

Approved 3/6/19

Bear Creek Township Public Hearing Meeting

February 6, 2019

Called to order at 6:30 p.m.

Roll Call: Keiser, Hoffman, Golding, Stringer and Nowland arrived at 6:35 p.m.

**A Public Hearing regarding bonds that relate to Independence Village of Petoskey:**

Craig Hammond presents that this purchase by Great Lakes Senior Living Communities, LLC, a non-profit organization, through selling Bonds is a Recapitalization. Independence Village will still be run by the same company that it is now and nothing will change for the residence or how it is operated now.

This sale is through a tax exempt bond financing company, the township must have a public hearing and give approval. There is no risk to township and no liability.

There are 7 Independence Villages in Michigan and some in Ohio that are all part of this transaction.

Because multi states are involved it is being handled by Arizona Industrial Development Authority (AZIDA).

**Requests from the Floor:**

Karla Buckmaster asked

1. Is Independence Village tax exempt?

No

2. Will it be after this sale?

No

3. Do 501C3 Bonds have to be used for tax exempt facilities?

Yes, Interest on the Bonds are exempt but not on the Property Taxes. This property will not change to tax exempt.

4. What is the sale price?

Unknown but the max won't be more than the \$23,600,000.00. This sale is for the real estate only and won't be used for upgrades.

5. Is AZIDA in agreement with present tax assessment?

AZIDA is not part of that part of the transaction.

6. What mechanism was used to assess the property value?

That is between the buyer and the seller.

7. No PILT (Property In Lieu of Taxes) on this?

No, the property is subject to taxes and will not change in the future. The Township has been given a letter stating that GLSLC will not claim an exemption from property taxes.

Karla has stated that she would like to see a connection between the letter and the resolution. She states that she opposing this until this is resolved. She wants future assurance that this property will not become tax exempt.

Craig states that they can not sell the Bonds until they have an approved resolution.

Joel Wurster and Craig Hammond will work on the wording to add a statement that this property will not become tax exempt in the future.

**Adjournment:** 6:50 p.m.

Respectfully submitted:

Anita Stringer Clerk