

WEEKEND COMMERCIAL NEWS

THREERIVERSNEWS.COM

Vol. 126, Issue #13

Saturday, February 8, 2020

\$1.00

City approves tax exemption for new manufacturer

By Robert Tomlinson
Staff Writer

THREE RIVERS — The Three Rivers City Commission approved during its meeting Tuesday a 12-year industrial facilities tax abatement on machinery for TekModo, a new composites manufacturer coming to Three Rivers which specializes in making sheeting products used in the recreational vehicle, trailer and construction industries.

The approval came following a public hearing on the matter, in which TekModo Chief Financial Officer Mark Hatley, Three Rivers Area Chamber of Commerce President Christy Trammell, and Jill Bland from Southwest Michigan First spoke about the company, what they do, and what they would bring to the community.

According to the executive summary of the measure, TekModo, based out of Elkhart, Ind., would receive a 50 percent abatement on taxes over the next 12 years for machinery. The cost of the property improvements is approximately \$9,284,416, and Mayor Tom Lowry said TekModo will only pay 50 percent of what their normal tax bill would've been for the machinery.

TekModo recently purchased the remaining 60 acres available at the Enterprise Industrial Park in 2019



COMMERCIAL-NEWS | ROBERT TOMLINSON

Mark Hatley, Chief Financial Officer of TekModo, a new manufacturer coming to Three Rivers, talks to the Three Rivers City Commission about his company during a public hearing at Tuesday's city commission meeting prior to a vote on an industrial facilities tax exemption for TekModo.

and plan to construct an 84,795-square foot facility, which would house German-sourced laminating equipment utilized for their manufacturing. It is expected to create 48 new jobs.

"We decided we want to build a

new facility on a nice, new piece of property where we can build a campus and expand and grow our business," Hatley said. "We found Three Rivers and found the people to be lovely and very inviting, found a great piece of property, and decided this was the place we wanted to come. We look to hire from the ranks of the folks who live in and around Three Rivers and build out our campus."

Bland said the city, with the abatement, would still receive an increase of \$43,542 per year in taxes, and schools would get a \$53,000 increase in new taxes generated from the facility. Trammell said TekModo is also looking to work with schools and the Career and Technical Education program to give opportunities to students.

Discussion was had among the commissioners prior to the vote about whether or not the exemption should be for 12 years or six years, which has been customary for most new businesses of the sort. Lowry and Third District Commissioner Chris Abel, while in favor and welcoming of TekModo, advocated for only a six-year exemption to stay "consistent" with prior practice, while the other commissioners agreed with a 12-year exemption because of the growth and jobs TekModo would bring.

See CITY, page 3



William Allen Baltz

Listed on the swimming Wall of Fame at Oakland University where she competed in college, Kerry McClain teaches a masters swim class at HealthTrac.

Making Health and Fitness a "Way of Life": Part One

By William Allen Baltz

HealthTrac personal trainer Kerry McClain discusses her holistic approach to fitness, strength training for women and other topics in this Question and Answer interview with local journalist William Allen Baltz as part of his Women on the Go series. This is Part One of the interview.

Listening to hard rock band AC/DC blast "Thunderstruck" at 5:45 a.m. while Kerry McClain leads cycle class at HealthTrac is, well, quite a trip.

Sporting a deep tan from mountain biking and other outdoor activities, and wearing her customary wide hairband to keep her brunette hair mounded high, she appears and sounds like a warrior leading her troops into battle: "Resistance 13, RPMs over 130, come on, dig in, 30 seconds—20 seconds, ten, five—out of the saddle, take it up, resistance 18, RUN! Seated, surge sprint, resistance 15, 120 and above—arrow sprint 40 seconds, down the ladder, keep those legs fast!"

It's not long before my heart rate is off the charts and sweat is rolling off me like a waterfall. On comes Flo Rida at high volume—"Oh, oh, sometimes I get a feeling, yeah, I get a feeling that I never, never, never had before, no, no!" My thoughts precisely.

I glance up, my eyes stinging from salt, to see her muscular legs pumping like bronze pistons. Cephalic veins on her rounded biceps bulge. "Flat road, resistance nine, max out, 150 RPMs, 60 seconds, come on, cyclers, let's go, push it! 30 down 30 to go!"

Whatever thoughts were rattling around in my head at the start of class are long gone. At the moment, my only goal is to stay with her. "Don't back off!" she commands above the raucous sound of 70s pop band Kiss blasting away. Kerry's objective is not merely to give us a good cardio workout. Her drills are designed to increase and train our cadence, improving our cycling efficiency so we can ultimately pedal longer and faster while placing less strain on leg muscles with each stroke.

Few people, though, will rise this early to brave the fickle weather only to be jarred out of their senses by heavy metal and high-intensity super spins—all before 6 a.m. And yet, that's exactly what this small band of loyal cyclers does every week. The draw, of course, is Kerry McClain herself. Calm and cool on the gym floor while training clients, in cycle class you experience her power unleashed—a hurricane force that sweeps you up and drives you on.

It's another day, and due to a cancellation Kerry fits me into her busy schedule for a personal training session.

"Let's see you do a pushup," she says to start things off. I typically perform at least 100 pushups daily—so no big deal, right?

"Now do one," she says after adjusting my arms, chest, legs and feet—basically re-positioning and aligning my entire body. I was fortunate to complete fifteen in a row, straining at the end. "Quality over quantity," she says with a slight grin, then returns to the task at hand.

Trust me—there is a clean and jerk, and there is a Kerry-certified clean and jerk. The same goes

See MCCLAIN, page 7

County approves Property Assessed Clean Energy financing program

By Robert Tomlinson
Staff Writer

CENTREVILLE — The St. Joseph County Board of Commissioners approved a resolution to establish a Property Assessed Clean Energy (PACE) financing program district in St. Joseph County during its meeting Tuesday.

The unanimous approval followed a public hearing on the program. PACE financing, according to Lean and Green Michigan, the statewide administrator for the program, is a long-term financing mechanism available to commercial and industrial property owners to make their buildings more energy efficient as part of the Property Assessed

Clean Energy Act of 2010 in Michigan. The program is currently servicing 43 local governments, 25 counties and 18 cities and townships, representing 71 percent of the population of Michigan.

Projects that would qualify for PACE financing include retrofits, "gut rehabs," new construction and refinancing, and upgrades that would be covered include energy efficiency upgrades, water efficiency upgrades, and renewable energy upgrades.

The potential project that would benefit from PACE funding—and the reason a PACE funding district was being considered in the first place—is the Gardens of Three Rivers, a licensed assisted living and memory care facility that would



COMMERCIAL-NEWS | ROBERT TOMLINSON

Bob Storen, president of Allison Financial of Bloomfield Hills, Mich. and the developer of a potential Property Assessed Clean Energy (PACE) program-financed project in Fabius Township, discusses the potential project, a licensed assisted living and memory care facility on Broadway Road, and how PACE funding would help the project during the St. Joseph County Board of Commissioners meeting Tuesday.

See COUNTY, page 3

Are you invested properly?
Get a second opinion.

Brigitte Romanelli
Financial Advisor
186 South Grand St
Schoolcraft, MI 49087

Member SIPC

Edward Jones
MAKING SENSE OF INVESTING

brigitte.romanelli@edwardjones.com
269-718-5394

Apples & Oranges Are Not The Same...
Hearing Aid Providers Are Not The Same.

We Provide:

- Dedicated Full Service and will match anyone's price Apples for Apples
- 2 Yr. Standard Warranty on mainline products
- Doctor of Audiology on staff
- 61 Years of continuous service

A division of Acoustic Audio Hearing Service

AUDIBEL®
American. Hearing. Excellence.™

269.273.7237

1114 W. Michigan Avenue Suite 6 Three Rivers, MI 49093



Primary ballots found on road in Florence Township

By Robert Tomlinson
Staff Writer

FLORENCE TOWNSHIP — Tabulator machines for the March presidential primary election will be “reprogrammed” in St. Joseph County for security purposes following an incident with ballots found on a road in Florence Township.

According to a press release from the St. Joseph County Clerk’s Office, ballots for the March 10 primary were supposed to be delivered to Florence Township clerk Allissa Bowers on Tuesday, Jan. 21. However, on Wednesday, Jan. 29, Bowers informed the County Clerk’s office that the township did not have the ballots.

New ballots were “reordered immediately,” according to the release, and delivered the next day. According to the release, there were “no security concerns” at first about the original missing ballots, because the ballots were “believed to have been incinerated.” Oswald clarified in an interview with the Commercial-News Wednesday that Bowers told her originally someone brought them in her

house, which doubles as her office, and were “accidentally burned with the trash.”

On Monday, Feb. 3, the Clerk’s Office was notified by a local resident of ballots found on a road in Florence Township. Wednesday, Oswald said those ballots were the ballots originally supposed to be delivered to the township on Jan. 21. Bowers confirmed to the Commercial-News Wednesday the township has received the re-ordered ballots from Jan. 29.

Oswald said how the original ballots ended up on the road in the first place is currently under investigation by Michigan State Police.

Because not all of the original ballots were accounted for, Oswald will be “reprogramming” the tabulators for the March 10 election for security purposes. According to the release, there is “no chance” of the original missing ballots going through the tabulators during the election.

Robert Tomlinson can be reached at 279-7488 ext. 23 or robert@threeriversnews.com.

MCCLAIN

Continued from page 1

for pull-ups, dips, squats and every other exercise she teaches.

For more than 20 years, Kerry has made it her life’s work to help people become strong, fit and healthy. Her approach is proven, her motto is “no excuses” and she is booked solid with clients ranging from newbies to accomplished athletes.

Her credentials are as impressive as her lean, muscular physique. On paper, she is 49 years old. Biologically speaking, you can shave 10 off that figure—at least. Last June I saw her compete in the Independence Games at the Pit Fitness Ranch in Three Rivers where she and her teammate took first place in the masters division. I was blown away by her astonishing strength, agility, speed—and sheer grit.

She holds a master’s degree in exercise science from Oakland University is listed on the Wall of Fame at her college for swimming and has competed in numerous races including Ironman Florida held in Panama City, a qualifying competition for the World Championship in Hawaii.

There is a spot at HealthTrac well stocked with an array of resistance bands, jump ropes, medicine balls and other equipment dubbed “Kerry’s Corner” by her regular clients because, essentially, that’s what it is. Something feels amiss when she is not present putting clients through a multitude of exercises, many of her own invention.

Does she push and coach her clients to excel? Yes. No doubt about it, her training sessions are designed to get results.

She listens more than talks. Her instruction and advice are clear, concise and grounded in both years of experience and current research. But pinning down the active mother, wife, athlete and coach for an interview is challenging. Each day she rises early and heads to CrossFit, or into her barn-turned-gym, or to HealthTrac to swim laps. Then it’s off to train clients. After that, she mainly tends to family matters, including the needs of her two beloved Labrador Retrievers, Guinness and Miles.

William Allen Baltz: You’re in phenomenal shape. How long have you been an athlete?

Kerry McClain: I’ve been into sports all my life. I began swimming at age eight. Swimming was my main sport in high

school and college. After that, I competed in triathlons, including Ironman. Once I started a family, training for triathlons was too much. I wanted to be there for my children, Hadley and Jack. So, I’m content working out. I’ve discovered CrossFit, which has expanded my knowledge and satisfies the competitive nature in me. My daughter and I compete at CrossFit. How cool is that!

WAB: You hold a masters degree in exercise science from Oakland University in Michigan. The brochure says it is an interdisciplinary program emphasizing the role of exercise in health improvement and in the prevention of chronic degenerative diseases. What did your program entail?

KM: I studied human anatomy, physiology, kinesiology—that’s human motion analysis—statistics and other basic subjects. From there I went on to more advanced coursework in biomechanics, nutrition and diagnostic testing and prescription. I took the wellness track, and had clinical physical therapy in my internships, too.

WAB: Sounds rigorous.

KM: It was—and is. There’s always a lot to learn. Fitness is continually evolving. It’s a science and I aim to stay up with the latest developments.

WAB: You’ve said you take a holistic approach to fitness. What does that mean?

KM: A holistic approach means treating the mind and the body as an integrated whole. Some people never develop healthy habits, others go in spurts, still others get fit for short-term goals and then fall off. On the other hand, a holistic approach to fitness is a life-long commitment. It encompasses a range of healthy activities, attitudes and choices central to wellness and mental well being. I believe the ultimate goal is to live a long, healthy life—to make the very most out of every day.

WAB: So, you’re talking about getting into a healthy routine.

KM: Yes, but even more than that. You create a healthy routine and a healthy rhythm that extends to all facets of your life. By fitness, I am not simply talking about going to the gym to workout or attend exercise classes. I am talking about a mindset, a way of life that connects, strengthens and heals the mind and body.

WAB: A contemporary philosopher, Joseph Campbell, made the observation

that what people are seeking is not so much the meaning of life, but the experience of aliveness—the rapture of being alive, as he described it.

KM: Yes, embracing fitness as a lifestyle definitely gives you the experience of being fully alive, in touch with yourself and everything around you.

WAB: People seek your help for different reasons—to train for a triathlon, lose weight, get off medications, become stronger, improve their mobility, goals like that. All well and good. Are there goals that apply to everyone?

KM: Yes. Goal number one is making a life-long commitment to fitness, and recognizing once and for all there are no quick fixes, no half measures or cutting corners. Other universal goals are eating healthy nutritious meals, drinking lots of water, monitoring your vital statistics and keeping them within healthy ranges, implementing an ongoing workout program that includes cardio and strength training, improving flexibility and balance, setting fitness goals that are specific and measurable within realistic time frames, and focusing more on developing healthy habits and routines rather than on dropping a dress size or fixating on what the scale says at any given moment. Those things will take care of themselves. Getting a good night sleep—between seven and nine hours for healthy adults—and reducing stress is vital, too.

WAB: Let’s face it, reducing stress is easier said than done.

KM: Stress often stems from a feeling you’re not in control, you’re being bounced around by events. You can’t control a lot of things—but you can control your response to them. Ultimately, you are in charge of how you respond to events and situations. When you stop to think about it, that’s a very empowering thought.

WAB: How soon can a new client of yours expect to see results?

KM: I’m not a miracle worker. A person can’t see me for an hour once a week and expect to see vast improvement without sticking to a program. They need to put in the required effort between sessions. I’ll give them a roadmap and help. It’s their responsibility to follow it.

Part Two of William Allen Baltz’s interview with Kerry McClain will appear in an upcoming edition of the Three Rivers Commercial-News.

SEMCO ENERGY ASKS CUSTOMERS TO KEEP METERS CLEAR OF SNOW AND ICE

During the winter, here are a few ways to help protect gas meter equipment and gas appliances to avoid a potentially hazardous situation or service disruption:

- Clean and repair leaky seams in your gutters and downspouts to prevent melting snow and ice from building up on the gas meter or pressure regulator.
- Never allow snow to cover your natural gas meter or its pressure regulator or block your appliance exhaust vents.
- Please use caution when shoveling snow, plowing or snow blowing to avoid piling snow against the natural gas meter, regulator or appliance vents.
- Clear a path to the meter free from snow and ice for easy access.
- Remove soft snow build-up gently, using only a broom or your hand rather than a shovel that could damage the meter.
- Do not try to remove ice or frozen snow from the natural gas meter pressure regulator or piping. If you find your meter or pressure regulator covered in ice or frozen snow, do not attempt to remove the ice or use de-icer. Contact SEMCO ENERGY Gas Company, toll free, at 1 800 624 2019.

SEMCO ENERGY
GAS COMPANY

TIME TO RAISE THE CURTAIN

AMERICA’S BAND
The Beach Boys
12 SIDES OF SUMMER
FRIDAY, FEBRUARY 28

LARRY THE CABLE GUY
REMAIN SEATED
FRIDAY, MARCH 13

JAKE OWEN
FRIDAY, MARCH 27

TICKETS ON-SALE NOW
at the FireKeepers Box Office or FireKeepersCasino.com.

TIME TO GET YOUR **VEGAS ON™** **FIREKEEPERS**
CASINO • HOTEL
BATTLE CREEK

I-94 to Exit 104 | 11177 Michigan Avenue | Battle Creek, MI 49014
Must be 21 or older. Tickets based on availability. Schedule subject to change.

PERMANENT METAL ROOFING

American Metal Roofs

25 HOMES NEEDED!
FOR NATIONAL TV PROMOTION!

Today’s Homeowner
with Danny Lipford

SHOWCASE HOME DISCOUNTS AVAILABLE!
*NOT A FREE ROOF OFFER

CALL TODAY!
844-METAL-ROOFS
844-638-2576

For Details Visit:
AmericanMetalRoofs.com/TV

OBITUARIES



JUNE A. STUBY

June A. Stuby, 92 of Centreville, passed away Friday, February 7, 2020 at Birch Meadows in Three Rivers. She was born in Sherman Township on June 17, 1927, a daughter of Albert and Nettie (Mingus)

Pagels. June graduated from Sturgis High School in 1945, and then attended Beauty Academy in Battle Creek for 2 years. On May 9, 1953, she married Carl J. Stuby in Sherman Township; he preceded her in death on November 13, 2015.

June owned her own Beauty Shop in Centreville for a few years. After marrying Carl, she continued working out of her home. She was a 15-year 4-H leader for the Prairie Schooners. June was a member of the Centreville Band Boosters, St. Paul’s Lutheran Ladies Association, and Lockport Women’s Club. June loved to knit, crochet, sew, garden, and do lots of arts and crafts. She adored her

grandchildren, always going to their sporting events and band concerts. She was an avid sports fan and loved going to the Centreville High School Basketball games.

June is survived by children Ron Stuby, Centreville, Christine (Brad) Hartong, Centreville, and Gary (Karen) Stuby, Ft. Wayne; grandchildren Jason (Heather) Hartong, Adam (Veronica) Hartong, Cheryl (Eric) Byler, Joy Hartong, Joel (Jessica) Hartong, Aaron (Marie) Hartong, Rebecca (Joel) Rouch, Jill (Jason) Gibson, Kim (Danny) Roller, and Ben (Elizabeth) Stuby; 28 great-grandchildren; and sister-in-law Kathleen Pagels Studeman.

She was preceded in death by her parents, husband, and siblings Harold (Lovada) Pagels, Lawrence Pagels, Leslie (Ella) Pagels, Dorothy Pagels, and Eleanor (Frederick) Marvin.

Relatives and friends will be received Monday from 4-8 p.m. at Eley Funeral Home, Centreville where religious services will be held on Tuesday at 11 a.m. with Pastor David Grimm, St. Paul’s Lutheran Church, officiating. Interment will follow at Prairie River Cemetery, Centreville.

Memorial contributions can be made to the Centreville Band, St. Paul’s Lutheran Church (Centreville), or Birch Meadows AFC.

Postle Aluminum Company

A leading manufacturer and distributor of aluminum extrusions is seeking several key positions for its Cassopolis, MI facilities:

- Die Tech/Correctors, 2nd and 3rd shifts
- Maintenance Techs, 2nd and 3rd shifts
- Experienced Supervisors

Postle offers highly competitive wages and an excellent benefit package (Medical, Dental, Vision, and 401k plan with company match).

Apply in person at 201 N. Edwards St. Cassopolis, MI 49031, apply online at www.postledistributors.com and click on Employment, or send resume to HR@postledistributors.com

Michiana Rotational Molding,

located in Constantine’s industrial park, is now taking applications for machine operators and secondary personnel for our rotational molding operation. Currently hiring for all shifts. Experience is preferred but will train reliable and hardworking individuals. Starting pay ranges from \$14.00-\$17.00 per hour depending on position and experience. Health, Dental, and Vision insurance provided after initial trial period. Please visit our plant at 950 Industrial Drive, Constantine Mi. Monday through Friday.