

Marshall Township Regular Board Meeting – Marshall Township

April 17, 2023

The meeting was called to order at 7:00 p.m. by Supervisor David Bosserd.

Present: Albaugh, Bosserd, Lyng, Roberts and Walsh

The Pledge of Allegiance was recited.

Motion by Lyng, supported by Walsh, approve the proposed meeting agenda. VOICE VOTE: all YES. CARRIED.

REPORTS: Verbal report by Walbridge representative on Blue Oval Battery Park Michigan site preparation activity. Treasurer and Solar Project reports were received and placed on file.

COMMUNICATIONS: A notice from Calhoun County concerning the formation of a county-wide transportation authority was referred to the May Board meeting agenda for consideration. A notice from Calhoun County concerning a public Solar project regulation forum at Convis Township Hall on April 27<sup>th</sup> at 6:30 p.m. was received and placed on file.

AUDIENCE COMMENTS AND PUBLIC HEARING ON PROPOSED LANDTRANSFER AGREEMENTS REFERRED TO IN THE ATTACHED: Supervisor Bosserd opened the combined audience comments and Public Hearing on proposed PA 425 land transfer agreements at 7:06 p.m. Comments were received from ten township residents and ten non-residents mostly concerning the Mega-site project. One resident spoke on the upcoming Marshall School District building and site millage request. The hearing concluded at 8:10 p.m.

OLD AND NEW BUSINESS:

Motion by Lyng, supported by Walsh, approve: Minutes of the March 20<sup>th</sup> regular board meeting; Claims payable/paid list in the amount of \$31,344.59; extending to the May 22, 2023 Board meeting for the Supervisor and Clerk to develop a communication regarding considerations for the Blue Oval Battery Park development; and, a request for a county representative to attend the May Board meeting to answer any questions from Board members concerning the proposed County-wide Transit Authority. ROLL CALL VOTE. YES-Walsh, Lyng, Bosserd, Albaugh and Roberts. MOTION CARRIED.

NOTE: An amendment offered to correct the March 20<sup>th</sup> meeting minutes as requested by a resident failed for lack of support.

Motion by Walsh, supported by Albaugh, approve the resolution to approve April 425 Transfers (attached). ROLL CALL VOTE. YES: Lyng, Albaugh, Roberts and Walsh. NO-Bosserd. MOTION CARRIED.

AUDIENCE COMMENTS: Four residents offered comments.

BOARD MEMBER COMMENTS: Supervisor Bosserd suggested residents have baseline water and air quality testing done which costs about \$8 per test if done for a group and \$15 for individual tests.

Page 2 - Marshall Township Regular Board Meeting Minutes – April 17, 2023

The Supervisor declared the meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,

  
JEFFREY S. ALBAUGH, Marshall Township Clerk

**MARSHALL TOWNSHIP TREASURER'S REPORT**  
**As of March 31, 2023**

**Deposit Balances**

Southern Michigan Bank & Trust....	\$ 1,903,005.19
Marshall Community Credit Union...	69.25
KCCU.....	1,026.82
Riley Wealth Management	254.27
<b>Total.....</b>	<b>\$ 1,904,355.53</b>

**Certificates of Deposit**

Marshall Community Credit Union...	31,869.87 (05/06/23 – 0.45%)
Kellogg Community Credit Union....	50,681.35 (05/20/24 – 3.06%)
Kellogg Community Credit Union....	50,694.88 (03/20/24 – 4.889%)
Huntington Bank.....	82,044.73 (05/22/23 - 0.10%)
Huntington Bank.....	56,946.03 (05/20/23 – 0.15%)
Key Bank.....	429,987.67 (06/05/23 – 4.650%)
<b>Total.....</b>	<b>\$ 702,224.53</b>
<b>GRAND TOTAL.....</b>	<b>\$ 2,606,580.06*</b>

<b>February 28, 2023 Ending Total.....</b>	<b>\$2,489,832.20</b>
<b>January 31, 2023 Ending Total.....</b>	<b>\$2,428,195.67</b>
<b>December 31, 2022 Ending Total....</b>	<b>\$2,393,368.63</b>
<b>November 30, 2022 Ending Total....</b>	<b>2,377,178.23</b>
<b>October 31, 2022 Ending Total.....</b>	<b>2,415,493.94</b>
<b>September 30, 2022 Ending Total...</b>	<b>2,342,324.77</b>
<b>August 31, 2022 Ending Total.....</b>	<b>2,351,990.65</b>
<b>July 31, 2022 Ending Total.....</b>	<b>2,260,131.23</b>
<b>June 30, 2022 Ending Total.....</b>	<b>2,375,736.50</b>
<b>May 31, 2022 Ending Total.....</b>	<b>2,084,159.08</b>
<b>April 30, 2022 Ending Total.....</b>	<b>2,105,599.73</b>
<b>March 31, 2022 Ending Total.....</b>	<b>2,125,800.26</b>
<b>February 28, 2022 Ending Total.....</b>	<b>2,164,163.63</b>

\*As of 3/31/22, \$770,691 is restricted fund balance from the fire department millage and \$15,993 is restricted use county park millage sharing. Assigned fund balances are: \$364,929 for fire equipment and facilities; \$23,000, for township development; \$115,130 for general facility improvements and \$400,000, for subsequent year budget use (budget stabilization). Total fund balance is \$1,689,743 as of 3/31/22.

Nicole Roberts, Treasurer



April 13, 2023

Robert Lyng  
Trustee of Marshall Township Planning Commission  
Marshall Township Board Member

Dear Mr. Lyng,

Cereal City Solar, LLC would like to provide our monthly update to you and the respective board members of Marshall Township.

On 4/10 & 4/11 EGLA and the County Road Department met with the Cereal City team regarding concerns on the water run – off. There were no violations or issues associated with the project. However, there is an added concern regarding David Bosserd Farm. Based on the discussion, the issue can be resolved but was indicated to hold off any remedation until July. The Cereal City team will request an approved company from Mr. Bossered and if he needs any assistance we can provide a couple of recommendations.

The team will also be seeding the water basin and berm area just north H-drive.

Additionally, the project construction and electrical permits will be finalized by 4/14. The construction team will be starting the initial construction work for the solar array the week of the 17<sup>th</sup>. This will involve some of the plow work and racking installation for the solar array.

Sincerely,

Kunhal  
Parikh

Digitally signed by  
Kunhal Parikh  
Date: 2023.04.14  
16:40:38 -04'00'

Kunhal Parikh  
Project Director



# CALHOUN COUNTY

## OFFICE OF THE ADMINISTRATOR/CONTROLLER

“Building a Better County Through Responsive Leadership”

315 W. Green Street  
Marshall, MI 49068  
(269)781-0966 – Office

Kelli D. Scott  
Administrator/Controller

March 15, 2023

Dear Marshall Township Board of Trustees,

Calhoun County is pursuing the formation of a Countywide public transit authority. The first step in that process is the creation of a public transit authority under Act 196 of 1986; MCL 124.451.

On May 4, 2023, the Calhoun County Board of Commissioners will consider the adoption of the Articles of Incorporation for the “*Transportation Authority of Calhoun County*,” or TACC. The Articles of Incorporation will include the entire County as the geographical area to be serviced by the TACC. This letter is to inform you that every political subdivision in the County, (that means any city, village, or township), or a portion of that political subdivision, has the right to withdraw from the TACC. To be effective, a political subdivision must adopt a resolution withdrawing, entirely or partially, from the TACC, and provide notice of that withdrawal to the County on or before the thirtieth day following the date the public authority is incorporated or until the expiration of the thirtieth day after receiving notification under subsection (7), whichever is later.

Since this letter is being sent a considerable time before the County Board will consider the adoption of the Articles of Incorporation, the deadline for unconditional withdrawal is June 5th. After this date, conditional withdrawal from the TACC can only occur according to MCL 124.458 (1) or (2), which would require either a 2/3 vote of the TACC Board, or a vote of the electors, among other requirements.

If a political subdivision withdraws, no millage vote will go to its residents, no millage could be collected in that subdivision, and no transportation services would be provided. Also, no incoming or outgoing rides would be available to the political subdivision, its residents, or businesses for the remainder of the millage term.

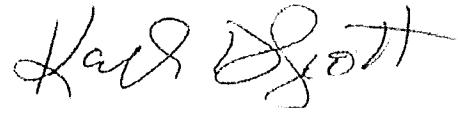
If a municipality does not withdraw, and a millage was passed, transit services would be provided. The goal of creating the TACC is to provide transportation access to all county residents, connecting them to essential services in the county and beyond. Once fully operational, residents will be able to get a ride the same day anywhere in the county that has not opted out. The system will be designed with the customer in mind so that they are easy to understand and use, affordable, safe, comfortable, and convenient.

“Calhoun County is an Equal Opportunity Employer”

In the coming years, Calhoun County will see an increased need for transportation County-wide, specifically because of the Ford BlueOval Battery Plant coming to Marshall. This \$3.5 billion investment means 2,500 people will need reliable transportation from their homes to the new plant. Fortunately, Ford is committed to hiring a local workforce and the transit authority would be positioned to provide solutions for residents of participating municipalities.

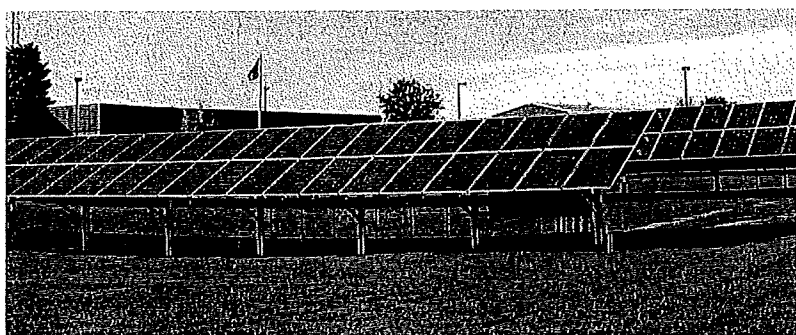
If you have additional questions concerning the TACC or your option to withdraw, you may contact Assistant Director of Community Development, Doug Ferrall at 269-781-0769.

Very Truly Yours

A handwritten signature in black ink that reads "Kelli Scott". The signature is written in a cursive, flowing style.

Kelli Scott  
Calhoun County  
Administrator/Controller

# Planning and Zoning for Solar Energy Systems – Calhoun County



## DESCRIPTION

Michigan's diverse energy future is set in motion. Utility companies have bold plans to expand solar options and other forms of renewable energy over the next two decades and beyond. This means nearly every community in Michigan will be approached about a solar installation within the next five years.

The purpose of this training is to provide community members with an overview of how communities are preparing for these developments through planning and zoning. This training is based on the Planning and Zoning for Solar Energy Systems: A Guide for Michigan Local Governments and will explain:

- The context for solar energy development in Michigan;
- How various components, scales, and configurations of SES fit into landscape patterns ranging between rural, suburban, and urban;
- Planning and siting considerations for solar energy systems including colocation with other land uses; and
- Sample zoning approaches that attempt to balance the interests of property owners and the community as a whole.

## REGISTRATION

To learn more and register for this free event, go to:

<https://events.anr.msu.edu/Calhounsolarprogram23/>

## TIME & LOCATION:

Thursday

April 27<sup>th</sup>, 2023

6:30 – 7:30pm

Calhoun Township Hall

19500 16 Mile Rd

Marshall, MI 49068

## CONTACT US:

Calhoun County MSU Extension Office

[msucor\\_calhoun@ccovintv.msu.edu](mailto:msucor_calhoun@ccovintv.msu.edu)

(269) 783-0784

Tyler August, Extension Educator

[tyler.august@msu.edu](mailto:tyler.august@msu.edu)

(269) 657-8213

MSU is an affirmative action, equal opportunity employer committed to achieving excellence through diverse workforce and inclusive culture that encourages all people to reach their full potential. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issues the furtherance of MSU Extension work, acts of May 8 and June 30, 1934. In cooperation with the U.S. Department of Agriculture, Curtis Tyler, Director, MSU Extension, East Lansing, MI 48824. This information for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.

Michigan State University is committed to providing equal opportunity for participation in all programs, courses and facilities. Accommodations for persons with disabilities may be requested by contacting the event contact (list name) two weeks before the start of the event (list deadline date) at (list phone number and email). Requests received after the date will be honored where possible.

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank SMB SOUTHERN MICHIGAN BANK						
03/28/2023	SMB	12	CONSUMERS	CONSUMERS ENERGY CO.	Utilities	392.99
03/29/2023	SMB	13	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	38.78
03/29/2023	SMB	14	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	40.82
03/29/2023	SMB	15	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	40.83
03/29/2023	SMB	16	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.10
03/29/2023	SMB	18	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.24
03/29/2023	SMB	19	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.39
03/29/2023	SMB	20	CONSUMERS	CONSUMERS ENERGY CO.	Utilities	343.99
03/29/2023	SMB	9998	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.11
03/30/2023	SMB	21	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	559.95
03/30/2023	SMB	9999	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	920.15
03/31/2023	SMB	31329	ADVISOR	ADVISOR	BOARD NOTICES - MARCH	774.30
03/31/2023	SMB	31330	ALLEGRA	ALLEGRA BATTLE CREEK	MARCH PUBLIC NOTICES	60.36
03/31/2023	SMB	31331	BC SHOPPER	BATTLE CREEK SHOPPER NEWS		1,154.04
03/31/2023	SMB	31332	CAL CO COM	CALHOUN COUNTY COMMUNITY DEVELOPMEN	MAP COVERSION TO DIGITAL PRINTING OF ZONING MAPS	45.00 30.00 75.00
03/31/2023	SMB	31333	CAL CO DIS	CALHOUN COUNTY DISPATCH	2ND QUARTER CFS	8,671.28
03/31/2023	SMB	31334	COMCAST	COMCAST BUSINESS	3-10 THRU 4-9 INTERNET AND VOIP SERVICE	381.58
03/31/2023	SMB	31335	CSI	CSI EMERGENCY APPARATUS LLC	EMERGENCY LIGHT BULBS FOR APPARATUS	2,674.95
03/31/2023	SMB	31336	DR IT	DR. IT THE IT NINJAS	WEBSITE ANNUAL MAINTENANCE AND HOSTING	1,900.00
03/31/2023	SMB	31337	ELAN	ELAN FINANCIAL SERVICES	FEBRUARY/MARCH CHARGES	1,972.95
03/31/2023	SMB	31338	HARVEY	HARVEY CONSTC	REPLACE DAMAGED MAILBOX	100.00
03/31/2023	SMB	31339	HERITAGE	HERITAGE FIRE EQUIPMENT	FIRE EQUIPMENT REPLACEMENTS	5,393.55
03/31/2023	SMB	31340	HERMAN EST	HE CLEANS	TRUCK WASH SUPPLIES	154.00
03/31/2023	SMB	31341	JEFF	JEFF ALBAUGH	REMBURSE FOR PRINTER INK JETS	43.78
03/31/2023	SMB	31342	JEFF & SON	JEFF & SON	FEBRUARY-MARCH SNOW REMOVAL AND SALTIN	1,158.00
03/31/2023	SMB	31343	JIMS FIRE	JIM'S FIRE EXTINGUISHER SERVICE	FIRE EXTINGUISHER SERVICE	110.00
03/31/2023	SMB	31344	REPUBLIC	REPUBLIC SERVICES	APRIL TWP. HALL TRASH SERVICE	94.45
03/31/2023	SMB	31345	ROE COM	ROE-COM	RADIO BATTERIES AND BELT CLIPS	103.50
03/31/2023	SMB	31346	SPECTRUM	SPECTRUM PRINTERS	AV ENVELOPES	405.34
03/31/2023	SMB	31347	TOTAL ENER	TOTAL ENERGY SYSTEMS, LLC	GENERATOR ROUTINE MAINTENANCE	2,048.65
03/31/2023	SMB	31348	VRIESMAN	VRIESMAN & KORHORN	CEREAL CITY SOLAR PROJECT FEES - REIMBU	605.25
04/07/2023	SMB	17	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.11
04/07/2023	SMB	22	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	920.15
SMB TOTALS:						
Total of 33 Checks:						31,344.59
Less 0 Void Checks:						0.00
Total of 33 Disbursements:						31,344.59



# **Marshall Township**

## **Calhoun County, Michigan**

**Resolution No: \_\_\_\_\_**

### **Resolution To Approve April 425 Transfers**

WHEREAS, Act 425 of the Public Acts of 1984 allows one municipality to transfer property to another under statutorily-defined agreements ("425 Agreements") for the purposes of economic development; and

WHEREAS Marshall Township ("Township") and the City of Marshall ("City") entered into a Master Agreement ("Master 425 Agreement" for purposes of standardizing and expediting 425 Agreements; and

WHEREAS, the Master 425 Agreement sets forth a general framework for the development of properties within quadrants identified as east or west of I-69 and north or south of I-94, and seeks to identify areas suitable for economic development; and

WHEREAS, the State of Michigan and the Marshall Area Economic Development Alliance (MAEDA) have identified some properties located in the areas encompassed by the Master 425 Agreement for economic development and have identified such area as the Megasite Area ("Megasite"); and

WHEREAS, the Marshall Area Economic Development Alliance (MAEDA) is the owner of several Megasite Properties which are identified by parcel number (and address, if any) herein and has requested that the Township and City approve their application for 425 transfers pursuant to the Master 425 Agreement (April 2023 Transfer Requests); and

WHEREAS, the Township Attorney has reviewed the applications of the April 2023 Transfer Requests identified herein and has found them to conform to the Master 425 Agreement and to be lawful and agreeable in all other respects; and

WHEREAS, individual transfer requests were made based on prior ownership; all properties are now owned by MAEDA; and all transfer applications and proposed agreements are consistent with each other and the Master 425 Agreement; and

WHEREAS, the Marshall Township Board finds that approving the April 2023 Transfer Requests are in the best interests of the Township and will promote economic development.

NOW, THEREFORE, BE IT HEREBY RESOLVED The Township Board of Marshall Township, Calhoun County, approves the April 2023 Transfer Requests from MAEDA as follows:

Former Owner:	Parcel No:	Address:
("Baldwin")	16-201-018-00	13820 W Michigan Ave.
("Herman C.")	16-281-015-03	vacant
	16-281-015-04	vacant
("Herman")	16-281-015-00	vacant
("Isernia")	16-290-012-00	13996 W Michigan Ave.
("Newman")	16-290-021-04	13844 13-Mile Road
("Plushnik")	16-290-021-05	vacant
("Sackrider")	16-190-006-01	vacant
	16-193-003-00	vacant
	16-193-006-00	vacant
	16-193-009-00	vacant
	16-300-006-00	vacant
	16-300-018-00	vacant
	16-300-021-00	vacant
("Stautz")	16-281-015-01	vacant
	16-281-015-02	vacant
	16-281-015-05	vacant
("Turpin")	16-290-021-03	139965 13-Mile Road
("Wichowski")	16-290-015-00	14012 W Michigan Ave.
("Willard")	16-290-021-02	13712 13-Mile Road
("Woods")	16-290-021-01	13580 13-Mile Road

IT IS FURTHER RESOLVED that each transfer application and agreement; as enumerated above and separated by last name of former owners are attached hereto and made a part of this Resolution; and

IT IS FURTHER RESOLVED that the transfer applications and agreements can be considered together based on common ownership and similar proposed agreements; and

IT IS FURTHER RESOLVED that if any one transfer or group of transfers identified by last name is removed or eliminated for any reason, such removal/elimination shall not affect the rest of the transfer requests that are approved herein.

The foregoing RESOLUTION was OFFERED BY \_\_\_\_\_, and SUPPORTED BY \_\_\_\_\_.

The members voted as follows:

Ayes:

Nays:

The Supervisor declared the resolution duly adopted.

MARSHALL TOWNSHIP  
CALHOUN COUNTY, MI

\_\_\_\_\_  
Jeff Albaugh, Clerk

Attest:

\_\_\_\_\_  
Dave Bosserd, Supervisor

**CERTIFICATE**

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted at a regular meeting of the Marshall Township Board held on \_\_\_\_\_, 2023 ; the original of which resolution is on file in my office; that the meeting was conducted and public notice of the meeting was given pursuant to an in compliance with the Michigan Open Meetings Act; that a quorum of the Board was present and voted in favor of the resolution; and that the minutes of the meeting will be or have been made available as required by the Open Meetings Act.

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Jeff Albaugh, Clerk  
Township of Marshall  
Calhoun County, Michigan

## **MEMORANDUM**

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TO: The Board of Marshall Township  
FROM: Roxanne Seeber, Township Attorney  
DATE: April 11, 2023  
RE: Megasite Properties Agreements

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### **INTRODUCTION**

In an email dated April 10, 2023, Jeff Albaugh of Marshall Township ("Township") forwarded a series of 425 Agreements for review. These agreements, which are on your agenda for April 17, 2023, are for 425 transfers between the City of Marshall ("City") and Township for the conditional transfer of property.

### **OWNER**

The Marshall Area Economic Development Alliance "MAEDA" owns the following properties and has requested transfer of the same into the City pursuant to the Master 425 Agreement:

Former Owner:	Parcel No:	Address:
("Baldwin")	16-201-018-00	13820 W Michigan Ave.
("Herman C.")	16-281-015-03	vacant
	16-281-015-04	vacant
("Herman")	16-281-015-00	vacant
("Isernia")	16-290-012-00	13996 W Michigan Ave.
("Newman")	16-290-021-04	13844 13-Mile Road
("Plushnik")	16-290-021-05	vacant
("Sackrider")	16-190-006-01	vacant
	16-193-003-00	vacant
	16-193-006-00	vacant
	16-193-009-00	vacant
	16-300-006-00	vacant
	16-300-018-00	vacant

	16-300-021-00	vacant
("Stautz")	16-281-015-01	vacant
	16-281-015-02	vacant
	16-281-015-05	vacant
("Turpin")	16-290-021-03	139965 13-Mile Road
("Wichowski")	16-290-015-00	14012 W Michigan Ave.
("Willard")	16-290-021-02	13712 13-Mile Road
("Woods")	16-290-021-01	13580 13-Mile Road

## **AGREEMENTS**

All of the agreements replicate the language of "Schedule C" of the Master 425 Agreement between City and Township.

The terms of the agreements are summarized as follows:

- Pursuant to Public Act 425 of 1984, the Township and City agree to the transfer of the property from the Township to the City, provided that the owners and other users of the utilities bear the cost of extending them to the properties.
- The Transfer of such properties will occur on April 21, 2023. §3.
- The Township shall assess ad valorem taxes on properties for the year 2023. §5.
- For 2024 and 50 years after the furnishing of a certificate of occupancy for any construction or use of the properties, the City shall assess taxes. The City shall remit the Township certain millage (residential – 2; commercial – 4; industrial – 4) levied on the taxable value of the Property, subject to any subsequent adjustments resulting from tax appeals. §5.
- The failure of the City to share taxes shall be a breach of contract entitling the Township to terminate the agreement and pursue other remedies. §7.
- The two municipalities share the cost of tax abatements and share legal liability for any harm committed to third parties. §§8,9.
- Any conflict between these agreements and the Master 425 Agreement is resolved in favor of the latter unless expressly stated otherwise. §11.
- Sewer and water (utility) rates in the transferred areas will be the same as that billed to City properties.

## **CONCLUSION**

These agreements are consistent with the Master 425 Agreement and may be approved by the Township Board.

April 10, 2023

(sent via e-mail)  
David Bosserd – Supervisor  
Jeff Albaugh - Clerk  
Marshall Township Hall  
13551 Myron Avery Drive  
Marshall, MI 49068

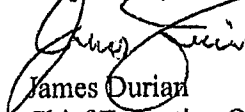
RE: Request to Transfer Parcels to City of Marshall

Dear Supervisor Bosserd and Clerk Albaugh:

Following up on my letter dated March 15, 2023, MAEDA is requesting that the parcels identified below, all currently owned by MAEDA, be transferred to the City of Marshall pursuant to PA 425 so that services can be provided by the City of Marshall. MAEDA requests that this request be placed on the 4/17/23 Township agenda. The City will be providing you with copy of the 425 agreements shortly.

If any additional information is needed or if you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

  
James Durian  
Chief Executive Officer  
Marshall Area Economic  
Development Alliance

Cc: Mr. Derek Perry  
Mr. Eric Zuzga



March 15, 2023

HAND DELIVERED

Mr. Derek Perry  
City Manager  
City of Marshall  
323 W. Michigan Avenue  
Marshall, Michigan 49068

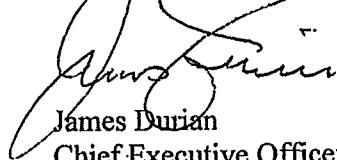
RE: Request to Transfer Property to City of Marshall

Dear Mr. Perry:

As the owner of the parcels identified on the attached Parcel Worksheet as "April 425 Transfers" and on the surveys being submitted with this request, Marshall Area Economic Development Alliance ("MAEDA") is requesting that the Property be transferred into the City of Marshall pursuant to Public Act 425 so that services can be provided to the Properties by the City of Marshall. MAEDA requests that this be placed on the agenda for the City Council as soon as possible.

If any additional information is needed, please do not hesitate to contact me.

Respectfully submitted,



James Durian  
Chief Executive Officer  
Marshall Area Economic  
Development Alliance

Cc: Mr. David Bosserd – Marshall Township Supervisor  
Mr. David Revore – City of Marshall Attorney  
Mr. Richard Lindsey – MAEDA Attorney

**FINAL MAEDA PROPERTIES TO BE TRANSFERRED TO  
CITY OF MARSHALL, APRIL OF 2023**

**Woods**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West.

16-290-021-01

**Willard**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan.

16-290-021-02

**Turpin**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The West 2.0 acres of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West.

16-290-021-03

**Baldwin**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

A Parcel of land in the Southwest Quarter of the Southeast Quarter of Section 20, Township 2 South Range 6 West, described as follows: Beginning at a point distant South 89 degrees 00 minutes East, 1331.6 feet, North 01 degree 06 minutes East. 18.29 and North 67 degrees 14 minutes 40 seconds West. 17.23 feet from the South Quarter post of said Section 20, thence North 01 degree 06 minutes East 215.19 feet; thence North 67 degrees 14 minutes 40 seconds West, 150 feet parallel to and distant 60 feet from the centerline of the Battle Creek-Marshall Road; thence South 22 degrees 45 minutes 20 seconds West. 200 feet; thence South 67 degrees 14 minutes 40 seconds East 229.41 to the place of beginning.

16-201-018-00

**Isernia**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

Beginning on the South line of Highway U.S. 12 (Michigan Avenue) at a point distant North 67 degrees 06 minutes West, 234.82 feet from its intersection with the East line of Section 29, Township 2 South, Range 6 West, and running thence North 67 degrees 06 minutes West along said South line of Highway U.S. 12, 371.08 feet; thence South 10 degrees 04 minutes West 264.6 feet; thence South 67 degrees 06 minutes East, parallel with said U.S. 12, 354.1 feet; thence North 13 degrees 42 minutes East 261.3 feet to the place of beginning; EXCEPTING therefrom the Easterly 202 feet of the above described parcel.

16-290-012-00

**Wichowski**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The Easterly 202 feet of the following described parcel: Beginning on the South line of Highway U.S. 12 (Michigan Avenue) at a point distant North 67 degrees 06 minutes West 234.82 feet from its intersection with the East line of Section 29, Town 2 South, Range 6 West and running thence North 67 degrees 06 minutes West along said South line of Highway U.S. 12, 371.08 feet; thence South 10 degrees 04 minutes West 264.6 feet; thence South 67 degrees 06 minutes East parallel with said U.S. 12, 354.1 feet; thence North 13 degrees 42 minutes East 261.3 feet to the place of beginning.

16-290-015-00

**Herman, J**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The West 470 feet of that part of the North 1/2 of the Northwest 1/4 of Section 28, Town 2 South, Range 6 West Marshall Township, Calhoun County, Michigan, which lies South of Michigan Avenue extended (formally known as U.S. 12 and M-17) the Southerly line of said road being the South line of premises conveyed by deed recorded in Liber 177, page 432 (recorded as Liber 1777 of Deeds at Page 432 in the most recent deed).

16-281-015-00

**Herman, C**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

Parcel 1:

The East 355 feet of the West 685 feet of that part of the Northeast 1/4 of Section 28, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan, lying South of Michigan Avenue.

16-281-015-03

Parcel 2:

That part of the Northeast 1/4 of Section 28, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan, lying South of Michigan Avenue extended (formerly known as US 12 and M-17), West of a line running North and South 1018.09 feet West of the East Section line and East of a line running North and South 685 feet East and of the North-South 1/4 line of said Section 28.

16-281-015-04

**Plushnik**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West, EXCEPT the West 2.0 acres thereof.

16-290-021-05

**Newman**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West.

16-290-021-04

**Stautz**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

Parcel 1:

The North Half of the Northwest Quarter of Section 28, Township 2 South, Range 6 West, lying Southerly of Michigan Avenue; EXCEPT the West 470 feet; ALSO EXCEPT commencing at the Southwest Corner of the North Half of the Northwest Quarter of said Section 28; thence East 470 feet; thence North 363 feet to the point of beginning; thence East 600 feet; thence North 275 feet more or less; thence Northwesterly along the Southerly line of Michigan Avenue 638 feet more or less to a point lying North of the point of beginning; thence South 485 feet more or less to the point of beginning.

16-281-015-01

Parcel 2:

The West 330 feet of the part of the Northeast Quarter of Section 28, Town 2 South, Range 6 West, lying South of Michigan Avenue extended (formerly known as U.S. 12 and M-17), the South line of said Michigan

Avenue being the South line of premises first conveyed by Deed recorded in Liber 177 of Deeds, page 315, Calhoun County, Michigan.

16-281-015-02

Parcel 3:

Commencing at the Southwest Corner of the North Half of the Northwest Quarter of Section 28, Township 2 South, Range 6 West; thence East 470 feet; thence North 363 feet to the point of beginning; thence East 600 feet; thence North 275 feet more or less; thence Northwesterly along the Southerly line of Michigan Avenue 638 feet more or less to a point lying North of the point of beginning; thence South 485 feet more or less to the point of beginning.

16-281-015-05

**Sackrider Farms**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall.

PARCEL 1:

A parcel of land in Section 19, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan, described as follows: That part of the following described premises lying in Section 19: Commencing where Ceresco Road intersects Section line between Sections 29 and 30, running thence North on Section line to the Territorial Road (so called), Northwest in middle of said road about 60 rods, South to Ceresco Road, East to beginning, in Sections 19 and 30, Town 2 South, Range 6 West, to be taken off the East part of said description excepting therefrom, all that part of the above lying North of a line described as: Beginning at a point on the East line of said Section 19, distant 1099.09 feet South of the East 1/4 post of said Section, thence bearing North 77 degrees 50 minutes West in a straight line to the West line of the above described parcel and the end of said line.

Parcel Number: 13-16-190-006-01

PARCEL 2:

Commencing at the Northwest corner of Section 30, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan; thence East 80 rods; thence North 39-1/2 rods; thence West 80 rods; thence South to the place of beginning.

Parcel Number: 13-16-193-003-00

PARCEL 3:

A parcel of land in Section 19, Town 2 South, Range 6 West, described as follows: Start on the North bank of the Kalamazoo River at a point 10 rods East from the North and South 1/4 line of Section 30, Town 2 South, Range 6 West; go North on West line of land of D.H. Godfrey, (formerly) to the East and West 1/4 line of Section 19; go West to a point 80 rods East from the West line of said Section 19; go South to the North bank of the Kalamazoo River, go Easterly along North bank of Kalamazoo River to start. EXCEPTING the North 20 acres thereof. Also, EXCEPTING that portion of said land in Section 30, Town 2 South, Range 6 West.

Parcel Number: 13-16-193-006-00

PARCEL 4:

Part of the East 1/2 of Section 19, Town 2 South, Range 6 West, lying Southerly of Old US-12 Highway, described as beginning on the East & West 1/4 line at a point distant 165 feet East of the North & South 1/4 line, thence South to South Section line, thence East 1742.4 feet, thence North to old US-12 Highway right of way, thence Northwesterly along right of way to a point 165 feet East of the North & South 1/4 line, thence South 184.33 feet to beginning; EXCEPT beginning in the Northeast corner of said parcel, thence Northwesterly along the Southerly highway right of way line 1233.8 feet, thence South 22 degrees 31 minutes West 350 feet, thence South 67 degrees 29 minutes East 189.99 feet, thence South 12 degrees 35 minutes West 474.63 feet, thence South 87 degrees 01 minute East 655 feet, thence South 84 degrees 51 minutes East 534 feet, thence North 402.7 feet to beginning; ALSO EXCEPT Beginning in the center of old US-12 Highway 165 feet Southeasterly of the North & South 1/4 line, thence Southeasterly in highway 250.12 feet, thence South 22 degrees 31 minutes West 350 feet, thence North 67 degrees 29 minutes West 105.66 feet, thence North to beginning.

Parcel Number: 13-16-193-009-00

PARCEL 5:

A parcel of land in Section 30, Town 2 South, Range 6 West, described as: Beginning at a point 10 rods East of the center of Section 19, Township 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan, running thence South 69.57 chains more or less to the center of Ceresco Road, thence East along the center of said road 26.40 chains, more or less, thence North 61.20 chains, more or less, to the Southerly line of the right of way formerly occupied by Michigan Traction Company, thence Northwesterly along said Southerly line of the right of way to the intersection thereof with the East and West 1/4 line of aforesaid Section 19, thence West to the place of beginning. EXCEPTING that portion of said land in Section 19, Town 2 South, Range 6 West.

Parcel Number: 13-16-300-006-00

PARCEL 6:

Beginning at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 30, Town 2 South, Range 6 West, thence South to the Kalamazoo River, thence Southeasterly along said river to a point 165 feet East of the North & South 1/4 line, thence North to Section line, thence West to place of beginning. EXCEPT Beginning in the centerline of C Drive North 1893.5 feet East of the West Section line, thence North 501 feet, thence East 336.14 feet, thence South 501 feet, thence West 336.14 feet.

Parcel Number: 13-16-300-018-00

PARCEL 7:

Commencing at the Northwest corner of Section 30, Town 2 South, Range 6 West, Marshall Township, Calhoun County, Michigan, thence East 80 rods, thence South to the line of the Michigan Central Railroad, thence along the line of said Michigan Central Railroad to the town line between Marshall Township and Emmett Township, thence North to the place of beginning.

Parcel Number: 13-16-300-021-00