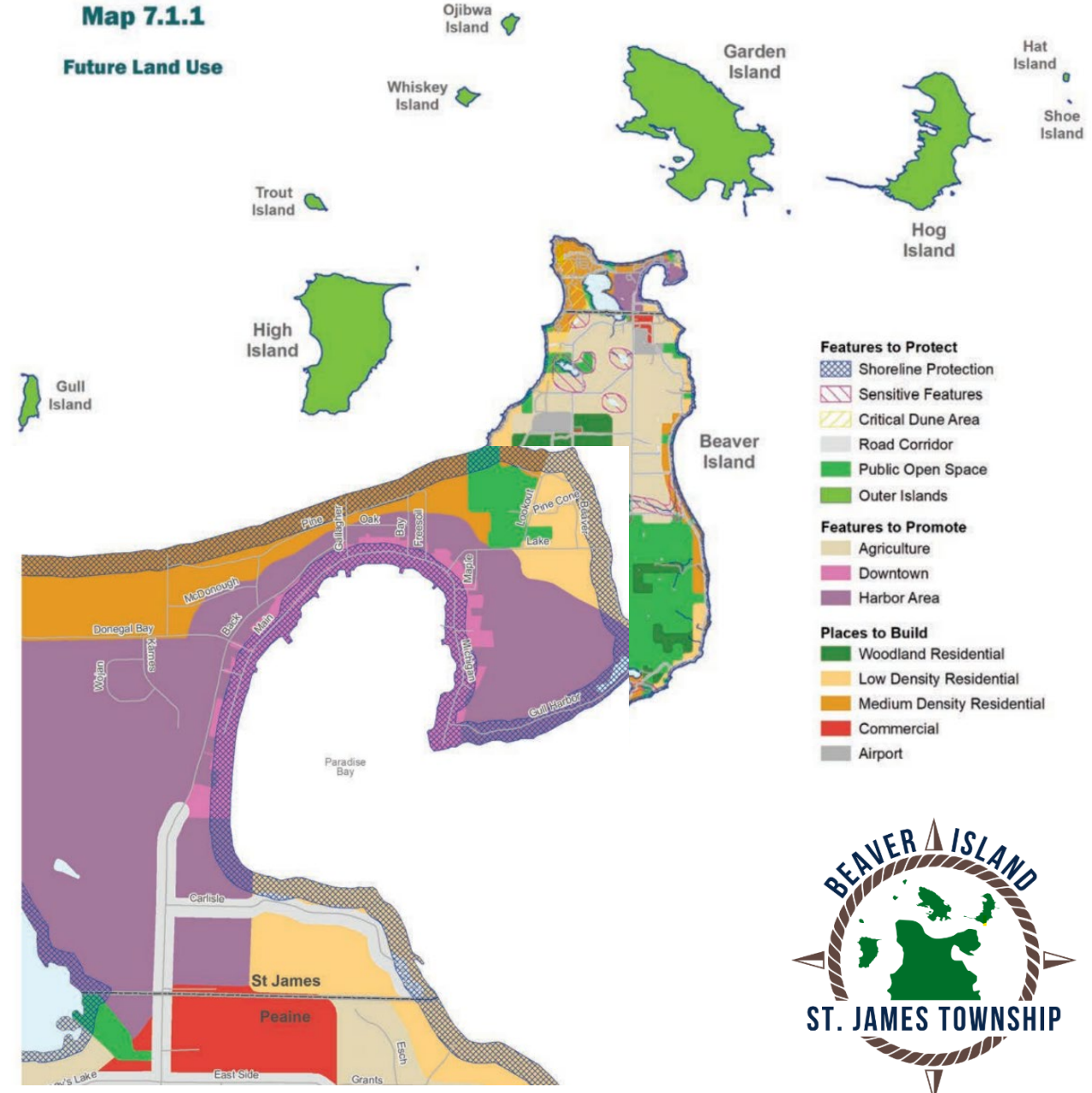


ST JAMES TOWNSHIP PUBLIC HEARING FOR:

- ANNUAL BUDGET FOR FY24/25
- CAPITAL IMPROVEMENT PLANS
FOLLOWED BY A SPECIAL
BOARD MEETING

COMMUNITY CENTER ON MARCH 20,
2024, AT 5:30 PM



Our Board's Mission

Maintain and enhance the unique sense of place, including creating a safe walkable community and protecting unique natural features and open spaces that attracts people to St James Township and makes it a special place to visit and reside.



Our Board's CY2024-2034 Strategic Plan

Goal 1: Assets that create our unique sense of place.

Goal 2: Better housing options, fiber to the home, and improved energy efficiency.

Goal 3: Building a better budget.

Ten actions cover safety, natural resources, recreation, and community

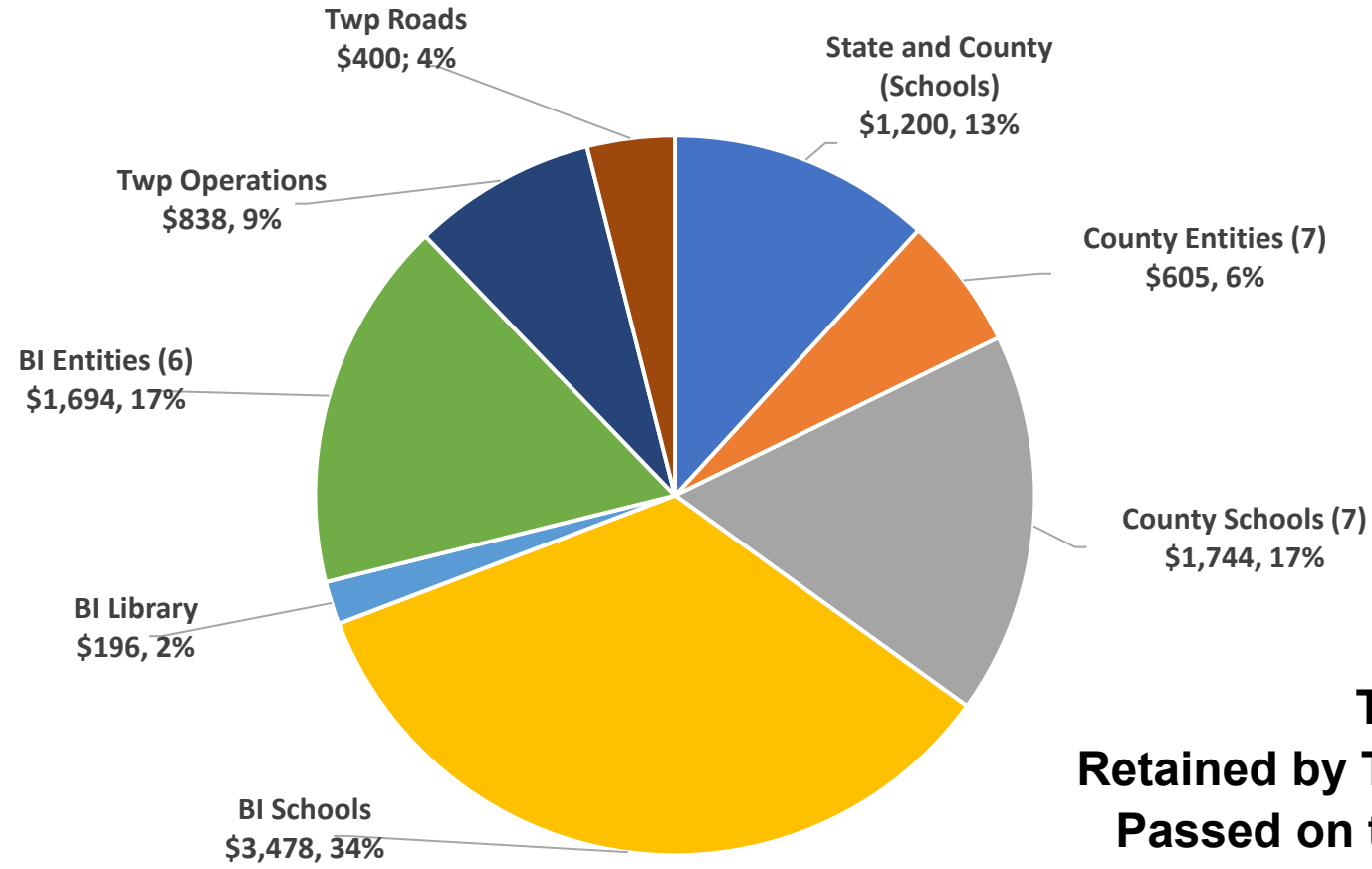


The 2/27/24 Primary Votes are In

President of the United States (DEM)	Peaine Twp	St James Twp
Times Cast	39/356 10.96%	53/325 16.31%
Joseph R. Biden Jr	31	37
Dean Phillips	1	2
Marianne Williamson	3	6
Uncommitted	3	7
Total Votes	38	52
Unresolved Write-In	0	0
President of the United States (REP)	Peaine Twp	St James Twp
Times Cast	74/356 20.79%	61/325 18.77%
Ron DeSantis	2	1
Nikki Haley	36	26
Vivek Ramaswamy	1	0
Donald J. Trump	33	31
Uncommitted	2	2
Total Votes	74	60
Unresolved Write-In	0	0
BI Community School Operating Millage	Peaine Twp	St James Twp
Times Cast	126/356 35.39%	61/325 18.77%
Yes	95	98
No	29	29
Total Votes	124	127
Unresolved Write-In	0	0

Where does your property tax money go?

2023 Property Taxes

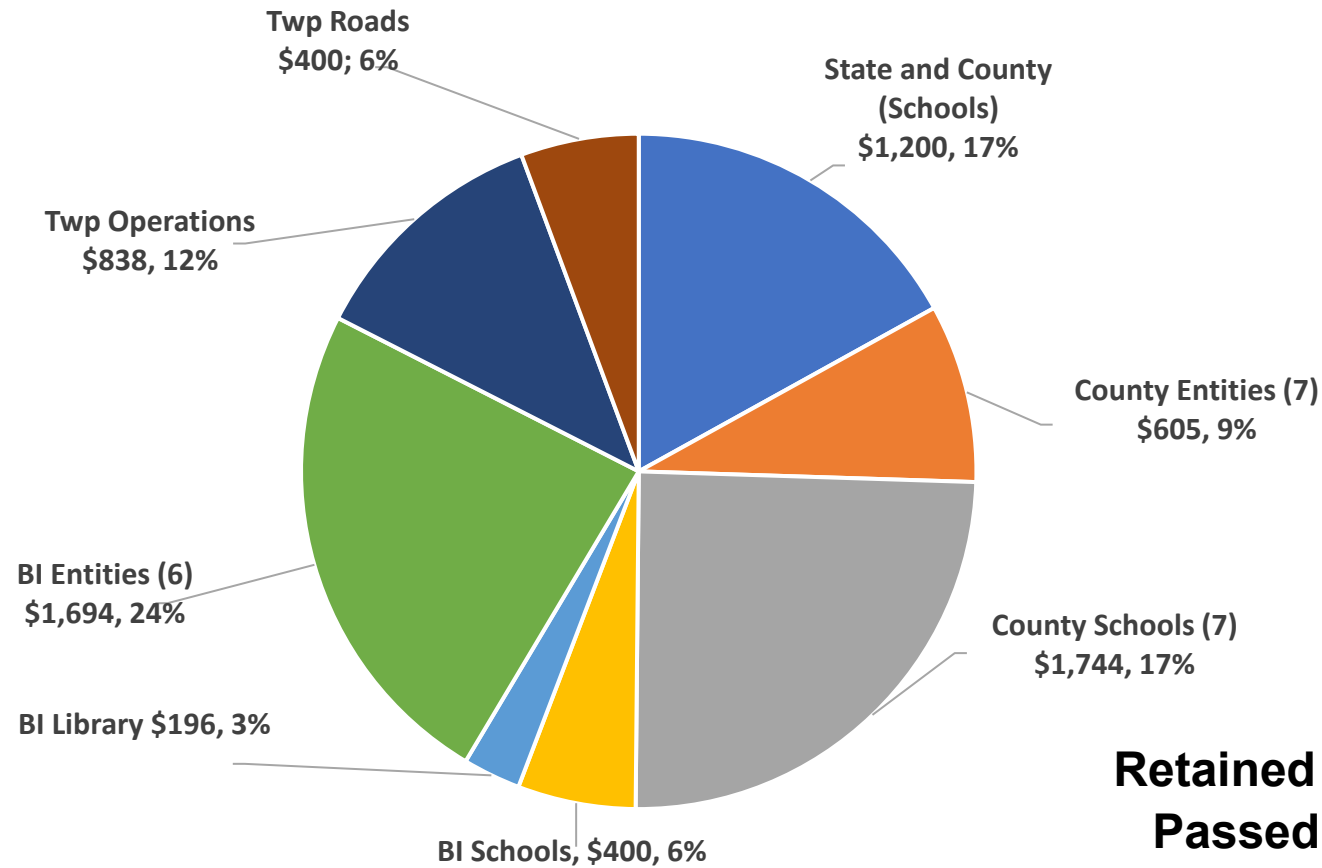


Total Collected: \$10,155
Retained by Township: 13% (\$1,238)
Passed on to Others: 87% (\$8,917)
Based on 2023 Millage Rates

Example is for a property owner who is not able to homestead (live off-island) and your home TV is \$200,000

Where does your property tax money go?

2023 Property Taxes



Total Collected: \$7,077
Retained by Township: 18% (\$1,238)
Passed on to Others: 82% (\$5,839)
Based on 2023 Millage Rates

Example is for a property owner who can homestead (live on-island) and your home TV is \$200,000

How is your property tax calculated?

Assessment

- Value of your property
- Equals 50% of true cash value
- Based on neighborhood comparable sales

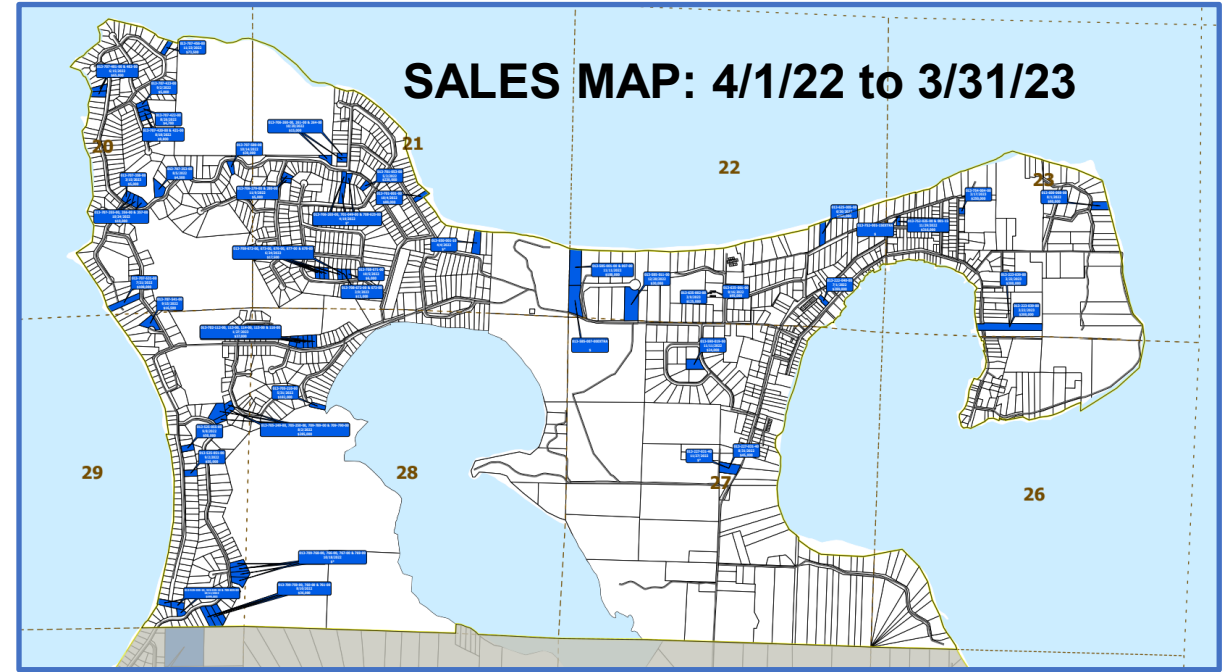
State Equalized Value

- Local assessed value is adjusted at the county and state levels if they are above or below the 50% level of assessment

Taxable Value

If the Island is your full-time home, be sure you have processed a request for homesteading (PRE)

- Used for determining your tax liability ($\text{Millage}/1000 \times \text{TV}$)
- Annual increase matches inflation or 5%, whichever is lower (state law)
- Transfers in ownership (outside the family) and improvements to the property will increase the taxable value more than the rate of inflation but never more than the assessed value



FY2024/2025 Budget Proposal

- ✓ **General Fund (millage)**
- ✓ **Street/Road Fund (millage)**
- ✓ **Marina Fund (enterprise)**
- ✓ **Sewer Fund (enterprise)**
- ✓ **Property Tax Millage Rate for 2024**
- **Special Rev Fund**
 - restricted grants/donations for specified projects; some GF match
- **TIS Program**
 - \$12,000 GF to fund township share of TIS (was \$16K)
- **Campground Fund**
 - revenues: registrations; \$16K - \$10K/yr GF payback)
- **Lighthouse Fund**
 - revenues: tour donations
- **Reserve Fund \$75K=> 6 mos budget by 2029)**



General Fund

- **Revenues: \$396,674**
 - Property Taxes: \$301,879
 - Local Revenues: \$13,300
 - Intergovernmental: \$48,400
 - Interest and Rents: \$24,295
 - Other Revenues: \$8,800
- **After expenses carryover funds into FY26/27: \$207,172**



General Fund

- **Expenses: \$394,914**
 - **General Township: \$302,930**
 - **Governing Responsibilities, Elected Officials, Board of Review, Assessing, Elections, Building and Grounds, Cemetery**
 - **Community and Economic Development: \$91,984***
 - **Planning, Zoning, Parks and Recreation**
- **Net Revenues: \$1,759.44**

* We will discuss with you, likely in 2026, a funding plan to increase Parks and Recreation revenues without any increase in taxes.



Parks Capital Improvement Plan

ST JAMES TOWNSHIP PARK'S CAPITAL IMPROVEMENT PLAN						
Park/Description	Priority	CY2024	CY2025	CY2026	CY2027	CY2028+
Harbor Waterfront Parks						
Dredging Marina North, Marina South, Harbor	TBD	Floating dock at fuel pier?				
Harbor Walk Benches	2	\$10K Co Parks Grant cont	\$10K Co Parks Grant cont	\$10K Co Parks Grant cont		
Pocket Gardens What repair? (What numbers? Reuse mat'l)	2					
Fishing Pier Considering locations, fish cleaning station, coordinate with Wildlife Club/Tribal & DNR fisheries	1	Confirm Location; Seek GLFTF & Tribal Grant	Continue work			
Town Beach / Gillespie+Wojan* F&V contract to create master plan and seek out grants to modernize enlarged park	1	\$15,000 contract executed for the MP (\$9.5K) and grant writing (\$5.5K)	Improve parks	Continue to improve parks		
LaFreniere Park Place sign and vegetation	2	Develop vegetation plan	Cvx Co Parks Gr for sign & veget.			
BI Municipal South Marina TBD	3					
Harbor View Park => Native American Name Add trees/landscaping, add island Christmas Tree, Synthetic ice skating rink, fire pits, igloos, interpretive signs	3		Seek grant Improve park	Continue to improve park		

BI Municipal North Marina North Dredging if needed, floating dock at gas dock, new docks, bubbler system, boat washing station, shore protection	2	Hire Consultant to Prepare Prelim Engineering; Grant Investigation/ Writing	Complete Final Design; Develop Bid Package; Bid and Work	Major Work		
Proposed Trail (TBD) Trail name? Lilacs for screening (owner appr); future trail	2	Plant lilacs	Build trail with volunteers**			
Lighthouse Park Create vegetation plan, native grasses/pollinator (etc.) to improve lawn & buffer at east prop line	2	Fill in holes. Develop vegetation plan				
Gull Harbor Natural Area Add 3 signs, 7 boulders (@2), 2 benches, viewing platform	1	CCCF Grant Appl for \$7.5K on 3/1/24				
Community Parks						
St James Township Campground Prop Bath House; Likely site of PFN (west most prop line)	4	Plan/place needed signs (find)				Bathhouse grant
Great Blue Heron Trail Birding/night sky with trail, small sign	1	Build trail w/ volunteers** Add signs				
Sunset Trail North; Sunset Trail South Either PFN landing site or Open to public via small signs/trail	1	Build 2 trails with volunteers** Add signs				
*Note: Purchase of Lot 52 is within FY23/24 Budget	1					
**Will need to rent chipper						

Parks Capital Improvement Plan





Street/Road Fund

- **Revenues: \$212,737**
 - Property Taxes: \$212,597
 - Interest: \$140
- **Expenses: \$72,761**
 - Sidewalks/Bike Path: \$100
 - Streets/Roads: \$58,161
 - Street Lighting: \$14,500
- **Net Revenues: \$139,976**
- **Carryover funds into
FY25/26: \$495,095**

Roads Capital Improvement Plan

ST JAMES TOWNSHIP CAPITAL IMPROVEMENT PLAN				
ROADS/PARKING				CY2025/2026
EB Wojan Park & Main St Extension	F&V	MNRTF/Twp Match	\$50,000	\$50,000
Freesoil: Rubblize & new approach, paving, sidewalk replacement	CCRC	Twp Street/Road Fund	\$180,000	\$180,000
Maple Street: Pave		Priv Funds 90%; Twp Match 10%	\$120,000	\$120,000
Existing/Proposed Bike Path to Sunset Beach Resurface ex path, build new path, bike path landing area; Add critical dunes interpretive signage (at Pavilion?)	F&V	Preliminary Engineering underway (\$17.9K) Seek out grant Grade trail in 2026; Pave in 2026, place amenities		
Parking Improvements	Parking continues to be considered			
Govt Center Parking Lot	F&V	Community Devel Grt	\$170,000	\$170,000
Marina South Parking				
Forest St Off-Rd Parking				
Kings Hwy Off-Rd Parking				
Traffic Pattern Improvement				
Main St (Bonner to Forest: 1 Way) Right Turn Only off Boat Dock	F&V: Permission of CCRC	Twp Street/Road Fund	\$5,000	\$5,000
Temporary No Parking	Need Temp TCO			
Totals			\$525,000	\$525,000

Roads Capital Improvement Plan





Marina Budget

- **Revenues: \$297,860**
 - Slip Fees: \$185,000
 - Fuel Fees: \$110,000
 - Other: \$2,860
- **Expenses: \$319,055**
 - Payroll: \$139,994
 - Fuel Purchase: \$85,893
 - Other: \$94,107
- **Net Revenues: (\$21,195)**
- **Carryover for FY25/26: \$112,560**

We have started to plan for the replacement of the docks at Marina North

Sewer Budget

- **Revenues: \$51,300**
 - User Fees: \$51,200
 - Interest: \$100
- **Expenses: \$29,499**
 - Payroll: \$17,042
 - Other: \$12,457
- **Net Revenues: \$21,801**
- **Carryover for FY25/26: \$90,145**
- **Sewer Capital Improvement Fund: \$24,540**

Capital Improvements TBD



Proposed Millages to Support Township Budget

Tax Source	Purpose of Millage	Voted Mills	12/1/23 Levy	Next Vote	Renewal Recommendation
Charlevoix Co	Allocation to SJ Twp	1.0000	0.9903	Aug 2027	
Voted	Operational	3.2500	3.2000	Aug 2024	3.2500
Voted	Roads	2.0000	2.0000	Aug 2026	

Proposed Millages to Support other Island Entities

Tax Source	Purpose of Millage	Voted Mills	12/1/23 Levy	Next Vote	Renewal Recommendation
Voted	BI Airport	1.0000	0.9903	Aug 2024	1.0000
Voted	BI EMS	3.0000	2.9000	Aug 2024	3.0000
Voted	BI Fire Department	1.0000	1.0000	Aug 2026	
Voted	BI Rural Health Center	2.0000	2.0000	Aug 2026	
Voted	Transfer Station	1.7500	1.7330	Aug 2024	1.7500
Voted	BI Historical Society	0.2500	0.2475	Aug 2024	0.2500

1. Taxpayers pay 0.9707 mills for the County Road millage (renewal election Aug 2024; Proposal to pave portion of East Side Dr.)
2. Taxpayers pay 0.1466 mills for the County Recycling millage (this pays for hauling recycling from Island to mainland)
3. BI District Library/BI Schools report out their proposed millages separate from SJ Twp

Public Input, Special Board Meeting

Public Comments

Adjourn Public Hearing

Open Special Board Meeting



Approvals, Input, Adjournment

Draft Motion and Resolution to approve:

- the capital improvement plans as outlined/discussed (Motion)
- The draft resolution to increase each Township Board Trustee (2 positions) salary by \$500 each
- the proposed FY2024/2025 budget (Resolution)
- the millages including those proposed for the August 2024 ballot (Same Resolution)
 - 4.2500 mills for Township operations
 - 2.0000 mills for Township roads (may go through Headlee reduction)
 - 1.0000 mills for BI Airport
 - 3.0000 mills for BIEMS
 - 1.0000 mills for BI FD (may go through Headlee reduction)
 - 2.0000 mills for BI RHC (may go through Headlee reduction)
 - 1.7500 mills for Transfer Station
 - 0.2500 mills for BI Historical Society

Public Comments

Approve Motion and Resolution

Adjourn Special Board Meeting