

# Forsyth Township

MEMBER MICHIGAN TOWNSHIP ASSOCIATION

STEVEN KEVERN  
SUPERVISOR

RONALD LAUREN  
CLERK

ROSS UNDERWOOD  
TREASURER

44 N. JOHNSON LAKE RD.  
P.O. BOX 1360  
GWINN, MICHIGAN 49841-1360  
PHONE: (906) 346-9217 FAX: (906) 346-3267

LEONARD FOWLER  
TRUSTEE

LARRY HAMMOND  
TRUSTEE

## **FORSYTH TOWNSHIP MARQUETE COUNTY STATE OF MICHIGAN**

Minutes of a regular meeting of the Forsyth Township Board, a Michigan general law township, held on February 27, 2025, at the Gwinn Community Center, 165 N. Maple Street, Gwinn, Michigan, at 6:30 pm:

PRESENT:

ABSENT:

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

### **RESOLUTION ESTABLISHING A COMMERCIAL REHABILITATION DISTRICT**

WHEREAS, Forsyth Township desires to promote beneficial rehabilitation, renovation, or redevelopment of obsolete or vacant property within the Township's Sawyer Commercial area to eliminate blight conditions, promote commercial activity and healthy local economy, and to enhance local tax base; and

WHEREAS, it is the specific intent of Forsyth Township to incentivize meaningful improvement to existing buildings, or significant new construction on vacant property within the District that is in direct keeping with the character and values of a traditional township and thus recognize the benefit of such development to the greater public good; and

WHEREAS, pursuant to PA 210 of 2005, as amended (the "Act"), the Forsyth Township Board has the authority to establish a "Commercial Rehabilitation District" (the "District") within Forsyth Township to further the community's economic development objectives; and

WHEREAS, Forsyth Township on its own initiative seeks to establish a Commercial Rehabilitation District on property located within the Forsyth Township boundaries; and

WHEREAS, the Forsyth Township Board has determined that the proposed District meets the requirements set forth in sections 2(b) and 3 of the Act; and

WHEREAS, written notice has been provided by certified mail to all owners of real property located within the district, at their addresses as listed on their tax records, and to the County of Marquette, of a Public Hearing to consider the proposed Commercial Rehabilitation District; and

WHEREAS, Forsyth Township notified the public by newspaper advertisement in the Mining Journal in Marquette, Michigan, of a Public Hearing to consider the proposed Commercial Rehabilitation District; and

WHEREAS, on February 27, 2025, a Public Hearing to consider the proposed Commercial Rehabilitation District was held at which all owners of real property within the proposed District and the County of Marquette and all residents and taxpayers of Forsyth Township were afforded an opportunity to be heard thereon; and

WHEREAS, the Forsyth Township Board deems it to be in the public interest of Forsyth Township to establish the District; and

NOW, THEREFORE, BE IT RESOLVED by the Forsyth Township Board, that the following described parcels of land situated in Forsyth Township, Marquette County, and State of Michigan, to wit:

The area commonly known as the Sawyer commercial zone, being situated in Forsyth Township, Marquette County, Michigan and more particularly described as:

The entire Section 1, and the entire Section 2, and that part of Section 3 lying East of Highway M553; all in Township 45 North -Range 25 West.

That part of Section 23 lying in Forsyth Township, and that part of Section 24 lying in Forsyth Township, and that part of Section 25 lying in Forsyth Township, and that part of Section 34 lying in Forsyth Township, and that part of Section 35 lying in Forsyth Township, and the entire Section 36; all in Township 46 North -Range 25 West.

are established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005, as amended, to be known as the Forsyth Township Commercial Rehabilitation District No. 1, with the District to be established for 10 years and applicants provided tax benefits during the lifetime of the District.

Forsyth Township will evaluate tax abatement applications within this District and in accordance with the Act, based on the following goals and objectives, and thereby determine if a particular tax abatement application applies and for how many years it will be in effect within the term of the District:

1. Whether the proposed commercial rehabilitation will bring about increased employment of at least two additional fulltime and year-round jobs; additional economic activity; and an expanded property tax base or other public benefit.

2. Whether the investment by the applicant is at least \$500,000.00.
3. Whether the proposed commercial rehabilitation will enhance or diversify current commercial uses in Forsyth Township.
4. Whether the proposed commercial rehabilitation will establish more skilled or more technical jobs; or provide generally higher-paying jobs.
5. Whether the proposed commercial rehabilitation will provide economic stimulus to other private-sector businesses, such as supportive businesses and facilities.
6. Whether the industrial development will comply with all applicable Forsyth Township ordinances and Forsyth Township's general development plan.
7. Whether the proposed commercial rehabilitation will generally be compatible with Forsyth Township's currently-provided services, or the Township's plans for future services, with respect to utilities, streets, other infrastructure and public safety.
8. Whether the applicant for tax abatement has fully satisfied all of its taxes and other financial obligations with Forsyth Township; and has submitted an appropriate application and paid the required fee.
9. Whether the applicant has complied with other general ordinances of Forsyth Township in using the applicant's parcel(s) presently and in the past.
10. Whether the applicant has complied with the requirements of the Act and complied with all Forsyth Township requirements for application for a tax abatement, including compliance with zoning and building codes and the required State and local regulations and procedures for the proposed rehabilitation and construction.
11. If the applicant defaults in any of the conditions, then Forsyth Township may elect to revoke the applicant's certificate.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

---

Steven Kevern, Supervisor

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Forsyth Township Board, a Michigan general law township, in the County of Marquette, Michigan, at a regular meeting held on February 27, 2025.

---

Ronald Lauren, Clerk