

## **Elk Rapids Township Special Meeting Minutes, May 19, 2025**

The special meeting of the Elk Rapids Township Board was held at the Elk Rapids Government Center located at 315 Bridge St. Elk Rapids. The meeting was called to order by Supervisor D. Amos at 10:00 am. The meeting was recorded to provide accuracy.

Present: Supervisor Dorance Amos, Treasurer Kelly Jensen, Trustee Matt Soper and Trustee Richard Hults.  
Absent Clerk Debbie Husband.

Also Present: Zoning Administrator Creston Scheel, Deputy Supervisor Karen Briggs. 45 audience members signed in.

1. Meeting Called to Order: Pledge of Allegiance.
2. Approval of Agenda **Motion/S: Jensen/Hults** (D. Husband is absent.) **Motion Approved.**
3. **Motion/S: Jensen/Hults**-To recess to a closed session pursuant to Section 8(1)(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute, specifically a written legal opinion by legal counsel regarding the Elk Rapids Village Downtown Development Authority. The matter discussed is exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act. **Roll Call Vote:** Amos Yes, Hults Yes, Soper Yes, Jensen Yes, 4 YES, 0 No (D. Husband is absent.) **Motion Approved.**

10:03 AM – Moved to Closed Session Meeting.

10:27 AM – Returned from Closed Session Meeting.

### **Motion to Return to Open Session:**

**Motion/S:** Soper/Hults – Motion to conclude closed session and recess to open session. **Motion Approved.**

### **Motion to Approve Action in Open Session:**

**Motion/S:** Jensen/Hults –Motion to approve the Tax Increment Sharing Agreement in substantially the form recommended by counsel, with such changes as determined to be necessary or advisable by the Township Supervisor in consultation with counsel. **Roll Call Vote:** Soper No, Hults Yes, Jensen Yes, Amos Yes. 3 Voting YES; 1 Voting NO – D. Husband is absent. **Motion Approved.**

4. **Public Comment:** 24 individuals came to the microphone and commented to being opposed to the sale of the Old Town Hall Building. Commentors shared how much the building meant to them.
5. **Update on the Old Township Hall:** Supervisor Amos told the audience how much he appreciated everyone coming to share their comments. He recognized the support of the hall and agreed to give HERTHA a “last look”. The Board agreed to work with HERTHA on all the events on their books through the next 6 months.  
Final points:
  - Townships are responsible for elections, collecting and distributing taxes, and assessing.
  - Townships are required to care for all cemeteries in the township except private cemeteries.

- Ownership of the building needs to be transferred away from the Township if not used for government purposes.
- Treasurer Jensen expressed her concern for liability of the Township with current status.
- Zoning Administrator Scheel reported it is currently a public land district. He has contacted the Village regarding the zoning to R-2.
- Jensen mentioned the Board needs to consider the Fair Market Value before disposing. This will help make a fiducially responsible decision for the taxpayers.

**Motion/S:** Amos/Hults – To allow the Board to spend up to \$5,000 to obtain an appraisal on the old Township Hall building.

**Roll Call Vote:** Amos Yes, Hults Yes, Soper Yes, Jensen Yes – D. Husband is Absent. 4 Voting Yes, 0 Voting No **Motion Approved.**

Follow up: M. Soper expressed to the audience sale funds are not earmarked for anything. It is a set of legal reasons as well as expenses that the Township needs to consider. K. Jensen commented the risk and liability along with the financial auditors questioning the expense is in addition to preferential rental to the HERTHA that is of legal concern.

**Adjourned: 12:27 PM**

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Debbie Husband, Elk Rapids Township Clerk, 231-264-9333

Meeting minutes are subject to approval at the next regular Board Meeting