

City Council

200 North Lake Street
Cadillac, Michigan 49601
Phone (231) 775-0181
Fax (231) 775-8755



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Tiyi Schippers
John P. Meinhardt
Matt Wohlfeill

RESOLUTION NO. _____

2017

BUSINESS IMPROVEMENT DISTRICT
PUBLIC PARKING LOT SPECIAL ASSESSMENT RESOLUTION NO. 3

Minutes of a Regular Meeting of the City Council of the City of Cadillac, held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on May 15, 2017, at 6:00 p.m.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

WHEREAS, the City Assessor has prepared a special assessment roll for the purpose of defraying the cost of the continued operation and maintenance of certain downtown, off-street parking lots (the "Parking Lot Improvements") against the properties specially benefited by the Parking Lot Improvements, and the same has been presented to the Council and is attached hereto as **Exhibit A**; and

WHEREAS, the City Council wishes to proceed with conducting a public hearing on the Parking Lot Improvements, the special assessment district, and the special assessment roll.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The special assessment roll shall be filed in the office of the City Clerk for public examination along with the report prepared by the City Manager pursuant to Section 34-4 of Chapter 34 of the Cadillac City Code and shall be open to public inspection for a period of seven (7) days before the hearing hereinafter provided for.

2. The City Council shall meet at the Cadillac Municipal Complex, Council Chambers, 200 Lake Street, Cadillac, Michigan, at 6:00 p.m. on June 5, 2017, for the purpose of hearing all persons interested in the Parking Lot Improvements and the special assessment roll, reviewing the special assessment roll, and finally determining the necessity of the Parking Lot Improvements and the composition of the district.

3. The City Clerk is directed to publish the notice of the hearing once in the *Cadillac News*, a newspaper of general circulation in the City of Cadillac, not less than ten (10) days prior to the date of the hearing and shall further cause notice of the hearing to be sent by first class mail to each owner of or person in interest in property subject to assessment as indicated by the records in the City Assessor's office as shown on the current assessment rolls of the City, at least ten (10) days before the time of the hearing, said notice to be mailed to the addresses shown on the current assessment rolls of the City.

4. The notice of the hearing to be published and mailed shall be in substantially the following form:

NOTICE OF SPECIAL ASSESSMENT HEARING

**City of Cadillac
County of Wexford, Michigan**

TAKE NOTICE that the City Council of the City of Cadillac, Wexford County, Michigan, has determined it to be necessary to defray the cost of the following public improvements in the City of Cadillac by assessing the cost against a special assessment district:

Operation and maintenance of various downtown off-street parking lots situated in the area described as follows, to-wit:

All of Blocks "A", "B", "C", "D", "H", "L", "K", "1", "2", "4", "5", "14", Lots 4-6 Block "3", Lots 1-7 Block "E", Lot 1-9 Block "6", Lots 7-12 Block "13", and Lots 1-6 Block "21", Block "G" Lying Easterly Of Lake Street, Mitchell's Revised Plat of Clam Lake, (now the City of Cadillac), Wexford County, Michigan.

AND

All of J. Cummer & Son's Subdivision of Block "F", Mitchells Revised Plat of The City Of Cadillac, Wexford County, Michigan.

AND

That part of the abandoned Grand Rapids Railroad Right-of-Way in Section 4, Town 21 North, Range 9 West and Section 33, Town 22 North, Range 9 West, City Of Cadillac, Wexford County, Michigan, Lying North of Ann Arbor Railroad Right-of-Way and South of a line 200 feet North of the North Right-of-Way Line of West Pine Street.

AND

Part of Outlot 7 Com. at SW Corner of S. Mitchell & Chapin, S 225', W 125', N 100', W 193' M/L To Grand Rapids Railroad Right-of-Way, N'ly Along RR Right-of-Way to Chapin Street Right-of-Way, E to Pt of Beginning & that part of Outlot 9 Lying South of Chapin Street & W of Grand Rapids Railroad & E of the Ann Arbor Railroad, Mitchell's Revised Plat of Village of Clam Lake, Now City Of Cadillac, Wexford County, Michigan.

TAKE FURTHER NOTICE that the City Council has caused a report concerning the parking lot operations and maintenance to be prepared, which report includes an analysis of the estimated cost of the proposed parking lot operation and maintenance;

plans, profiles and specifications; the extent of the project and boundaries of the special assessment district; the number of installments in which assessments may be paid; and other pertinent information. The City Council has caused a special assessment roll to be prepared, and the report and special assessment roll are on file in the office of the City Clerk and are available for public examination.

TAKE FURTHER NOTICE that the City Council will meet on June 5, 2017 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, for the purpose of hearing interested persons on the funding of such project, finally determining the necessity and the composition of said district, and reviewing the special assessment roll.

TAKE FURTHER NOTICE that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal if an appeal should be desired. A property owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance by letter delivered to the City Clerk by the time and date of the hearing and his or her personal appearance shall not be required. The property owner or any person having an interest in the property subject to the proposed special assessments may file written appeal of the special assessment with the State Tax Tribunal within thirty (30) days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

The City of Cadillac complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at least three (3) business days prior to any such meeting.

Sandra Wasson, City Clerk
Cadillac Municipal Complex
200 Lake Street
Cadillac, Michigan 49601
Telephone No: (231) 775-0181

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be and the same hereby are rescinded.

AYES: Councilpersons _____

NAYS: Councilpersons _____

Sandra Wasson, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Cadillac, Michigan, Wexford County, at a Regular Meeting held on the 15th day of May, 2017, and that public notice of said meeting was given as required by Public Act 267 of Public Acts of 1976, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

Sandra Wasson, City Clerk
Cadillac Municipal Complex
200 Lake Street
Cadillac, Michigan 49601
Telephone No: (231) 775-0181

EXHIBIT A
SPECIAL ASSESSMENT ROLL

Business Address	Business Name	Property Owner	Total 5-Yr Assessment
101 E. Harris	Northwoods/Sandy's Jewelry	William McNitt Trust	\$9,471.60
101 S. Mitchell	Serendipity	Covenant Capital Inc	\$3,664.65
102 S. Mitchell	Lakeside Title	City Park Professional Building	\$5,776.40
103-105 N. Mitchell	Huntington Bank	Citizens Bank	\$4,079.45
105-109 S. Mitchell	RJ Grant's	Rick & Tammy Grant	\$3,514.40
106 S. Mitchell	Clam Lake Beer Company	Assured Investments LLC	\$5,980.20
106-108 N. Mitchell	Cadillac Family Pharmacy	B & L United LLC	\$1,453.40
107 N. Mitchell	Patterson's Flowers	Ridges & Dashes LLC	\$4,796.90
108 S. Mitchell	Advance Realty	Edward & Carol Coe-Vokes	\$2,591.40
108 Beech Street	Salon 108	Donald & Patricia Clous	\$1,249.60
109-113 N. Mitchell	Better than a Pawn Shop	Lee Brown	\$5,377.20
110 N. Mitchell	Vacant	Denison, James R.	\$3,119.60
110 S. Mitchell	Heart to Heart Flowers	Keithy & Theresa Cottier	\$1,339.15
111 N. Shelby	(former Chaos Salon)	Ronald & Tracey Kanouse	\$516.75
111 S. Mitchell	The Sweet Shop	Janeen Russell	\$2,103.75
112 Beech	Mitchell Investment Advisors	Beech Street Investments LLC	\$665.05
112 N. Mitchell	Simply Delightful	Delightful Properties LLC	\$2,957.30
112 S. Mitchell	Brink's Custom Framing	Early Bird Investments LLC	\$3,077.45
112 Spruce	Vacant	Keith Tianan	\$1,851.10
114 N. Mitchell	Vacant	Kolarevic, Bonnie M Trust	\$907.70
114 S. Mitchell	Vacant	Watterstrong Holdings LLC	\$3,096.65
114 W. Pine	Mercantile Bank	Mercantile Bank of Michigan (ATTN: ACCOUNTING DEPT)	\$2,400.20
114-116 E. Nelson	Genisys Mortgage Professionals	Bruce & Kimberly Meek	\$482.75
115 E. Cass	Fifth Third Bank Drive-Thru	Fifth Third Bank	\$667.25
115 N. Mitchell	Vacant	E-PRISE LLC	\$2,108.95
117 S. Mitchell	Horizon Bookstore	Cadillac 2002, LLC	\$3,547.15
115 W. Cass	City of Cadillac	City of Cadillac	\$537.80
116 N. Mitchell	(former Backyard Buddies)	Lutz & Singer LLC	\$1,530.75
116 S. Mitchell	Scheper's and Hofstra CPA's	116 Mitchell Properties LLC	\$2,496.75
116 W. Harris	Baker College Housing	Baker College of Cadillac	\$5,963.10
116-122 E. Pine	The Book Nook	Kenneth & Cheryl Haysmer	\$3,515.10
117 W. Cass	Cadillac DDA	Cadillac DDA	\$0.00
117-119 N. Mitchell	The Music Station	MKWA LLC	\$4,289.05
117-119 S. Mitchell	(Former Bridal Expressions)	Cadillac 2002, LLC	\$3,547.15
118 S. Mitchell	Cadillac Oasis	Cadillac Area Oasis	\$3,066.65
119 N. Shelby	Cadillac Massage Center	Harmony LLC	\$445.20
120 W. Chapin	Michigan DEQ	Cadillac Downtown Development	\$3,902.10
120 W. Harris	McCurdy, Wotila & Porteous	Parkview LLC	\$4,623.50
120-122 S. Mitchell	Toy Town/Kahvi/Elks	Elks Temple	\$10,169.25
121 N. Mitchell	Post Impressions Salon	Margaret Hines	\$2,505.95

Business Address	Business Name	Property Owner	Total 5-Yr Assessment
121 W. Chapin	David R. Peterson Law Offices	Cadillac Professional Building	\$1,027.15
121-123 S. Mitchell	Fifth Third Bank	Fifth Third Bank	\$2,061.00
123 N. Mitchell	Blick Dillon Insurance	Dale & Joann Suminski	\$2,758.20
124 S. Mitchell	Re/Max Realty	JM Investments LLC	\$2,353.10
126 N. Mitchell	Masonic Temple	Masonic Temple Association	\$9,331.25
126 W. Harris	Parkview Lanes	WDD Property LLC	\$6,245.45
127 W. Cass	AMVETS/After 26	AMVETS Post	\$765.90
128-130 N. Mitchell	Cadillac News	Cadillac Evening News	\$3,979.75
132 W. Harris	Caroll Retirement & Investing	Eastshore Professional Building LLC	\$2,091.10
134 W. Harris	Baird, Cotter & Bishop	Eastshore Professional Building LLC	\$2,814.30
138 W. Harris	Citizens Bank Drive-Thru	Citizens Bank	\$957.90
200 Lake	City Offices	City of Cadillac	\$10,694.80
201 N. Mitchell	Cadillac Visitors Bureau	Old City Hall Investment	\$6,308.25
202-204 S. Mitchell	Cadillac 4 Cinema	Goodrich Quality Theater	\$6,386.10
205 E. Harris	AT&T	Michigan Bell Telephone	\$5,736.35
205 N. Mitchell	Cadillac Institute of Cosmetology	James C. & Dena L. Gregory Trust	\$4,455.25
206 S. Mitchell	Cadillac 4 Cinema	Goodrich Quality Theater	\$6,051.50
207 N. Mitchell	Coffey Insurance Agency	Timothy Coffey	\$924.75
209 N. Mitchell	Che' Bella	LJR Property Management LLC	\$2,098.05
210 N. Mitchell	Opa's Butcher Shop	Hermann Suhs Trust	\$3,229.25
210 S. Mitchell	Roaring 20's Saloon	James & Dawn Feister	\$4,256.65
212 S. Mitchell	Cadillac Printing Company	Cadillac Printing Company	\$1,630.00
213-215 N. Mitchell	(Former Apple Tree Natural Foods)	Thomas & Karen Taylor	\$3,447.35
214 E. Harris	Vacant (Single Family Home)	Kelly McCann	\$1,317.70
214 N. Mitchell	Hermann's European Café	Hermann Suhs Trust	\$6,153.80
214 S. Mitchell	Cadillac Printing Company	Cadillac Printing Company	\$2,586.50
216 S. Mitchell	SpecTec Computers	Jason Specht	\$1,478.20
217-221 N. Mitchell	Apple Tree Natural Foods	Apple Valley Properties LLC	\$4,392.55
218 N. Mitchell	The Attic	218 N Mitchell LLC	\$3,744.25
220 S. Mitchell	Midas Muffler	Donald & Donna Peterson	\$2,191.55
222 N.Lake	Chamber of Commerce	City of Cadillac	\$1,819.80
222 E. Harris	Jacobs Chiropractic	R.E. Jacobs	\$1,071.40
222 N. Mitchell	Vacant	Bigelow Development LLC	\$6,269.20
223 N. Mitchell	Johnson Insurance Agency	CJB Cadillac LLC	\$1,627.90
301-303 N. Mitchell	Sandie's Antiques and Collectibles	Paulos Properties, LLC	\$4,154.85
302 N. Mitchell	Pizza Plus	David & Ann Kennard	\$4,078.75
302 S. Mitchell	Chemical Bank	Chemical Bank	\$1,619.20
304 N. Mitchell	Blue Heron Café	ARDEA Properties LLC	\$2,835.55
305 N. Mitchell	Cadillac Area Compassion Center	Platters LLC	\$1,894.85
307 N. Mitchell	Yoga for Every Body	Brian Fauble	\$1,894.85

Business Address	Business Name	Property Owner	Total 5-Yr Assessment
309 N. Mitchell	New Image Hair Salon	Carol A. Brewster	\$1,949.40
311 N. Mitchell	McClain's Cycle Shop	McLain Management LLC	\$2,211.00
313 N. Mitchell	War Games North	Robert & Tamara Jones	\$2,322.85
315 N. Mitchell	Van Alst Attorneys	Vanford LLC	\$1,144.90
317 N. Mitchell	Vacant	Brian K. Fauble	\$1,220.90
319-329 N. Mitchell	Canfield Auto Brokers	PAKMAK LLC	\$2,448.05
324 N. Mitchell	Peterson's Auto	Peterson Services Inc	\$1,872.90
			\$275,292.65