

CITY OF CHARLOTTE, COUNTY OF EATON, STATE OF MICHIGAN

RESOLUTION NO. 2021-078

**A RESOLUTION TO AWARD A BID FOR THE LEASE OF FARMLAND
IN THE COMBS INDUSTRIAL PARK**

WHEREAS, the City of Charlotte desires to lease certain property in the Combs Industrial park for agricultural use; and

WHEREAS, the City of Charlotte has advertised the property for public bid; and

WHEREAS, the bid most favorable to the City has been received from Tom Archer, 4395 Otto Road, Charlotte, Michigan.

THEREFORE, BE IT RESOLVED that the City of Charlotte hereby accepts this proposal from Tom Archer and authorizes City of Charlotte representatives to execute a lease agreement with Mr. Archer matching the terms of the proposal.

The foregoing resolution offered by _____ and supported by _____.

Upon roll call vote, the following voted:

Aye:

Nay:

Absent:

I, the undersigned, the duly qualified and acting Clerk of the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Charlotte at a regularly scheduled meeting held on Monday, May 17, 2021, relevant to the Michigan Open Meetings Act, the original of which is on file in my office as part of council minutes.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17th day of May 2021.

Pearl Tidwell, City Clerk / Treasurer
City of Charlotte



TO: City Council

FROM: Bryan Myrkle, Community Development Director

SUBJECT: Lease of farmland in Combs Industrial Park

DATE: MAY 14, 2021

As Council members may remember, the City of Charlotte recently concluded litigation with a local farmer who had agreed to lease farmland in the undeveloped portions of Combs Industrial Park, but who had subsequently not farmed the property and not paid on the lease.

Since the litigation concluded, we have made two attempts to bid this property for lease again. Unfortunately, the property was neglected during that period covered by the previous lease, and it was also returned to the City in poor condition. It has therefore not attracted any interest from bidders.

This area is estimated at approximately 48 acres of potentially farmable property, in two sections — one on the north side of the park near the new softball diamond, the other on the east side near Benton Road.

Some areas that were previously farmed have been allowed to grow into brush and small trees that will need to be cleared. Other areas have dense weed growth that will also need to be addressed. That weed growth, coupled with an apparent lack of fertilization has likely depleted soil nutrition, reducing its production capacity for the time being. Furthermore, the previous renter apparently started to remove some very large rocks or boulders from the site, but did not complete the job. The boulders are now on the surface and will also have to be dealt with.



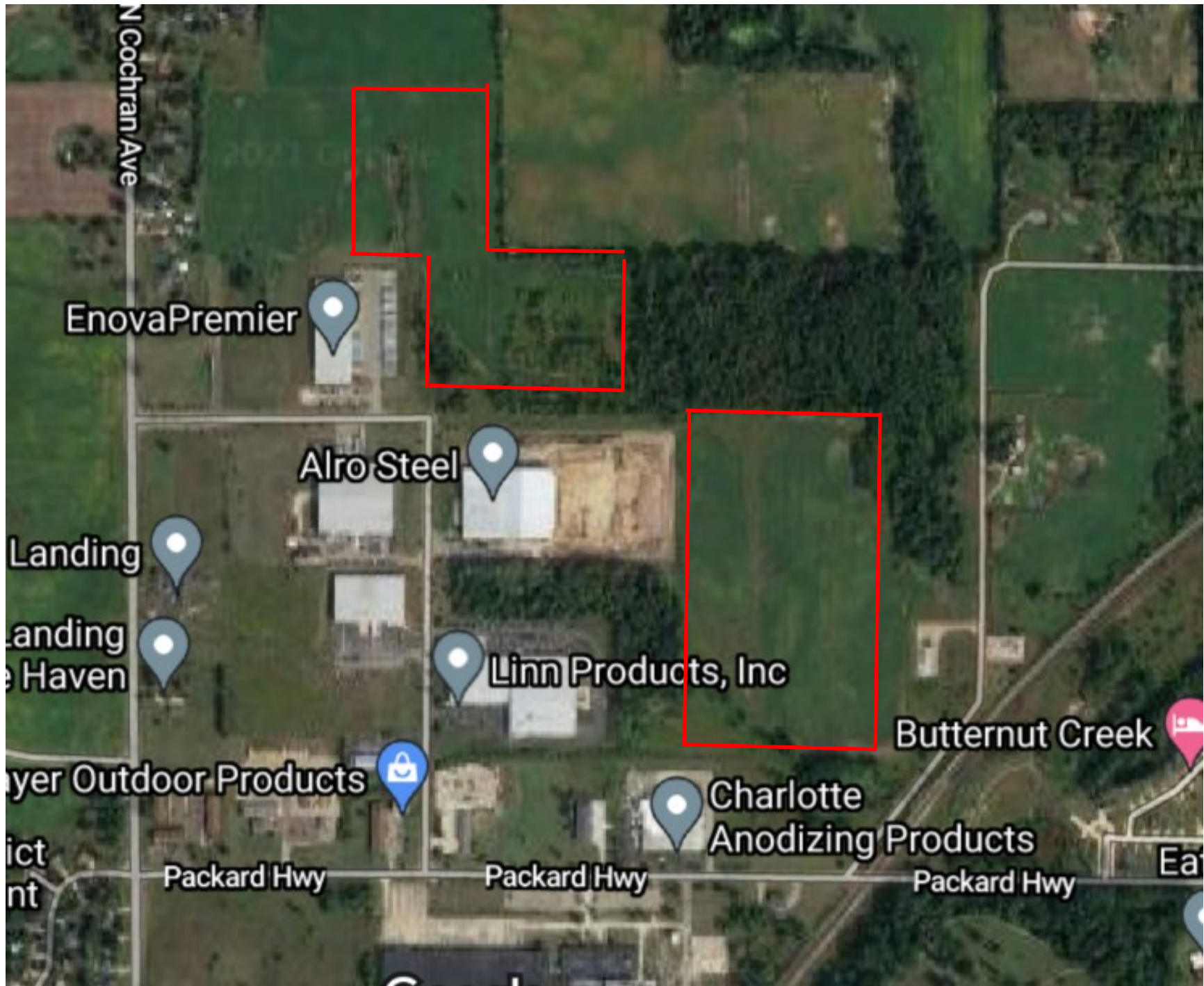
Because of the number of improvements that are necessary, these poor conditions have resulted in a situation where it will be difficult for any farmer to make profitable use the land over the short term. Therefore, there has been no interest.

At my urging, DPW Foreman Tom Archer, did submit a proposal during the last round of bidding. His bid is the only proposal the City has received. Mr. Archer is a long-time City employee, and also a local farmer. If his proposal is accepted, he would work over the next several seasons to return the property to a decent state, in the hope that after 2 or 3 years, it would be in a condition to return some profit on his efforts.

Please note that farmland in Combs Park is leased under the condition that if there is an industrial development proposal, rights to the property are returned to the City and the farmer compensated for any seasonal loss (i.e. the value of crops planted that year).

Mr. Archer's proposal is included here for your information, as well as an illustration showing the areas within Combs Park. I recommend that you accept the proposal, because I believe it is the best one the City will receive. If not, it is likely that property conditions at the site will continue deteriorating, there will be no interest in it as farmland and the City will receive no revenue.

I am also asking that this be placed on the expedited portion of the Council agenda. Because there have been multiple rounds of bidding, it is now very late in the year for him to get started.



N Cochran Ave

Enova Premier

Alro Steel

Linn Products, Inc

Charlotte Anodizing Products

Butternut Creek

Packard Hwy

Packard Hwy

Packard Hwy

East

Landing

Landing
e Haven

ayer Outdoor Products

ict
nt

FARMLAND RENT – BID PROPOSAL

TO:

City of Charlotte

Attn: Pearl Tidwell, City Clerk

111 E. Lawrence Avenue

Charlotte, MI 48813

(517) 543-2750

To whom it may concern:

The undersigned, having familiarized himself with the site, location and conditions of the farmland per advertisement, by submission of this Bid Proposal, hereby submit the following:

BASE BID:

- Twenty-five (25) US dollars per acre.
- A minimum contract of seven (7) years is requested.
- Consideration, by City of Charlotte, to allow immediate family to bow hunt farmland to reduce crop damage.

BID SUBMITTED BY:

Thomas R. Archer

4395 Otto Road

Charlotte, MI 48813

(517) 231-0149