

**OFFICIAL PROCEEDINGS  
CITY COUNCIL  
CITY OF ESCANABA, MICHIGAN  
Regular Council Meeting  
Thursday, September 21, 2023**

The meeting was called to order by the Honorable Mayor Mark Ammel at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Mark Ammel, Council Members, Tyler DuBord, Todd Flath, and Karen Moore

Absent: Council Member Ronald J. Beauchamp

Also Present: City Manager James R. McNeil, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to excuse Council member Beauchamp from the meeting.

Moore moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from September 7, 2023, as submitted.

**ADJUSTMENTS TO THE AGENDA**

Flath moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

**CONFLICT OF INTEREST DECLARATION** – None

**BRIEF PUBLIC COMMENT** – None

**PUBLIC HEARINGS**

**PH-1 Public Hearing – Resolution No. 23-20 – Transfer Industrial Facility Exemption Certificate (IFE) 2014-198 – Manager.**

Administration requested the City Council conduct a public hearing to approve Resolution No. 23-20 to transfer IFE certificate 2014-198 from Bells Brewery Inc. to New Belgium Brewing Company, Inc.

**PH-1** “By Council Member DuBord, seconded by Council Member Flath;

**Resolution 23-20 Approving Transfer of Industrial  
Facilities Exemption Certificate 2014-198 For New Belgium Brewing Company,  
Inc.**

**WHEREAS**, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on October 17, 2013, this City Council by resolution established Bell's Industrial Development District; and

**WHEREAS**, the City of Escanaba approved an application from Bell's Brewery, Inc. requesting an Industrial Facilities Exemption Certificate 2014-198 for real and personal investments located at 3525 Airport Road, Escanaba, MI 49829; and

**WHEREAS**, New Belgium Brewing Company, Inc. has filed an application for a transfer of Industrial Facilities Exemption Certificate 2014-198 with respect to real property of \$1,770,000 and personal property of \$1,800,000 of a New Facility located within the Bells' Industrial Development District; and

**WHEREAS**, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

**WHEREAS**, New Belgium Brewing Company, Inc. has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2014-198; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Escanaba, 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; and

**NOW, THEREFORE, BE IT RESOLVED BY** the City Council of City of Escanaba that:

1. The City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of City of Escanaba, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of Escanaba.**

2. The application from New Belgium Brewing Company, Inc. for a transfer of Industrial Facilities Exemption Certificate 2014-198, with respect to a New Facility on the following described parcel of real property situated within the Bell's Industrial Development District to wit:

Bell's Industrial Development District: 051-420-3501-300-021 – FROM THE NE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N.,R.23W. THENCE MEASURE S.89°55'21"W. ALONG THE NORTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 710.30 FEET, THENCE MEASURE S.00°41'57"W. PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 86.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE S.89°06'02"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.50 FEET TO THE WESTERLY LINE OF

A WETLANDS AREA, THENCE S.09°20'13"E. A DISTANCE OF 36.99 FEET, THENCE S.28°46'04"E. A DISTANCE OF 80.56 FEET, THENCE S.77°29'10"E. A DISTANCE OF 106.93 FEET, THENCE N.61°47'07"E. A DISTANCE OF 35.82 FEET, THENCE S.43°43'24"E. A DISTANCE OF 41.59 FEET, THENCE S.36°45'14"E. A DISTANCE OF 85.24 FEET, THENCE S.15°17'47"E. A DISTANCE OF 35.35 FEET, THENCE S.21°31'28"W. A DISTANCE OF 84.55 FEET, THENCE S.43°53'55"E. A DISTANCE OF 64.64 FEET, THENCE N.89°47'34"E. A DISTANCE OF 66.98 FEET, THENCE S.76°06'20"E. A DISTANCE OF 45.69 FEET, THENCE S.42°53'58"E. A DISTANCE OF 87.77 FEET, THENCE S.62°06'28"E. A DISTANCE OF 48.71 FEET, THENCE S.09°29'02"E. A DISTANCE OF 58.89 FEET, THENCE S.16°23'59"E. ALL BEING ALONG SAID WESTERLY LINE A DISTANCE OF 26.28 FEET, THENCE N.89°06'02"W. PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 657.05 FEET, THENCE N.00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES. (3525 AIRPORT ROAD) be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2014-198 with an end date of 12/30/2026.

Upon a call of the roll, the vote was as follows:

Ayes: DuBord, Flath, Moore, Mayor Ammel  
Nays: None  
Absent: Beauchamp

**RESOLUTION DECLARED ADOPTED."**

**PH-2 Public Hearing – Resolution No. 23-21 – Transfer Industrial Facility Exemption Certificate (IFE) 2015-142 – Manager.**

Administration requested the City Council conduct a public hearing to approve Resolution No. 23-21 to transfer IFE certificate 2015-142 from Bells Brewery Inc. to New Belgium Brewing Company, Inc.

**PH-2** "By Council Member DuBord, seconded by Council Member Moore;

**Resolution 23-21 Approving Transfer of Industrial Facilities Exemption Certificate 2015-142 For New Belgium Brewing Company, Inc.**

**WHEREAS**, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on October 17, 2013, this City Council by resolution established Bell's Industrial Development District; and

**WHEREAS**, the City of Escanaba approved an application from Bell's Brewery, Inc. requesting an Industrial Facilities Exemption Certificate 2015-142 for real and personal investments located at 3525 Airport Road, Escanaba, MI 49829; and

**WHEREAS**, New Belgium Brewing Company, Inc. has filed an application for a transfer of Industrial Facilities Exemption Certificate 2015-142 with respect to real property of \$1,000,000 and personal property of \$850,000 of a New Facility located within the Bell's Industrial Development District; and

**WHEREAS**, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

**WHEREAS**, New Belgium Brewing Company, Inc. has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2015-142; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Escanaba, 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; and

**NOW, THEREFORE, BE IT RESOLVED BY** the City Council of City of Escanaba that:

1. The City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of City of Escanaba, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of Escanaba.**

2. The application from New Belgium Brewing Company, Inc. for a transfer of Industrial Facilities Exemption Certificate 2015-142, with respect to a New Facility on the following described parcel of real property situated within the Bell's Industrial Development District to wit:

Bell's Industrial Development District: 051-420-3501-300-021 – FROM THE NE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N.,R.23W. THENCE MEASURE S.89°55'21"W. ALONG THE NORTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 710.30 FEET, THENCE MEASURE S.00°41'57"W. PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 86.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE S.89°06'02"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.50 FEET TO THE WESTERLY LINE OF A WETLANDS AREA, THENCE S.09°20'13"E. A DISTANCE OF 36.99 FEET, THENCE S.28°46'04"E. A DISTANCE OF 80.56 FEET, THENCE S.77°29'10"E. A DISTANCE OF 106.93 FEET, THENCE N.61°47'07"E. A DISTANCE OF 35.82 FEET, THENCE S.43°43'24"E. A DISTANCE OF 41.59 FEET, THENCE S.36°45'14"E. A DISTANCE OF 85.24 FEET, THENCE S.15°17'47"E. A DISTANCE OF 35.35 FEET, THENCE S.21°31'28"W. A DISTANCE OF 84.55 FEET, THENCE S.43°53'55"E. A DISTANCE OF 64.64 FEET, THENCE N.89°47'34"E. A DISTANCE OF 66.98 FEET, THENCE S.76°06'20"E. A DISTANCE OF 45.69 FEET, THENCE S.42°53'58"E. A

DISTANCE OF 87.77 FEET, THENCE S.62°06'28"E. A DISTANCE OF 48.71 FEET, THENCE S.09°29'02"E. A DISTANCE OF 58.89 FEET, THENCE S.16°23'59"E. ALL BEING ALONG SAID WESTERLY LINE A DISTANCE OF 26.28 FEET, THENCE N.89°06'02"W. PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 657.05 FEET, THENCE N.00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES. (3525 AIRPORT ROAD) be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2015-142 with an end date of 12/30/2027).

Upon a call of the roll, the vote was as follows:

Ayes: DuBord, Moore, Flath, Mayor Ammel  
Nays: None  
Absent: Beauchamp

**RESOLUTION DECLARED ADOPTED.”**

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**NB-1 Approval – John Deere Lawn Mower Parts – Public Works.**

Administration requested City Council approval to donate parts to the Michigan State Police for a John Deere lawn mower that is used at the Gun Range.

**NB-1** DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve to donate parts to the Michigan State Police for a John Deere lawn mower that is used at the Gun Range.

**APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES**

*Manager McNeil, with Council Consensus made the following reappointments:*

Don Curran reappointed to the Historic District Commission, expiring October 1, 2026;

Ellie O'Donnell reappointed to the Historic District Commission, expiring October 1, 2026;

Karen Lindquist reappointed to the Historic District Commission, expiring October 1, 2026.

**BOARD, COMMISSION, AND COMMITTEE REPORTS**

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

**GENERAL PUBLIC COMMENT** – None

**ANNOUNCEMENTS**

- Special Harbor Advisory Meeting Tuesday September 26<sup>th</sup> at 7:00pm Yacht Club.
- Next Friday September 29<sup>th</sup> at 5:00 p.m. Homecoming parade down Ludington Street. Football game that evening!

Hearing no further public comment, Flath moved, DuBord seconded, the Council adjourned at 7:10 p.m.

Respectfully submitted,

Phil DeMay  
City Clerk

Approved: \_\_\_\_\_  
Mark Ammel, Mayor