

CITY OF ST. JOHNS
CITY COMMISSION MINUTES
SPECIAL MEETING
OCTOBER 14, 2024

The special meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 5:30 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

CITY COMMISSIONERS PRESENT:	Eric Hufnagel, Jean Ruestman, Brad Gurski, Scott Dzurka, Chris Hyzer
CITY COMMISSIONERS ABSENT:	None
STAFF PRESENT:	Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Kristina Kinde, City Treasurer

Agenda

Mayor Dzurka asked if there were any additions or deletions to the agenda.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve the agenda as presented.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

Public Hearing – Consider an Application for Obsolete Property Rehabilitation Exemption Certificate for 511 North Mead Street

Motion by Commissioner Gurski seconded by Commissioner Ruestman that the city commission open the public hearing.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

The public hearing was opened at 5:31 p.m.

City Manager Gamble thanked the commissioners for the special meeting. He said the OPRA is for the proposed Prevail Solar Development; \$30 million; 180 jobs; and the OPRA is for site improvements. He discussed impact statements, additional contribution

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agreement; commended partners for recognizing the benefits of purchasing and bringing in manufacturing; also, the importance of the downtown and commended their contribution. He discussed the attachments. He said Keith Lambert from LEAP, He Xian, Mike Zhao, and Mark Holden are here.

Mayor Dzurka asked if there were comments from Prevail.

There were none.

Mayor Dzurka asked if there were any public comments.

Ed Thelen, 110 W. Cass, was present. He said welcome to town and thank you for the investment. He urged support to pass the OPRA and said it will be nice to see that building in use again.

Motion by Commissioner Ruestman seconded by Commissioner Hufnagel that the city commission close the public hearing.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

The public hearing was closed at 5:35 p.m.

Application For Prevail Solar Inc. OPRA for 511 North Mead Street

Mayor Dzurka asked if there were any questions from the commission on the application.

There were none.

Motion by Commissioner Hufnagel seconded by Commissioner Ruestman that the city commission adopt resolution #36-2024 with the provision that the OPRA application for 511 N. Mead be for an initial period of 2 years with the extension of an additional 10 years upon the successful completion of the list of planned improvements.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

Prevail Solar Additional Contribution Agreement

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City Manager Gamble said the monies paid to the city would be used for improvements within the DDA district. There is a schedule of payments that allows for the initial capital investment. He said there is a pre-payment opportunity that is described in detail in the agreement.

There was a discussion of:

- Public purpose.
 - Infrastructure, parking, but would not include facades.
- The pre-payment.
 - Paid directly to the city and the city commission could direct for certain public improvements (public purposes in the downtown) and the commission would authorize for the use of those funds.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission also approve the Additional Contribution Agreement with Prevail Solar and Authorize the Mayor to sign said agreement.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

Public Comments

Mayor Dzurka asked if there were any public comments.

Mark Holden was present. He asked if they have to come back after two years to do the extension (of the OPRA)?

Treasurer Kinde said as long as all the items said in the resolution were done, we would come back to the city commission for a resolution.

Mayor Dzurka said thank you to the city team and Prevail. We look forward to the continued partnership.

Adjournment

Motion by Commissioner Hyzer seconded by Commissioner Ruestman that the city commission meeting be adjourned.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

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Motion carried.

The meeting was adjourned at 5:45 p.m.