

WHITE PIGEON TOWNSHIP
RESOLUTION FOR THE FULL TERMINATION OF FARMLAND DEVELOPMENT
AGREEMENT #2025-1

Minutes of a regular meeting of the Township Board for Township of White Pigeon, St. Joseph County, Michigan held on May 7, 2025 at 6:00 p.m. local time at the Township Hall in the Township of White Pigeon, Michigan.

PRESENT: Trospen, Pletcher, Casada, Snook, Kroupa.

ABSENT: None

The following resolution was offered by: Pletcher and supported by Trospen.

WHEREAS, a Farmland Development Rights Agreement 75-6506-123167 ("Agreement"), attached as Exhibit "A", was entered into between the township and Dallas Wyne Sigler under PA 116 1974.

WHEREAS, Dallas Wayne Sigler has requested that the parcel be released from the Agreement by filing an Application for Termination of Farmland Development Rights Agreement with the Michigan Department of Agriculture and Rural Development.

WHEREAS, Pursuant to MCLA 324.36111a(7), the Township Board has reviewed and evaluated the request to terminate the Agreement and has determined the economic viability of the affected farming operation and in so doing has considered the following statutory factors:

1. Estimating crop, livestock, or product value of the farmland using locally accepted production methods and local United States department of agriculture yield capabilities for the specific soil types and average price for crop, livestock, or product over the past five years.
2. Adding average yearly property tax credits afforded by the development rights agreement over the immediately preceding 5-year period.

3. Subtracting estimated expenses directly attributed to the production of the crop, livestock, or product, including, but not limited to, seed fertilizer insecticide, building and machinery repair, drying, trucking, and property taxes.
4. Subtracting the estimated cost of the operator's labor and management time at rates established by the United States department of agriculture for "all labor", Great Lakes area, as published in the United States department labor reports.
5. Subtracting typical capital replacement cost per acre of nonland assets using a useful life depreciation rate for comparable farming operations.
6. "Economic viability" means the cash flow returning to the farm operation is positive

NOW, THEREFORE, BE IT RESOLVED that the Township Board finds that the Farmland is no longer Economically Viable.

IT IS FURTHER RESOLVED that the Township Board hereby approves the request to terminate the Agreement and relinquish the property described in Exhibit "A".

IT IS FIURTHER RESOLVED that the Township Clerk is hereby directed to transmit certified copies of this resolution to the Dallas Wayne Singler and to the Michigan Department of Agriculture and Rural Development- Farmland and Open Space Preservation Office.

YES: Trosper, Pletcher, Casada, Snook, Kroupa.

NAYS: None.

ABSENT: None.

RESOLUTION DECLARED ADOPTED: May 7, 2025

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of this resolution adopted at a regular meeting of the Board of the Township of White Pigeon, St. Joseph County, Michigan held on May 7, 2025, the original of which is in the official proceedings of the Township Board.

A handwritten signature in cursive script, reading "Lacie Pletcher". The signature is written in dark ink and is positioned above the printed name.

Lacie Pletcher, Township Clerk

Exhibit A

Property located in the Township of White Pigeon, County of St. Joseph, State of Michigan.

Part of the N 1/2 of N 1/2 of Sec 21, desc as beg at the N 1/4 post of said Sec 21, th E along the N line of said sec, 1037.05 ft to existing c/l of Marl Lake Rd, th S 22deg18' E along said c/l 857.44 ft, th S 88deg23'5" W 166 ft, th S 2deg32'35" E 518.57 ft to S line of N 1/2 of N 1/2 of said sec, th W along the last desc line, 2659.69 ft to existing c/l of Stevenson Drain, the last desc point being 1215.71 ft E of W line of said sec, th N 33deg37'35" W along said c/l, 1580.5 ft from the NW corner of said sec, th E along N line of said sec, 2315.53 ft to POB, EXC all that part of NE 1/4 of Sec 21, desc as comm at the N 1/4 corner of said Sec 21, which is POB of this desc, and running th S 89deg59'48" E along sec line as monumented, 90.00 ft, th S 00deg07'40" W 1315.93 ft to an iron bar, th N 89deg59'18" W along the 1/2-1/4 line as monumented, 90.00 ft to an iron bar, th N 00deg07'40" E along 1/4 line, 1315.92 ft to POB; ALSO EXC that part of NW 1/4 of said Sec 21 desc as comm at the N 1/4 corner of said Sec 21 and running th S 00deg07'40" W along the 1/4 line, 1315.92 ft, th W along the 1/2-1/4 line, 1437.27 ft to center of Stevenson Drain, th N 33deg37'35" W along center of said drain, 992.66 ft, th N 489.48 ft, th E along N line of said sec, 1990.00 ft to POB. All land in Section 21, T8S, R11W, White Pigeon Township, St. Joseph County, Michigan. (38.27)

NOTICE: This instrument was prepared without examination of the title and from a legal description supplied by a third party. Further, the preparer renders no opinion regarding a) the title to the property; b) the past, present or proposed use of the property; or c) whether any subsequent transfer is in compliance with the Land Division Act, Act No 288 of the Public Acts of 1967, as amended