

Memo

To: Charlotte City Council
From: Bryan Myrkle, Community Development Director
Date: April 7, 2017
Re: Sale of Packard Highway property to Michels Corporation

On March 13, the Charlotte City Council approved the first reading of a resolution to sell an approximately 3.3 acre parcel of city-owned property on Packard Highway to the Michels Corporation.

Michels Corporation is a large utilities contractor who will be doing work for Consumers Energy throughout Mid-Michigan for at least the next 5 years. The property would be combined with another parcel it is buying, the former Hearn Enterprises/Eaton Heavy Duty facility located at the corner of Packard Highway and Lipsey Drive.

Since the March 13 meeting, the required 25-day waiting period has lapsed, and a second reading and adoption of this resolution is now appropriate.

The city's Local Development Finance Authority Board met on Tuesday, April 4, to review the details of this sale and make a recommendation to the City Council. The city's Planning Commission also met on Tuesday, April 4 to review and approve Michels Corporation's proposed site plan.

We learned a few additional details about Michels Corporation and its plans during those meetings that I wanted to share with the City Council:

The proposed site plan does not incorporate the 3-acre city site. Initially, Michels intends to make use of the Hearn Enterprises site, and will expand onto the neighboring parcel later on. Michels intends to actively court additional work beyond what they are doing for Consumers, and believes they will soon need room to expand. This has been the pattern

of development for similar sites they operate in other locations. It is also somewhat different from what I originally reported to the City Council.

We also learned that Michels Corporation intends to use local contractors for this project, and the company prides itself on the care and maintenance of their vehicles and facilities. They intend to be a good neighbor and occupant within the Combs Park.

After hearing from Michels Corporation about its plans, the LDFA Board unanimously voted to recommend the sale to the City Council. Similarly, the Planning Commission voted unanimously to approve the site plan presented by Michels, noting that landscaping details still need to be worked-out.

Please feel free to contact me if you have any questions about this.