clerk  
Elmwood Charter Township **VIA EMAIL**

**FROM:** Bryan E. Graham *BEG*

**DATE:** March 9, 2023

**SUBJECT:** Resolution Establishing Poverty Exemption Income Guidelines and Asset Test Policy

Pursuant to your request, I have prepared the enclosed Resolution Establishing Poverty Exemption Income Guidelines and Asset Test Policy. This policy is mandated by Section 7u(4) of the General Property Tax Act, MCL 211.7u(4). If the township maintains a website, then this policy and the form necessary to file for the exemption must be made available to the public on the township's website.

The policy includes the 2022 federal poverty guidelines established by the federal Department of Health and Human Services. The resolution must be updated annually to reflect changes in these federal poverty guidelines.

The policy also includes in Paragraph E a maximum asset level of \$5,000, with specified property being exempt from the maximum asset level. The township board is free to modify this maximum asset level before adopting the resolution, provided that the maximum asset level is reasonable. In other words, the maximum asset level cannot be set so low as to unreasonably restrict the property owner(s) qualification for the exemption.

If there are questions concerning this resolution, please let me know.

BEG

Enclosure



**ELMWOOD CHARTER TOWNSHIP  
RESOLUTION 5 OF 2023  
RESOLUTION ESTABLISHING POVERTY EXEMPTION  
INCOME GUIDELINES AND ASSET TEST POLICY**

At a regular meeting of the Elmwood Charter Township Board held in the Elmwood Charter Township Hall, located at 10090 E. Lincoln Rd., Traverse City, Michigan on March 13, 2023 at 6:00 p.m.

PRESENT:

ABSENT:

The following resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, to-wit:

**Recitals**

WHEREAS, the principal residence of persons who, in the judgment of the supervisor and board of review, by reason of poverty, are unable to contribute toward the public charges is eligible for exemption in whole or in part from the collection of taxes under the General Property Tax Act, being Act 206 of the Public Acts of 1893, as amended; and

WHEREAS, the township board is required by Section 7u of the General Property Tax Act, MCL 211.7u, to adopt guidelines for poverty exemptions.

**Resolution**

NOW, THEREFORE, BE IT RESOLVED that the Elmwood Charter Township Board hereby establishes the following poverty exemption income guidelines and asset test policy:

**POVERTY EXEMPTION INCOME  
GUIDELINES AND ASSET TEST POLICY**

- A. This policy applies to the principal residence of individuals and does not apply to the property of a corporation. For the purposes of this policy, "principal residence" means either of the following:
1. The one place where an owner of the property has his or her true, fixed, and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established. Except as otherwise provided in this subdivision, principal residence includes only that portion of a dwelling or unit in a multiple-unit dwelling that is subject to ad valorem taxes and that

is owned and occupied by an owner of the dwelling or unit. Principal residence also includes all of an owner's unoccupied property classified as residential that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Principal residence also includes all of an owner's unoccupied property classified as timber-cutover real property under section 34c that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Contiguity is not broken by boundary between local tax collecting units, a road, a right-of-way, or property purchased or taken under condemnation proceedings by a public utility for power transmission lines if the 2 parcels separated by the purchased or condemned property were a single parcel prior to the sale or condemnation. Except as otherwise provided in this subdivision, principal residence also includes any portion of a dwelling or unit of an owner that is rented or leased to another person as a residence as long as that portion of the dwelling or unit that is rented or leased is less than 50% of the total square footage of living space in that dwelling or unit. Principal residence also includes a life care facility registered under the living care disclosure act, 1976 PA 440, MCL 554.801 to 554.844. Principal residence also includes property owned by a cooperative housing corporation and occupied by tenant stockholders. Property that qualified as a principal residence shall continue to qualify as a principal residence for 3 years after all or any portion of the dwelling or unit included in or constituting the principal residence is rented or leased to another person as a residence if all of the following conditions are satisfied:

- (a). The owner of the dwelling or unit is absent while on active duty in the armed forces of the United States.
  - (b). The dwelling or unit would otherwise qualify as the owner's principal residence.
  - (c). Except as otherwise provided in this subparagraph, the owner files an affidavit with the assessor of the local tax collecting unit on or before May 1 attesting that it is his or her intent to occupy the dwelling or unit as a principal residence upon completion of active duty in the armed forces of the United States.
2. "Qualified agricultural property," which is defined to mean unoccupied property and related buildings classified as agricultural, or other unoccupied property and related buildings located on that property devoted primarily to agricultural use as defined in section 36101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.36101. Related buildings include a residence occupied by a person employed in or actively involved in the agricultural use and who has not claimed a principal residence exemption on other property. Property shall not lose its status as qualified agricultural property as a result of an owner

or lessee of that property implementing a wildlife risk mitigation action plan. Property used for commercial storage, commercial processing, commercial distribution, commercial marketing, or commercial shipping operations or other commercial or industrial purposes is not qualified agricultural property. A parcel of property is devoted primarily to agricultural use only if more than 50% of the parcel's acreage is devoted to agricultural use or if more than 50% of the parcel's acreage is devoted to a combination of agricultural use and is exempt under MCL 2117jj(1) as qualified forest property. An owner shall not receive an exemption for that portion of the total state equalized valuation of the property that is used for a commercial or industrial purpose or that is a residence that is not a related building. As used in this subdivision, "Wildlife risk mitigation action plan" means a written plan consisting of one or more projects to help reduce the risks of a communicable disease spreading between wildlife and livestock that is approved by the department of agriculture under the animal industry act, 1988 PA 466, MCL 287.701 to 287.746.

- B. A property owner(s) seeking an exemption under this policy shall file an application for the exemption with the board of review on a form prescribed by the state tax commission and provided by the township assessor after January 1 but before the day prior to the last day of the board of review.
- C. To be eligible for exemption under this policy, a property owner(s) shall comply with all of the following requirements on an annual basis:
  - (a). Be an owner of and occupy as a principal residence the property for which an exemption is requested. A property owner(s) shall affirm this ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the township assessor.
  - (b). File a claim with the board of review on a form prescribed by the state tax commission and provided by the township assessor accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year. If a person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return. The filing of a claim under this subsection constitutes an appearance before the board of review for the



purpose of preserving the claimant's right to appeal the decision of the board of review regarding the claim.

- (c). Produce a valid driver's license or other form of identification if requested by the supervisor or board of review.
- (d). Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested if required by the supervisor or board of review.
- (e). Meet the income and asset guidelines provided in this policy.

D. To be eligible for exemption under this policy, a property owner(s) shall meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902. For 2022 the federal poverty income guidelines are as follows:

<u>Size of Family/Household</u>	<u>Maximum Total Income</u>
1	\$13,590
2	\$18,310
3	\$23,030
4	\$27,750
5	\$32,470
6	\$37,190
7	\$41,910
8	\$46,630
For each additional person add	\$4,720

E. To be eligible for exemption under this policy a person shall not own real and personal property with a fair market value greater than \$5,000. For purposes of determining the maximum asset level, the following property shall be exempt: (1) the principal residence of the property owner(s), (2) one motor vehicle regardless of use, (3) motor vehicles and other vehicles used exclusively for business purposes, and (4) the proceeds from the sale of the principal residence of the property owner(s) if the sale occurred in the previous 12 months.

F. The Elmwood Charter Township Board of Review shall follow this policy when deciding whether to granting or denying an exemption under this policy. If a property owner(s) claiming an exemption under this policy is qualified under Paragraphs D and E of this policy, the board of review shall grant the exemption in whole or in part, as follows:

(a). A full exemption equal to a 100% reduction in taxable value for the tax year in which the exemption is granted.

(b). A partial exemption equal to 1 of the following:

(i). A 50% or 25% reduction in taxable value for the tax year in which the exemption is granted.

(ii). As approved by the state tax commission, any other percentage reduction in taxable value for the tax year in which the exemption is granted, applied in a form and manner prescribed by the state tax commission.

YES:

NO:

RESOLUTION DECLARED ADOPTED.

ELMWOOD CHARTER TOWNSHIP

By:

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by said municipality at its regular meeting held on \_\_\_\_\_, 2023 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Connie M. Preston, Clerk

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

PRELIMINARY

Date: 03/07/2023

Time: 3:56 pm

Page: 1

ELMWOOD TOWNSHIP

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
ACE HARDWARE	A020	CUST#23467	0	00/00/0000	<b>119.10</b>
				Vendor Total:	<b>119.10</b>
CONSUMERS ENERGY	C040	ACCT#1000 0031 1660	0	00/00/0000	<b>537.57</b>
				Vendor Total:	<b>537.57</b>
DONALD GALLAGHER	01639	MILEAGE EXPENSE/BOFR TRAINING	0	00/00/0000	<b>85.15</b>
				Vendor Total:	<b>85.15</b>
GRAND TRAVERSE COUNTY DPW	G040	ACCT#4003411	0	00/00/0000	<b>414.96</b>
				Vendor Total:	<b>414.96</b>
GRAND TRAVERSE COUNTY	G200	ELMWOOD SEWER / <i>Water</i>	0	00/00/0000	<b>122,759.10</b>
				Vendor Total:	<b>122,759.10</b>
HUNTINGTON NATIONAL BANK	Z003	ACCT ENDING 2407	0	00/00/0000	<b>234.00</b>
				Vendor Total:	<b>234.00</b>
LEELANAU ENTERPRISE & TRIBUN	L020	ADVERTISER 676	0	00/00/0000	<b>301.93</b>
				Vendor Total:	<b>301.93</b>
NETLINK	M185	OLD COPIER MAINT FINAL	0	00/00/0000	<b>844.54</b>
				Vendor Total:	<b>844.54</b>
NW MI COG	N121	TTCI DUES	0	00/00/0000	<b>1,000.00</b>
				Vendor Total:	<b>1,000.00</b>
SMITH & JOHNSON, ATTORNEYS,	S034	ZONING AMENDMENT	0	00/00/0000	<b>50.00</b>
				Vendor Total:	<b>50.00</b>
SOS ANALYTICAL	S058	WATER TEST/TOWNSHIP HALL	0	00/00/0000	<b>25.00</b>
				Vendor Total:	<b>25.00</b>
STAPLES CREDIT PLAN	S008	ACCT ENDING 0405	0	00/00/0000	<b>326.94</b>
				Vendor Total:	<b>326.94</b>
STEVEN H. SCHWARTZ & ASSOC F	S076	UNION NEGOTIATIONS	0	00/00/0000	<b>5,257.50</b>
				Vendor Total:	<b>5,257.50</b>
VERIZON WIRELESS	V014	ACCT#682962913-00001	0	00/00/0000	<b>91.30</b>
				Vendor Total:	<b>91.30</b>
VISIBLE DIFFERENCE BLDG. MAIN	V002	OFFICE CLEANING	0	00/00/0000	<b>300.00</b>
				Vendor Total:	<b>300.00</b>
WADE TRIM	W107	GENERAL SERVICES	0	00/00/0000	<b>1,576.40</b>
				Vendor Total:	<b>1,576.40</b>
YOUNG, GRAHAM, & WENDLING P	Y002	MISC LEGAL	0	00/00/0000	<b>2,261.00</b>
				Vendor Total:	<b>2,261.00</b>
				Grand Total:	<b>136,222.47</b>
				Less Credit Memos:	<b>-37.98</b>
				Net Total:	<b>136,184.49</b>
				Less Hand Check Total:	<b>0.00</b>
				Outstanding Invoice Total :	<b>136,184.49</b>
	<b>Total Invoices:</b>	<b>32</b>			