

**REGULAR MEETING OF THE BUCHANAN CITY COMMISSION**  
**MONDAY, SEPTEMBER 11, 2023 – 6:00 PM**  
**CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI**

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**MINUTES**

**I. Call to Order**

The meeting was called to order by Denison at 6:03 P.M.

**II. Recognition**

**III. Pledge of Allegiance**

Mayor Denison led in the Pledge of Allegiance.

**IV. Roll Call**

**Present:** Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money

**Absent:** Commissioner Daniel Vigansky

**City Staff:** City Manager, Benjamin Eldrige; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal; Director of Public Services, Mike Baker; Director of Public Safety, Tim Ganus

**V. Approve Agenda**

Motion made by Money, supported by Weedon to amend the agenda to add item A. Consider the approval of Well 4A emergency repair under Section XIII. New Business. Roll call vote carries unanimously.

**VI. Open Public Hearing**

**A. Public Hearing and Public Comment on Establishing an Obsolete Property Rehabilitation (OPRA) District for Longbranch Livery LLC 206 Days Ave. Buchanan, MI 49107.** -P.A. 146 of 2000, as amended- *The Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, provides property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. Properties must meet eligibility requirements including a statement of obsolescence by the local assessor. The property must be located in an established Obsolete Property Rehabilitation District. Exemptions are approved for a term of 1-12 years as determined by the local unit of government. The property taxes for the rehabilitated property are based on the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the exemption. Additionally, the State Treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed 6 years for 25 applications annually. Applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Regular Meeting of the Buchanan City Commission Agenda Page 2 of 4 Division. The State Tax Commission (STC) is responsible for the final approval and issuance of OPRA certificates. Exemptions are not effective until approved by the STC.*

Motion made by Weedon, supported by Money to open the public hearing at 6:06 P.M. Roll call vote carries unanimously.

Mayor Denison read the rules and procedure of the public hearing.

*Michael Reed- spoke in favor of the OPRA. Reed cannot go over all the project details, but the project consists of turning the property into a boutique hotel.*

*Zach Vaughn- Representing cornerstone alliance, supports this project. Great things come from rehabbing properties.*

*Email correspondence from the current owner of the property also supports the OPRA.*

**VII. Close of Public Hearing**

Motion made by Weedon, supported by Money, to close the Public Hearing at 6:09 P.M.

**VIII. Public Comment - Agenda Items Only** *(3-minute limit)*

**IX. Consent Agenda** *(can be approved all in one motion, for general housekeeping items)*

**A. Minutes**

*1) Consider approving the Regular Meeting Minutes from August 28, 2023.*

**B. Street Closure**

*1) **BCS Homecoming Parade**-Consider Street Closure on October 13th, 2023 from 5:45 p.m. to 6:15 p.m.; Front St to Terre Coupe, Terra Coupe to Smith past ball fields to BHS staff parking lot.*

**C. Board/Committees/Subcommittees**

*1) Consider approving Britni Wall to join the Farmers Market Committee and the Common Committee. Serving a 3-year term for both Committees.*

*2) Consider approving Corinna Darr and Heather Lockamy to join the Buchanan Fine Arts Council serving a 4 year-term.*

**D. Expenditures**

*1)Consider approving the General Expenditures for September 11, 2023, in the amount of \$72,497.30*

Motion made by Swem, supported by Money to approve the Consent Agenda, as presented. Roll call vote carries unanimously.

**X. Scheduled Matters from the Floor** *(if any)*

**XI. Reports by: Departments, Committees, Boards**

**A. Community Development Report- Community Development Director, Rich Murphy & Assistant Community Development Director/ MainStreet Manager, Ashley Regal**

*1) Consider Resolution 2023.08/21, a resolution for the establishment of an OPRA district for Longbranch Livery LLC, 206 Days Ave.*

Motion made by Weedon, supported by Money to approve Resolution 2023.08/21 a resolution for establishment of an OPRA district for Longbranch Livery LLC, 206 Days Ave. (See Attachment A)

Yea: Weedon, Denison, Money

Nah: None

Abstain: Swem, business interest.

Motion carries.

2) Consider Renewal Application for Redbud Roots for Grower Class C at 448 Post Rd.

Motion made by Swem, supported by Money to approve the renewal application got Redbud Roots Grower Class C at 448 Post Rd.

3) Consider Open Mic Night for September 29th at The Common.

Motion made by Weedon, supported by Money to approve Open Mic Night at the Common for September 29<sup>th</sup>, and allow for administrative approval for any other open mic nights. Roll call vote carries unanimously.

**XII. Unfinished Business**

**XIII. New Business**

**A. Consider the approval of Well 4A emergency repair.**

Motion made by Swem, supported by Weedon to approve the emergency repair to Well 4A, in the amount of \$45,900.00. Roll call vote carries unanimously.

**XIV. Communications** *(informational only, formal board action is not necessary for these items, unless so desired)*

9/11 Ceremony will be held at First United Methodist due to the weather.

**XV. Public Comment - Non-Agenda Items Only** *(3-minute limit)*

**XVI. Executive Comments**

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

**XVII. Adjourn**

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Kalla Langston, City Clerk

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Mayor Sean Denison