

**Bertrand Township Board
Special Meeting
Tuesday, December 5, 2017**

Bertrand Township Hall
3835 Buffalo Rd., Buchanan, MI 49107

Supervisor Hicks called the meeting to order at 6:02 p.m.

Members Present: Hicks, Kuhn, Vite, Zelmer

Members Absent: Payton

Motion made by Zelmer supported by Kuhn to approve the Consent Agenda:

- Township Board Meeting Minutes from November 9, 2017

Voice vote: **Motion carried unanimously**

Discussion: None.

New Business

1. Discuss the Purchase of real estate at 1880 S Redbud Trail

Background:

The 5.6 acre parcel #1105-0002-0001-01-0 (1880 S Redbud Trail) on the NW corner of Buffalo Rd and Redbud Trail S has recently been put on the market for sale. The board sees this as a prime opportunity to add to the township hall “grounds” for future possibilities such as a combined Fire Department and Township Hall complex and which will provide direct access to Redbud Trail. The seller’s asking price is \$132,000.

Motion made by Vite, supported by Zelmer to adopt Resolution 171205 and authorize the cash purchase offer of \$110,000 plus the township’s portion of closing costs for the property having parcel #1105-0002-0001-01-0 and permit Supervisor Hicks and Clerk Vite to sign any documents related to this transaction.

Discussion:

During the discussions, Supervisor Hicks called the township’s attorney, Sara Senica, to clarify the 10-day attorney review period worded in the resolution. She counseled this would allow having the appropriate inspections so as to not have any unforeseen expenses, but said this could be waved depending on the board’s findings.

Roll call vote: **Motion carried unanimously**

Public Comments

None.

Motion by Hicks to adjourn the meeting at 6:40 p.m.

Respectfully submitted,



Don Vite

Bertrand Township Clerk

December 5, 2017

Date

RESOLUTION 171205
AUTHORIZING THE PURCHASE OF PROPERTY AND TO AUTHORIZE
SIGNATURES OF TOWNSHIP OFFICIALS

Minutes of a special meeting of the Bertrand Township Board, County of Berrien, State of Michigan, held in the Township Hall at 3835 Buffalo Road, Buchanan, MI 49107, at 7:00 p.m. Eastern Time.

PRESENT: Hicks, Kuhn, Vite, Zelmer

ABSENT: Payton

The following preamble and resolution were offered by Board Member Vite and supported by Board Member Zelmer.

WHEREAS, Bertrand Township (the "Township") became aware that land was listed for sale with desirable road frontage on both Redbud Trail and Buffalo Road in the Township; and

WHEREAS, the Township, in its future planning, has discussed the possible building of a municipal complex, including a new Township Hall and Fire Station; and

WHEREAS, the land currently for sale at 1880 S. Redbud Trail, Buchanan, Michigan 49107 (the "Property" – Parcel Number: 1105-0002-0001-01-0), containing 5.6 acres, appears to be a prime location for a proposed future Township municipal complex, and

WHEREAS, the Township Board would like to explore the viability of the Property for the Township's intended use of the Property, and

WHEREAS, the Township Board hereby authorizes a cash offer on the Property of \$110,000.00, with an earnest money deposit of Two Thousand Dollars (\$2,000.00), and

WHEREAS, the Township Board hereby authorizes and directs the Township Supervisor and the Township Clerk to sign any and all documents related to the offer and purchase documents, including any closing documents for the Property if the sale proceeds to closing, and to authorize the Township Clerk to authorize checks for the funds needed for the earnest money and for the closing, if the purchase moves forward after passing inspections and attorney review, and

WHEREAS, as part of any offer, the Township shall require ten (10) business days for attorney review by the Township attorney, to consider any legal issues or other issues that might

arise in the purchase transaction, including but not limited to drafting any contingencies and/or inspections that may be necessary to ensure that the Property is fit for its intended use.

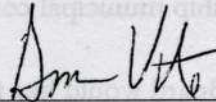
**NOW THEREFORE, BE IT RESOLVED BY BERTRAND TOWNSHIP,
BERRIEN COUNTY, MICHIGAN:**

That the Township will put in a cash offer for the Property located at 1880 S. Red Bud Trail, Buchanan, Michigan 49107, for a sum of \$110,000.00, with an earnest money deposit of Two Thousand Dollars (\$2,000.00); the Township Clerk and Township Supervisor are hereby authorized by the Township Board to sign any documents related to the offer, contracts for any inspections required, and sale/closing documents for the Property, should the Property proceed to closing after all contingencies are met or waived by the Township; the Township Treasurer is authorized to issue checks for the said amounts related to the earnest money and sale should the Property proceed to close; and said offer on the Property must be submitted subject to ten (10) business days for Attorney Review by the Township Attorney.

AYES: Hicks, Kuhn, Vite, Zelmer

NAYS: None

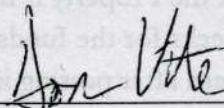
RESOLUTION DECLARED ADOPTED.



Don Vite, Township Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Resolution adopted by Bertrand Township, County of Berrien, State of Michigan, at a Special Meeting, held on the 5th day of December, 2017, and that said Meeting was conducted and public notice of said meeting was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.



Don Vite, Township Clerk