

Holly Township
Board of Trustees Special Meeting
Minutes of December 7, 2023

Call to Order: Supervisor George Kullis called the December 7, 2023 Special Meeting of the Holly Township Board of Trustees to order at 3:00 pm. located at the Holly Township Hall 102 Civic Dr., Holly, Michigan 48442.

PLEDGE OF ALLEGIANCE

Roll Call:

Members Present:

George A. Kullis, Supervisor
Karin S. Winchester, Clerk
Jennifer Ryan, Treasurer
Steve Ruth, Trustee

Members Excused:

Derek Burton, Trustee

- **Treasurer Ryan moved to excuse Trustee Burton. Clerk Winchester supported the motion. A voice vote was taken; all those present voted yes; the motion carried 4/0.**

Public Comment:

Josh Murphy 103 Battle Alley addressed the Board.
Kristin Dolce 15061 Western Valley addressed the Board.
Kim Beer 412 E. Maple addressed the Board.
Mike McCanney addressed the Board.

Business:

1. Agenda Approval.

- **Treasurer Ryan moved to approve the agenda. Trustee Ruth supported the motion. A voice vote was taken; all those present voted yes; the motion carried 4/0.**

2. Dickens Storage.

Supervisor Kullis said that he spoke to the Village Manager, Jerry Walker to ask him if the Village Offices were to move to Cyclone Park what would happen to Dickens since it stores its equipment in the building at Cyclone Park. Jerry stated that Dickens will have 30 x 50 floor area at the Fire Hall.

The following Monday, 13 days before the Dickens Festival started, he received a letter at his home that said when the Dickens stuff was taken out of the Cyclone Park building at the beginning of the festival, it would not be coming back, and they would not be able to use the space at the Fire Hall as previously promised. Supervisor Kullis disclosed that he was the President of the Festival and Jenn is the Festival Treasurer.

He looked at various spaces including railroad containers which for the short amount of time needed and it would cost about \$5,000 - \$6,000 for either option. He then began to look at where Dickens.

would ultimately go. The festival has grown a lot, and they need a lot of space for storage. He spoke of the economic value of the festival and gave the history of the festival and how the current board was created, which is a 509a. They had a 25-year lease with the Village, but everything changed since the schools are tearing down the Karl Richter Community Center. Everyone is scattering to find alternative space including the Chamber and the Veterans Center.

He said he looked at what the township has, we purchased the new building, and we put the name on it, a municipal park or municipal property. We invited the Village, we had the space, and they chose not to, however the Dickens Festival could join that space.

The Dickens current Dickens Charter states that in the event the festival ceases to exist that all of its holdings, financial and material, would revert back to the Village. He proposes to the board that he would go to the Dickens Board and ask to change the Charter to say that in the event the festival ceases to exist the buildings and other holdings would revert to the Township. So, a building, even though it would be on township property, it would not become a problem because it would always be there for the purpose of the Dickens Festival.

Dickens has the money to build a new building. He has worked with Vince Iafano and he is willing to put in the pad and he has donors that are willing to cover the cost of the building. We would work closely with the township. He proposes to come back at the first of the year with actual physical drawings and concept. He pointed out where he would propose to put a building for Dickens. He presented a packet from a company he was working with, which were samples of pole buildings.

The township is working with the Architects for a design for buildings that may want to join the property, such as the library. They would have to meet the design standards for the property. Dickens would fit that design. He spoke about the building design options they were considering. He said the festival has about \$150,000 to work with.

Supervisor Kullis explained that at the close of the festival this Sunday night, the festival has no place to put the festival equipment. The township has the only empty space in town, and the township is not going to be using the space right away. He said Dickens could have a building put up by spring/early summer per Vince and the building company and they could move their stuff from the new township hall across the parking lot to their building.

What he is asking the board for is permission to use the empty space for storage. Clerk Winchester asked for specifics. He said they only needed the last bay. Clerk Winchester stated that she planned to be moving records throughout the year, so we need to have the space for our records. He said he just needed half of the back bay and probably the first bay on one side for the stage. The stage needs access because groups in town use the stage, they can pull in and load it.

Supervisor Kullis agreed to facilitate the opening and closing of the building. He called the board meeting because we are not spending taxpayer dollars, but he wanted permission to be in the building and because he has the dual roll as Supervisor and Festival President, it needed to be a decision by the board. Jenns' concern was timeline, she didn't want us to want to work on the building and we can't because of the Dickes stuff. He said if we move forward on this, he should be able to present to

the package to the board in January, then the festival could sign the contract and Vince can pour the concrete and they can bring out the building. Trustee Ruth asked what if the Board says no to the Dickens building. Supervisor Kullis said then they would have the problem all over again. Clerk Winchester said that the board should address the decision on this sooner rather than later and with a full board. If the board approves it, then Dickens could go ahead with putting their plans together. The board agreed.

- **Clerk Winchester moved to approve Dickens storing their inventory at the new township hall in the back part of the back bay and front part of the first bay to the side until there is an alternative. Treasurer Ryan supported the motion. A voice vote was taken; all those present voted yes; the motion carried 4/0.**

Public Comment – None.

Adjournment: Supervisor Kullis, hearing no other business, adjourned the meeting at 3:35 p.m.

Karin Winchester, MMC
Holly Township Clerk