



City Council Meeting

August 4, 2025 - 6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

This opportunity for public comment provides the public with a chance to make a statement regarding any subject matter. Public comment is not an opportunity to necessarily ask questions or converse with City Staff, Council Members or other meeting attendees. Contact information for Council and staff is available on our website, WWW.CADILLAC-MI.NET, or can be obtained by calling (231) 775-0181. Comment time is limited to 3-minutes, and unused time may not be yielded back or given to someone else to use.

III. PFAS UPDATE

IV. CONSENT AGENDA

All items listed on the consent agenda are considered routine and will be enacted by one motion with roll call vote. There will be no separate discussion of these items unless a Council Member so requests it, in which event the item(s) will be removed from the consent agenda and discussed separately.

IV.A. Minutes From The Regular Meeting Held On July 21, 2025

Documents:

[JULY 21, 2025 CITY COUNCIL MINUTES.PDF](#)

V. PUBLIC HEARINGS

V.A. Public Hearing - Amend FY2026 General Appropriations Ordinance

Public hearing to consider adoption of Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year.

Documents:

[RESOLUTION TO ADOPT ORD AMENDING THE BUDGET
\(201783705.1\).PDF](#)

V.B. Public Hearing - Lakelynn Apartments Brownfield Plan

Documents:

[CITY COUNCIL COMMUNICATION.LAKELYNN APARTMENTS](#)

[BROWNFIELD PLAN APPROVAL.080425.PDF](#)
[RESOLUTION.BF PLAN APPROVAL.CITY COUNCIL.LAKELYNN APARTMENTS.080425.PDF](#)
[BROWNFIELD PLAN.LAKELYNN APARTMENTS.CBRA.062625.PDF](#)

VI. COMMUNICATIONS

VI.A. Street Closure Request - Great Start Collaborative Family Movie Night

Documents:

[GREAT START MOVIE NIGHT_REDACTED.PDF](#)

VI.B. Parade Request - Cadillac Area Public Schools Homecoming

Documents:

[CADILLAC HOMECOMING PARADE_REDACTED.PDF](#)

VI.C. Block Party Request - Hemlock Street

Documents:

[HEMLOCK BLOCK PARTY_REDACTED.PDF](#)

VII. CITY MANAGER'S REPORT

VII.A. Bids And Recommendation Regarding Aldrich Street Improvements Project.

Documents:

[COUNCIL COMMUNICATION - ALDRICH STREET 2025.PDF](#)

VIII. ADOPTION OF ORDINANCES AND RESOLUTIONS

VIII.A. Resolution To Deny Rezoning Of 820 S. Mitchell Street

Documents:

[COUNCIL COMMUNICATION - REZONING DENIAL 820 S MITCHELL ST PACKET.PDF](#)
[CADILLAC - RESOLUTION DENYING REZONING OF 820 S. MITCHELL.PDF](#)

VIII.B. Resolution - Introduce Ordinance To Amend Zoning Ordinance (820 S. Mitchell Street)

Resolution to introduce Ordinance to Amend the Zoning Ordinance to Rezone Property at 820 S. Mitchell Street and set a public hearing for August 18, 2025.

Documents:

[CADILLAC - RESOLUTION TO INTRODUCE 820 MITCHELL REZONING.PDF](#)

IX. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

IX.A. Cadillac West Corridor Improvement Authority

Documents:

[6-12-25 CIA REGULAR MEETING MINUTES.PDF](#)

IX.B. Cadillac Planning Commission

Documents:

[6-23-25 PC MINUTES.PDF](#)

X. PUBLIC COMMENTS

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XI. GOOD OF THE ORDER

XII. ADJOURNMENT

CITY COUNCIL MEETING MINUTES

July 21, 2025

Cadillac City Hall - 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

The meeting was called to order by Mayor Schippers at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Hopkins, Mayor Schippers

Council Absent: Engels, French

Staff Present: Peccia, Roberts, Dietlin, Adams, Waldo, Homier (via Zoom), Agrusa (via Zoom), Wasson

APPROVAL OF AGENDA

2025-164 Approve agenda as amended.

Motion was made by Elenbaas and supported by Hopkins to approve the agenda as amended to add a Resolution Setting a Public Hearing for the Lakelyn Apartments Brownfield Plan under Adoption of Ordinances and Resolutions.

Motion unanimously approved.

PUBLIC COMMENTS

Linda Durant noted it is her understanding that people could not put in docks at road ends. She stated the location of Brad Marine's dock is a little different.

Jim Stange commented on the speed limit on Crosby Road and the condition of Cardinal Drive. He expressed support for the west side tax program.

PFAS UPDATE

Jeff Dietlin, Director of Utilities, noted we have tested and received results for 65 homes. He stated we also have contacted 44 people in the MPART area and 2 of those people were referred to EGLE for further testing. He noted of the remaining parcels in the City testing area, 13 are vacant lots and 4 residents did want testing done. He stated since our last meeting, we have tested 14 more homes and are waiting for those results. He noted when those results are received, we will have tested 79 homes. He stated since our last meeting we received 12 of the 65 test results and all were below state and federal levels. He noted we have contacted the residents by letters and door hangers. He stated we were at the PFAS Fair and placed another round of door hangers. He noted at the end of July we will stop actively soliciting people to have their wells tested.

Dietlin referenced a chart (see attachment) that shows state and federal levels for PFAS. He noted the City has 3,590 utility accounts and 240 of those are on wells which equates to 6.7% of the City

population that is not on City water. He stated 93.3% are receiving clean PFAS-free City water. He noted a letter was sent to residents receiving bottled water that the program is coming to an end. He stated we have 5 pallets of bottled water remaining that will last about 2 months. He noted we deliver 50 cases of water a week to 14 residents. He stated we informed the residents receiving bottled water that if they don't have a filter, they should contact the Health Department. He noted residents without filters can still get municipal water by filling free 5-gallon carboys of water at the City's Water Headquarters. He stated the carboys are available at the City's Water Headquarters.

Mayor Schippers thanked everyone and noted she is proud of how our City and the community at large has responded to the discovery of this issue. She stated we are finding solutions to a problem that was revealed to us and she is very proud of how everyone has responded.

Peccia asked that City Council consider approval of an engagement letter. He noted this is a partnership that Foster Swift, our legal counsel, has with another law firm regarding a nationwide PFAS settlement. He stated we are looking to be part of a Phase 2 class action suit, should there be one.

City Attorney Homier noted the City has been identified as a Phase 2 claimant but it's too early to determine whether the City may receive settlement proceeds. He stated we have been working with counsel from New Orleans who's on the Multi-District Litigation Board. He noted that some of their other municipal clients that have PFAS in their drinking water systems were Phase 1 claimants and they are starting to get settlement proceeds distributed. He stated it is worthwhile filing a Phase 2 claim which is groundwater contamination.

2025-165 Approve engagement letter.

Motion was made by Elenbaas and supported by Hopkins to approve the engagement letter.

Motion unanimously approved.

CONSENT AGENDA

2025-166 Approve consent agenda as presented.

Motion was made by Elenbaas and supported by Hopkins to approve the consent agenda as presented.

Motion unanimously approved.

PUBLIC HEARINGS

- A. Public hearing to consider adoption of Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances.

Peccia introduced Theresa Waldo as the new Director of Community Development.

Jerry Adams, Community Development Staff Member, noted we are only dealing with public road ends and there are 11 of those. He stated traditionally there has been very little use of those road ends for the placement of seasonal docks. He noted this ordinance would effectively eliminate those docks. He stated in many cases the road ends are not conducive to placement of docks from the standpoint of access from the street itself.

Adams noted Council Member French had asked about the use of those road ends to view the lake. He stated this would not negate that possibility.

Mayor Schippers asked if the uses would still include fishing or swimming at the road ends.

Peccia noted swimming at road ends is currently not a permitted use in the City Code.

Adams noted the big issues are liability and maintenance. He stated if we want to encourage the use of those road ends, we need to maintain them on a regular basis and we also need to make them accessible by people that have physical challenges. He noted that it is extremely difficult and very costly. He stated there are a number of well-maintained facilities that provide all of the pleasures and amenities.

Peccia stated the roads ends along North Boulevard west of Seneca are part of the North Boulevard Marina Association and are encapsulated in the legal settlement agreement and the Code in its own separate section and are exempt from what we are discussing tonight. He noted the State of Michigan prohibited road end docks several years ago with some ability to have a program at the local level. He stated there hasn't been that demand other than in this one location.

Mayor Schippers opened the public hearing.

Carla Moore asked if they could be changed to deeded lake access for those couple of blocks. She stated if that isn't possible then could they be made into public microparks with docks.

Mayor Schippers closed the public hearing.

Hopkins noted the Marines are not in attendance so does this mean their dock will need to be removed as soon as this passed.

Homier noted the notice of adoption has to be published within 7 days and goes into effect 20 day after publication. He stated Council could actually set the effective date of the ordinance.

Mayor Schippers asked if we could set an effective date as Labor Day.

2025-167 Adopt Ordinance 2025-10 as amended.

Motion was made by Hopkins and supported by Elenbaas to adopt Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances as amended to change the effective date to September 1, 2025.

Motion unanimously approved.

B. Public hearing regarding Former Cooley School Brownfield Plan.

Peccia stated this public hearing is regarding the former Cooley School building that is in the process of being developed into residential multifamily development.

Dean DeKryger, DK Design Group, noted that James Lewis, Pinnacle Construction, is in attendance and they are partnered up on this project to hopefully move it forward. He stated the project has been moving steadily but slowly. He noted in August we are planning to be bidding this out and pricing it so the hope is to start construction soon after the first of the year. He provided and discussed a presentation – Former Cooley School Redevelopment (see attachment). He noted the plan is to develop it into 23 units, 18 in the original Cooley School and 5 in the annex. He stated it will be a mix of efficiencies, one bedrooms and two bedrooms. He noted the existing gymnasium will contain 3 two-story units. He noted it will get a new roof, windows, mechanical and electrical. He stated their intent is to preserve it and enhance it for the neighborhood.

Peccia asked Dean DeKryger if it is fair to say that but for their redevelopment plans there is a good chance the building would be demolished.

Dean DeKryger noted he wants to thank the Cadillac Area Public Schools for being patient with this whole process. He stated if this does not get developed this round CAPS intends to demolish the buildings.

James Lewis, Pinnacle Construction Group, noted he specializes in putting together complex capital stacks using different state funding sources to redevelop projects like this one where there's not really a private market solution for it. He stated the rents in the area don't justify the cost that the building redevelopment would take. He noted it is more expensive to redevelop a building than to tear it down and build a new one but there seems to be a strong desire in the community to keep this building.

James Lewis noted it has taken a long time to figure out what the proper structure was going to be from a financial and legal standpoint. He stated through this process we've discovered that it makes a lot more sense to move it into a non-profit ownership structure. He noted moving forward a dedicated non-profit is going to own and manage the building. He stated they applied for state grants through MSHDA, MEDC, and through the State Land Bank. He noted the combination of all of those plus historic tax credits and a small permanent mortgage through probably Mercantile Bank is what is going to get us there in terms of a capital structure.

Dean DeKryger noted this property extends the full length of that block. He stated their intent is to develop the amount of property that they need in order to meet the zoning density requirements and then donate the south side of the property to the City for a park or however the City wants to develop it.

Elenbaas asked if there is going to be enough room for parking.

Dean DeKryger noted Community Development is currently reviewing the parking but they believe they have enough room for on-site parking.

Mac McClelland, Brownfield Authority Consultant, provided a presentation – Former Cooley School Redevelopment Brownfield Plan (see attachment).

Peccia noted this is the same program that we have approved for North Lake Street Flats and the Cadillac Lofts.

Mayor Schippers noted the importance of workforce housing.

Mayor Schippers opened the public hearing.

There were no public comments.

Mayor Schippers closed the public hearing.

2025-168 Adopt Resolution Approving Brownfield Plan Former Cooley School Redevelopment.

Motion was made by Hopkins and supported by Elenbaas to adopt the Resolution Approving Brownfield Plan Former Cooley School Redevelopment.

Motion unanimously approved.

C. Public hearing regarding Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.

Peccia noted the Cadillac West Corridor Improvement Authority is the same model as the Downtown Development Authority (DDA). He stated it has its own board and ability to create a beatification plan, a wish list, a development plan to talk about certain types of amenities and improvements to a certain geographic area. He noted by capturing the increment of tax that improves over time in that area, those dollars could then be used specifically to help those types of projects.

Adams noted the key element is that it does not reflect an increase in taxes. He stated we're going to be capturing taxes on the appreciation of value just like we normally would, but the taxes will go to the district instead of to the various taxing jurisdictions.

Adams stated one of the difficult things about this project is that there has not been a lot of new investment over the years. He noted it was difficult to come up with some quantifiable idea of what we can expect in the future but as new investment occurs, hopefully we'll capture the taxes on that new investment and try to obtain grant funds.

Mayor Schippers opened the public hearing.

Carla Moore asked about return on investment, a list of comparable cities that have had success, and how it benefits the citizens.

Jim Stange expressed support for the TIF and stated this will not take any money from the people of Cadillac.

Kevin Dewey expressed support for the TIF.

Mayor Schippers closed the public hearing.

Mayor Schippers noted benefitting a part of Cadillac benefits all of Cadillac. She stated one of our economic engines is tourism. She noted as people drive through Cadillac West on M-115 heading to other places the face you put as people go by determines their impression of us. She stated they already have the Authority established so this just gives them tools to do things to improve that area.

Peccia noted there is a chart in the public packet that shows revenue projections from the tax increment financing zone up to 2040.

2025-169 Approve resolution regarding Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.

Motion was made by Elenbaas and supported by Hopkins to approve the Resolution to Adopt the Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.

Motion unanimously approved.

COMMUNICATIONS

A. Mitchell Street Market

2025-170 Approve banner and street closure for Mitchell Street Market.

Motion was made by Elenbaas and supported by Hopkins to approve the display of a banner from August 4-11, 2025 and the closure of Mitchell St. from 8:00 am to 5:30 pm on August 9, 2025 for Mitchell Street Market.

Motion unanimously approved.

B. Northern District Fair

2025-171 Approve banner for Northern District Fair.

Motion was made by Elenbaas and supported by Hopkins to approve the display of a banner from August 11-18, 2025 for the Northern District Fair.

Motion unanimously approved.

C. Wexford County Veterans Services

2025-172 Approve banner for Northwest Michigan Veterans Expo.

Motion was made by Hopkins and supported by Elenbaas to approve the display of a banner from July 21-29, 2025 for the Northwest Michigan Veterans Expo.

Motion unanimously approved.

D. Revival Center

2025-173 Approve street closure for Revival Center.

Motion was made by Elenbaas and supported by Hopkins to approve the closure of Lake St. between Harris St. and Cass St. from 8:00 am to 3:00 pm on August 3, 2025 for the Revival Center Church in the Park.

Motion unanimously approved.

E. Festival of Races

2025-174 Approved revised street closure for Festival of Races.

Motion was made by Hopkins and supported by Elenbaas to approve the revised street closure for Festival of Races as presented.

Motion unanimously approved.

APPOINTMENTS

A. Designate primary representative and alternate to attend the Michigan Municipal League Annual Convention.

2025-175 Designate primary and alternate representatives to attend MML Convention.

Motion was made by Elenbaas and supported by Hopkins to designate Mayor Schippers as the primary representative and Council Member Elenbaas as the alternate to attend and vote at the Michigan Municipal League Annual Convention.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Bids and recommendation regarding purchase of a Backhoe Loader.

Peccia noted five (5) bids were received and the recommendation is to award the purchase of a New Holland backhoe to the lowest bidder, Burnips Equipment, in the amount of \$102,794.25.

2025-176 Award purchase of backhoe loader.

Motion was made by Elenbaas and supported by Hopkins to award the purchase of a new backhoe loader to Burnips Equipment in the amount of \$102,794.25.

Motion unanimously approved.

B. Bids and recommendation regarding purchase of Lawnmowers.

Peccia noted bids were solicited and the recommendation is to award the purchase of two (2) zero-turn lawnmowers to Outdoor Equipment Company in the amount of \$20,974.42.

2025-177 Award purchase of lawnmowers.

Motion was made by Elenbaas and supported by Hopkins to award the purchase of two zero-turn lawnmowers to Outdoor Equipment Company in the amount of \$20,974.42.

Motion unanimously approved.

INTRODUCTION OF ORDINANCES

- A. Adopt resolution to introduce Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year and set a public hearing for August 4, 2025.

Peccia noted subsequent to the adoption of the FY2026 General Appropriations Act, the City was notified that there would be a rollback of the operating millage and the DDA millage because of calculations pursuant to the Headlee amendment.

2025-178 Set public hearing for Ordinance 2025-11.

Motion was made by Hopkins and supported by Elenbaas to adopt the resolution to introduce Ordinance Amending the General Appropriations Act the 2026 Fiscal Year and set a public hearing for August 4, 2025.

Motion unanimously approved.

- B. Adopt resolution to introduce Ordinance Amending a Lease Agreement with Up North Arts, Inc. and set a public hearing for August 18, 2025.

Peccia stated the City of Cadillac has had an incredible partnership with Up North Arts. He noted over the years they have transformed the Community Center. He noted the request is to set a public hearing for August 18th to have City Council consider adjustments to the lease to make it a partnership that we can continue for the foreseeable future.

2025-179 Set public hearing for Ordinance 2025-12.

Motion was made by Hopkins and supported by Elenbaas to adopt the resolution to introduce Ordinance Amending a Lease Agreement with Up North Arts, Inc. and set a public hearing for August 18, 2025.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt Resolution Authorizing Collection of Property Tax Administrative Fee.

Owen Roberts, Director of Finance, stated the City is levied a 1% administrative fee as approved by the General Property Tax Act. He noted the Treasurer, based on a recommendation from her peers, wanted to have us be able to trace this back to a resolution where it was explicitly affirmed that the City is doing this.

2025-180 Adopt Resolution Authorizing Collection of Property Tax Administrative Fee.

Motion was made by Elenbaas and supported by Hopkins to adopt the Resolution Authorizing Collection of Property Tax Administrative Fee.

Motion unanimously approved.

- B. Adopt resolution regarding Lakelyn Apartments Brownfield Plan and set a public hearing for August 4, 2025.

Peccia noted Council is being asked to set a public hearing for the Lakelyn Apartments Brownfield Plan. He stated it is the same tool being used for the former Cooley School, Cadillac Lofts, and North Lake Street Flats to help make these projects get across the finish line.

2025-181 Set public hearing for Lakelyn Apartments Brownfield Plan.

Motion was made by Elenbaas and supported by Hopkins to adopt the resolution regarding Lakelyn Apartments Brownfield Plan and set a public hearing for August 4, 2025.

Motion unanimously approved.

MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

- A. Downtown Development Authority

PUBLIC COMMENTS

There were no public comments.

GOOD OF THE ORDER

Mayor Schippers noted the organizers and the amount of work that went into putting together the Festival of the Arts was Cadillac at its best. She stated it was astounding seeing all of the art, music, dance and the community. She noted there were several City workers there making sure that everything was running smoothly. She thanked the City workers, all the volunteers and everybody that made the event possible.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra Wasson, City Clerk

CADILLAC MUNICIPAL WATER

Regulated-Tested – PFAS Never Detected

Michigan Safe Drinking Water Act MCL and Groundwater Cleanup Standard

HFPO-DA	370	ppt
PFBS	420	ppt
PFHxA	400,000	ppt
PFHxS	51	ppt
PFNA	6	ppt
PFOA	8	ppt
PFOS	16	ppt

National Primary Drinking Water Regulation MCL

HFPO-DA	10 **	ppt
PFBS	N/A	ppt
PFHxA	N/A	ppt
PFHxS	10**	ppt
PFNA	10**	ppt
PFOA	4	ppt
PFOS	4	ppt

FORMER COOLEY SCHOOL REDEVELOPMENT



INTERIOR DESIGN



INTERIOR DESIGN



FLOOR PLANS



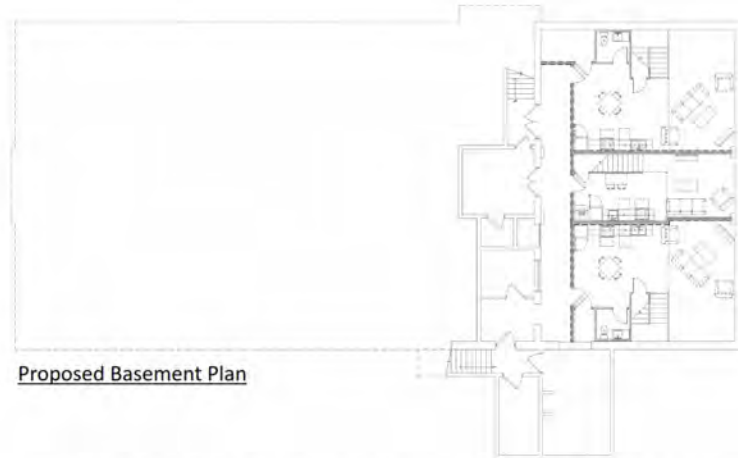
Proposed Annex Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Basement Plan

COOLEY SCHOOL REDEVELOPMENT

FORMER COOLEY SCHOOL REDEVELOPMENT



FORMER COOLEY SCHOOL REDEVELOPMENT BROWNFIELD PLAN



Cadillac City Council
July 21, 2025

OPPORTUNITY

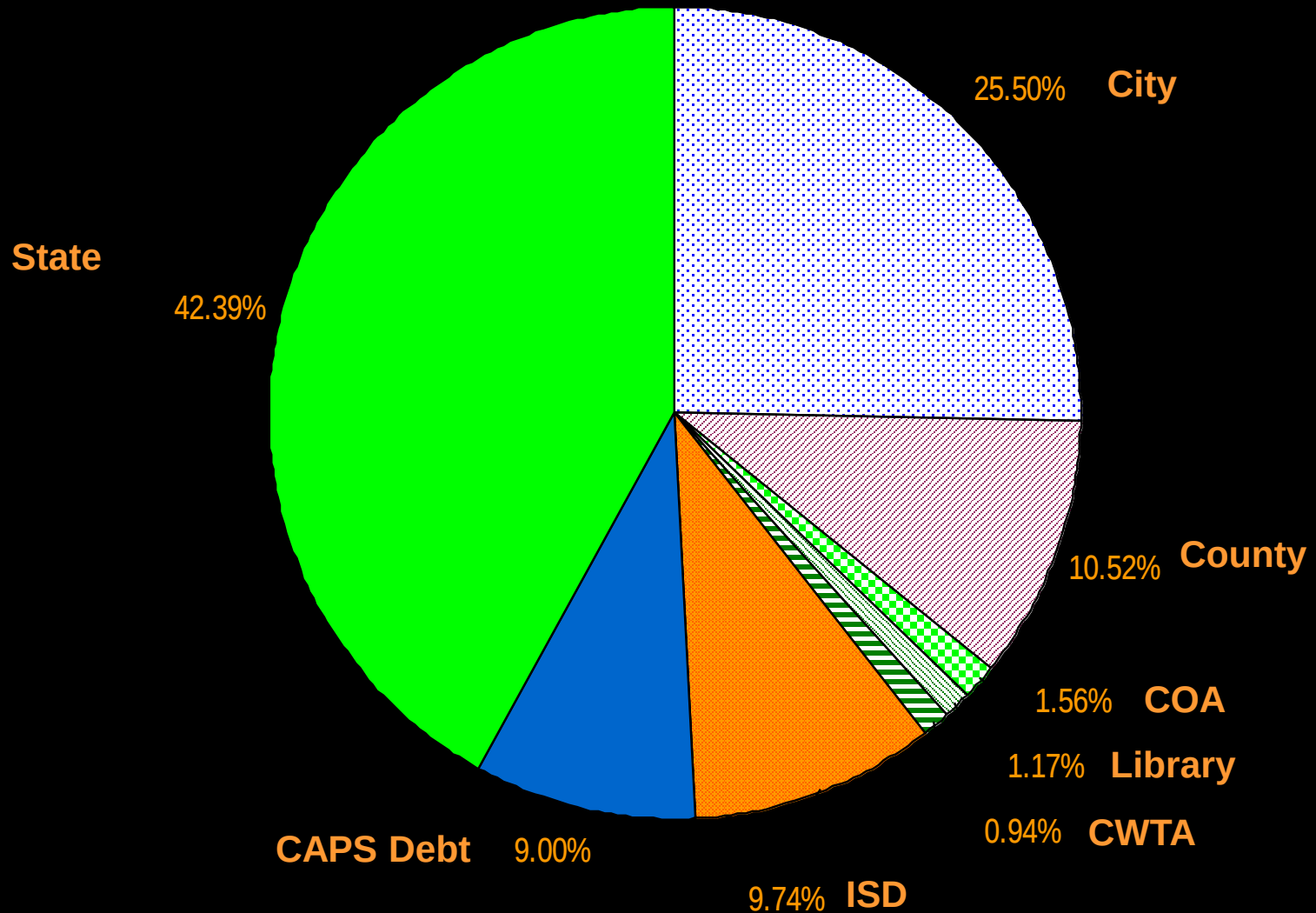
- Recent amendments to Act 381 added financial support for workforce housing (80% - 120% Area Median Income)
- Provides reimbursement for gap between development costs and revenues from capture of future incremental taxes.
- Lowers monthly rental rates (average \$290 per month)
- Provides 42.39% state funding for workforce housing in Cadillac. (\$465,560 State Grant over time)
- Brownfield Plan approval by Brownfield Authority and City Council, Act 381 Work Plan approval by MSHDA for State tax capture.



BROWNFIELD TAX INCREMENT FINANCING

- The increased taxes generated by additional private investment are captured and used to reimburse approved eligible activities over time.
- Taxes are only captured on Brownfield Eligible Property.
- Capture is limited to the amount spent on Brownfield Eligible Activities or a term set in the Brownfield Plan.
- State and Local Taxes are captured; debt is exempt from capture.
- Schools are held harmless through Foundation Grants and ISD is reimbursed through State Education Fund.

Brownfield Tax Capture Allocation





FORMER COOLEY SCHOOL REDEVELOPMENT

- Cooley School has been vacant for about 15 years.
- Proposed 23 workforce housing units in the Cooley School and Annex, with a minimum of 12 units for households with incomes of 120% AMI or less (\$70,560).
- Rents cannot exceed 120% AMI values (\$1,890 one bedroom , \$2,268 two bedroom)
- Total investment of \$4,722,500
- Additional support from historic tax credits, OPRA tax abatement, State Blight Elimination Grant, and proposed MSHDA funding.
- Detailed financial analysis and review indicates an overall financial gap of about \$1,000,000 between the cost of development and rental revenues.

KEY FACTORS

- Former Cooley School Redevelopment will provide 23 workforce housing units that cannot be financed without Brownfield incentives.
- The estimated gap between cost of development and revenues is \$1,018,334.
- State capture will provide 42.39% of the Brownfield TIF capture.
- Schools are held harmless through State Foundation Grants and the ISD is reimbursed through the State Education Fund.
- Capture is capped at \$1,018,334 or 25 years, whichever is less.
- The Brownfield Plan includes capture for the Local Brownfield Revolving Fund during the Brownfield and for an additional 5 years to support future projects in the City.



REQUEST

Adopt resolution to approve Former
Cooley School Redevelopment
Brownfield Plan

FORMER COOLEY SCHOOL REDEVELOPMENT BROWNFIELD PLAN



Cadillac City Council
July 21, 2025

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION TO ADOPT AN ORDINANCE AMENDING THE GENERAL
APPROPRIATIONS ACT FOR THE 2026 FISCAL YEAR**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on the 4th day of August 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the Uniform Budgeting and Accounting Act (the "Act"), 1968 PA 2, as amended, requires the City Council of the City of Cadillac (the "City") to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, the City approved a general appropriations act for the 2026 Fiscal Year on May 19, 2025; and

WHEREAS, the Act requires that a general appropriations act shall set forth the total number of mills of ad valorem property taxes to be levied and the purposes for which that millage is to be levied (MCL 141.436(2)); and

WHEREAS, the City's general appropriations act for the 2026 Fiscal Year levies a millage to defray the cost of the general expense and liability of the City (the "General Operations millage"), a millage to defray the cost of supporting the retirement plan for the personnel of the

police and fire departments of the City, and a millage to defray the cost of the Downtown Development Authority (the “DDA millage”); and

WHEREAS, the General Operations millage rate and the DDA millage rate were overstated in the City’s general appropriations act for the 2026 Fiscal Year; and

WHEREAS, the City Council introduced amendments to its general appropriations act for the 2026 Fiscal Year to reflect the correct millage rates for the General Operations millage and the DDA millage; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed amendments on August 4, 2025; and

WHEREAS, the City desires to adopt the proposed amendments to the general appropriations act for the 2026 Fiscal Year.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. The City adopts Ordinance No. 2025-____, Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year (the “Ordinance”), attached as **Exhibit A**.

2. The City Clerk is directed to publish a Notice of Adoption within seven (7) days. The Notice of Adoption shall be substantially in the form of **Exhibit B**.

3. A copy of the Ordinance shall be available for examination at the office of the City Clerk and copies may be provided for a reasonable charge.

4. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. _____, duly adopted at a regular meeting of the City Council held on the 4th day of August, 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

CITY OF CADILLAC

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE GENERAL APPROPRIATIONS ACT FOR
THE 2026 FISCAL YEAR**

The City of Cadillac ordains:

Section 1. Amendment of Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year.

Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year is amended in its entirety to read as follows:

- (a) The City will levy a tax of 13.2663 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the general expense and liability of the City and is levied pursuant to Section 20.6, Article 20 of the City Charter. The maximum authorized levy according to the City Charter is 15.00 mills.
- (c) The City further levies a tax of 1.7668 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

Section 2. Repealer.

Any ordinance that conflicts with this Ordinance is repealed to the extent necessary to give this Ordinance full force and effect.

Section 3. Effective Date.

This Ordinance takes effect twenty (20) days after its adoption.

Approved this ____ day of _____, 2025.

Sandra Wasson, City Clerk

Antoinette Schippers, Mayor

I, Sandra Wasson, the City Clerk of the City of Cadillac, Michigan, do hereby certify that Ordinance No 2025-_____ was published in the Cadillac News on the ____ day of _____, 2025.

Sandra Wasson, City Clerk

EXHIBIT B

**NOTICE OF ADOPTION AN ORDINANCE AMENDING THE GENERAL
APPROPRIATIONS ACT FOR THE 2026 FISCAL YEAR**

NOTICE IS HEREBY GIVEN that the City of Cadillac, Wexford County, Michigan, at a meeting on August 4, 2025, adopted Ordinance No. 2025-_____, An Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year (the “Ordinance”).

The Ordinance amends Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year to correct the millage rates for the General Operations millage and the DDA millage. A copy of the proposed amendments is on file at City Hall, 200 Lake Street, Cadillac, Michigan, and is available for public inspection. This Ordinance takes effect twenty (20) days after its adoption.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

August 4, 2025

Council Communication

Re: Lakelynn Apartments Brownfield Plan

Under recent amendments to Act 381, PA 1996 as amended, Michigan's Brownfield Redevelopment Financing Act, a Brownfield Plan is being proposed for the redevelopment of six parcels at the end of Mosser Street to residential use for 252 workforce housing units with target rents for qualified households of 120% of the Area Median Income (AMI) or less. A public hearing for consideration of the Brownfield Plan was set for August 4, 2025 by the City Council at the July 21, 2025 meeting.

Approval of the Brownfield Plan will provide for the reimbursement of Brownfield Housing Development Eligible Activity costs, including the gap between development and rent revenues for units for qualified households with income of 120% of the Area Median Income or less.

The Brownfield Plan was presented to and approved by the City of Cadillac Brownfield Redevelopment Authority (CBRA) at their June 30, 2025 meeting.

Attached is a resolution for consideration by the City Council to approve the Lakelynn Apartments Brownfield Plan to support workforce housing in the City of Cadillac.

Recommended Action

Adopt the attached resolution to approve the Lakelynn Apartments Brownfield Plan.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbass
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**Resolution Approving Brownfield Plan
Lakelynn Apartments**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on August 4, 2025 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

Whereas, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended ("Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas, the City Council established the Cadillac Brownfield Redevelopment Authority ("CBRA") under the procedures in Act 381 on December 6, 1996 to facilitate the redevelopment of Brownfields within the City of Cadillac; and,

WHEREAS, a Brownfield Plan has been prepared to support the redevelopment of six parcels at the east end of Mosser Street, bounded by the Ann Arbor Railroad to the east and City property to south and east for 252 residential units for qualified households with income of 120% Area Median Income (AMI) or below; and

WHEREAS, the Lakelynn Apartments Brownfield Plan was submitted to the CBRA that: (1) establishes the properties as Eligible Property, (2) outlines Housing Development Eligible Activities, and (3) provides for the reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the Eligible Property; and

WHEREAS, on June 30, 2025, the CBRA reviewed, approved, and recommended approval of the Brownfield Plan to the City Council, finding the Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and

WHEREAS, the City Council has determined that the Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and

Whereas, a public hearing on the Brownfield Plan has been noticed and held on August 4, 2025 and notices to taxing jurisdictions have been provided in compliance with the requirements of Act 381;

Whereas, the City Council has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable.;
- (b) The proposed method of financing the costs of Eligible Activities through developer sources is feasible, as described in Section 2.4 of the Brownfield Plan;
- (c) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.2 of the Brownfield Plan; and
- (d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Brownfield Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Cadillac Brownfield Redevelopment Authority; and

Now, Therefore, the City Council of the City of Cadillac, Wexford County, Michigan resolves as follows:

1. Pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Cadillac City Council hereby approves the Lakelynn Apartments Brownfield Plan in Cadillac.

2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 4th day of August 2025.

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

ACT 381 BROWNFIELD PLAN

LAKELYNN APARTMENTS

**0 COBB STREET, 0 MOSSER STREET, 0 RUSSELL STREET,
0 PAULSTER STREET, 0 WILCOX STREET, 150 MOSSER STREET
CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN**

JUNE 2025

Prepared by:

**Mac McClelland
Mac Consulting Service, LLC
mactc@charter.net
231.633.6303**

**Approved by City of Cadillac
Brownfield Redevelopment Authority:**

June 30, 2025

Public Hearing:

August 4, 2025

Approved by Cadillac City Council:

**August 4, 2025
(tentative)**

**Brownfield Plan
Lakelynn Apartments
Cadillac, Michigan**

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Project Summary

Lakelynn Apartments, LLC have purchase agreements for six parcels at the east end of Mosser Street in the City of Cadillac and is proposing a major phased redevelopment for a total of 252 workforce housing units with target rents for qualified households at 80% to 120% Area Median Income.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including Baseline Environmental Assessment (BEA) activities and Housing Development Activities, including housing financing gap that are critical to the economic viability of the redevelopment and providing workforce housing.

The property qualifies as Brownfield Eligible Property under the definition of Housing Property in Act 381.

Project Name: Lakelynn Apartments

Project Location: The Eligible Property is comprised of six parcels in the City of Cadillac at the east end of Mosser Street, bounded by the Ann Arbor Railroad to the east and City property to the south and east.

Type of Eligible Property: Housing Property

Eligible Activities: Housing Development Activities

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$9,064,647	\$9,064,647
Brownfield Plan Development and Approval	\$20,000	\$20,000
Brownfield Plan Implementation	\$80,000	\$80,000
TOTAL ELIGIBLE ACTIVITY	\$9,164,647	\$9,164,647

Period of Capture: 15 years

Estimated Investment: \$40,917,000

BROWNFIELD PLAN

LAKELYNN APARTMENTS CADILLAC, MICHIGAN

CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of sites identifies as a facility, blighted, functionally obsolete, historic resource or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the City of Cadillac Brownfield Redevelopment Authority (CBRA) established under Act 381, as amended and the Cadillac City Council. State tax capture requires approval of an Act 381 Work Plan by, as applicable, the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental (“Department Specific”) Eligible Activities, the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities and the Michigan State Housing Development Authority (MSHDA) for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed \$250,000.

The City of Cadillac established the City of Cadillac Brownfield Redevelopment Authority under the procedures required under Act 381 on December 6, 1996, the first such Authority in the State of Michigan.

This Brownfield Plan is for the redevelopment of the property at the east end of Mosser Street, bounded by the Ann Arbor Railroad to the east and City property to south and east in the City of Cadillac, Wexford County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will conduct site preparation and infrastructure activities and construct a two 36-unit buildings in Phase I, two 36-unit buildings in Phase II, and three 36-unit buildings in Phase III for a total of 252 rental units. Rental rates for qualified households will be at 80% - 120% AMI, based on the [MSHDA Income and Rent Limits](#), published by MSHDA and adjusted on an annual basis.

The property is zoned RM-1 Multiple Family Residential District, R-3 One Family Residential District, and Special Land Use Permit and is governed by the zoning ordinance of the City of Cadillac. A Planned Unit Development (PUD) is anticipated for the proposed development.

The estimated private investment is anticipated at \$40,917,000. The project is located in the City of Cadillac, which is a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes six parcels, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
10-083-00-099-00	0 COBB ST	LOTS 4 & 5, BLK. 74 EX: R/W G A MITCHELLS PLAT OF SW 1/4 SEC. 3-21-9, CITY OF CADILLAC	1.07	Housing Property
10-101-00-001-00	150 MOSSER ST	A PARCEL COM 370 FT. S & 710 FT. E OF 1/4 POST ON W SIDE SEC 3-21-9. E 295 FT. S 495 FT. W 345 FT. N 156 FT. E 50 FT. N 339 FT TO BEG. CITY OF CADILLAC	3.511	Housing Property
10-083-00-106-00	0 MOSSER ST	ALL S OF AA RR OUT LOT 11 G A MITCHELLS PLAT OF SW 1/4 SEC. 3-21-9, CITY OF CADILLAC	2.66	Housing Property
10-089-00-025-00	0 RUSSELL ST	LOTS 1 & 2, BLOCK 120 C K RUSSELLS SUB-DIV OF OUTLOT 14 CITY OF CADILLAC	0.9	
10-083-00-108-00	0 PALUSTER ST	PART OF OUT LOT 12 COM. AT NW COR; N 89DEG 37MIN 30SEC E 250 FT: S 208.58 FT: S 89DEG 39MIN W 250 FT: N 208.47 FT. TO BEG. G A MITCHELLS PLAT OF SW 1/4 SEC. 3-21-9 CITY OF CADILLAC	1.19	Housing Property
10-083-00-092-00	0 WILCOX ST	LOT 5 BLK 73 G A MITCHELLS PLAT OF SW 1/4 SEC 3-21-9 CITY OF CADILLAC	0.52	Housing Property
TOTAL			9.85	

1.3 Public Purpose MCL 125.2664(5):

The development of the Mosser Street property into an apartment complex with 204 units for moderate income individuals and families will meet a critical community need for affordable and workforce housing and increase

property taxes. After the Brownfield obligation is met, the project is estimated to generate property taxes at over **\$1,032,000** per year.

1.4 Housing Needs and Job Growth Data *MCL 125.2652(o)(ii)*

Housing Need

Housing North, a regional not-for-profit organization focused on housing solutions, issued a 10-county regional [Housing Needs Assessment of Northern Michigan](#), which includes Wexford County. The Wexford County Housing Needs Assessment showed an overall housing gap of 3,756 units, with a gap of 1,360 rental units and a gap of 2,396 for sale units over the period 2022 - 2027. Low-income and workforce (less than or equal to 120% of Area Median Income) housing gap is particularly acute, with a gap of 1,304 rental units and 1,798 for sale units.

The following is a summary conclusion from the Wexford County Housing Needs Assessment:

“The county’s housing market has availability and affordability issues, particularly among housing that serves lower-income households. These housing challenges expose the county to losing residents to surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers. There are housing gaps for both rentals and for-sale housing alternatives at a variety of rents and price points. As such, county housing plans should encourage and support the development of a variety of product types at a variety of affordability levels.”

Source: [Housing Needs Assessment Northern Michigan](#), Appendix L Wexford County, Bowen National Research/Housing North, 2023.

Job Growth Data

According to the University of Michigan Department of Economics, Wexford County is projected to see employment gains of 0.6 percent by 2050.

Source: [The Economic and Demographic Outlook for Michigan through 2050](#), Jacob T. Burton, Gabriel M. Ehrlich, Donald R. Grimes, Kyle W. Henson, Daniil Manaenkov, and Michael R. McWilliams University of Michigan

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs MCL 125.2663(2)(a):

The project includes the development of 252 workforce housing units. The Brownfield Plan includes MSHDA Housing Development Eligible Activities:

MSHDA Housing Development Eligible Activities include:

- Housing Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$9,064,647	\$9,064,647
Brownfield Plan Development and Approval	\$20,000	\$20,000
Brownfield Plan Implementation	\$80,000	\$80,000
TOTAL ELIGIBLE ACTIVITY	\$9,164,647	\$9,164,647

Additional detail is provided in Table 1.3 MSHDA Housing Development Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the CBRA, subject to any limitation and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the CBRA. State tax capture requires approval of an Act 381 Work Plan MSHDA for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed \$250,000.

The Eligible Activity costs included in this Brownfield Plan are estimated, based on Brownfield Tax Increment Financing (TIF) revenues over a 15-year period and may increase or decrease depending on actual taxable value and millage rates. Reimbursement will be based on the actual available TIF revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost.

2.2 Summary of Eligible Activities ***MCL 125.2663(2)(b):***

Act 381 provides for the costs of certain Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Eligible Activities:

MSHDA Housing Development Eligible Activities

MSHDA Housing Development Eligible Activities are included under this Brownfield Plan under the

1. *Housing Financing Gap*: Act 381 provides for reimbursement from Brownfield TIF revenues of the financing gap between development costs and revenues for housing for qualified households with incomes not more than 120% of the Area Median Income (AMI).

The Lakelynn Apartments Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the 204 residential units for qualified households of not more than 120% AMI requirement under Act 381.

The proposed Housing Financing Gap is less than calculated under the MSHDA Potential Rent Loss calculation, provided in the Appendix.

Housing Development Eligible Activities	Total
Financing Gap between Development and Qualified Income	\$9,064,647
TOTAL	\$9,064,647

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues ***MCL 125.2663(2)(c):***

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that Eligible Property in the Brownfield Plan is adopted.

The taxable value as of December 31, 2024 is **\$158,200**. As provided in this Brownfield Plan, the Initial Taxable Value Base Year is 2025, based on the taxable value as of December 31, 2024.

The MSHDA Housing Development Eligible Activity costs total **\$9,064,647**.

Other expenses for which Brownfield Tax Increment Revenues may be used include Administrative and Operating Costs of the CBRA, Brownfield Plan/Work Plan Development and Implementation Costs, Local Brownfield Revolving Fund, and the State Brownfield Redevelopment Fund.

Administrative and Operating Costs (Section 13b(7))

Act 381 provides for the capture of Brownfield Tax Increment Revenues for reasonable and actual administrative and operating expenses of the CBRA with local taxes only. The estimated amount of administrative and operating expenses allocated under this Brownfield Plan is \$169,799.

Brownfield Plan/Work Plan Development and Implementation (Section 13b(7)(a)(iii)(iv), Section 13b(7)(b)(i)(ii))

Act 381 provides for the capture of Brownfield Tax Increment Revenues for the cost of developing and implementing Brownfield Plans and Act 381 Work Plans with both local and state taxes. The estimated amount for Brownfield Plan / Act 381 Work Plan Development allocated under this Brownfield Plan is \$100,000.

Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The CBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Brownfield Plan and any other plan of the CBRA. The LBRF may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$1,158,878. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The CBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Brownfield Plan for the duration of capture up to the first twenty-five (25) years of tax increment revenues for each eligible property included in this Brownfield Plan. If the CBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Brownfield Plan shall not exceed the

percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Brownfield Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. The estimated allocation to the State Brownfield Redevelopment Fund is \$528,819.

The overall investment for the Project is estimated at over *\$40 million*.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund for the time period in which State taxes are captured for EGLE Department Specific Eligible Activities. In accordance with Act 381, this share does not affect the State and local ratio. The Brownfield Plan provides for the period of time to reimburse the Maximum Eligible Activity Cost or ***Fifteen (15) years***, whichever is less, plus two years of capture for the LBRF.

Redevelopment of the property will begin in Fall 2025, with site preparation activities. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is detailed in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

MCL 125.2663(2)(d):

The Eligible Activities are to be financed solely by the Developer. The CBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated and captured from the Eligible Property. No advances have been or shall be made by the City or the CBRA for the costs of Eligible Activities under this Brownfield Plan.

2.5 Maximum Amount of Note or Bond Indebtedness ***MCL 125.2663(2)(e):***

The maximum amount of Eligible Activities is anticipated to be ***\$9,064,647***.

2.6 Beginning Date and Duration of Capture ***MCL 125.2663(2)(f):***

The beginning date of capture is 2026. The maximum duration of Brownfield Plan capture is 15 years.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions *MCL 125.2663(2)(g):*

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$9,064,647 for Eligible Activities. The Brownfield Plan also includes \$100,000 in Brownfield Plan development, approval and implementation, CBRA Administrative and Operating Costs, estimated at \$169,779 and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$528,819 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund ("LBRF") during the period of capture, with State tax capture limited to an amount equal to State tax capture for EGLE Department Specific Eligible Activities if available, plus up to five years after Eligible Activity capture. This Brownfield Plan includes two years of LBRF capture after Eligible Activity capture. LBRF deposits from local and state taxes are estimated at \$1,158,878.

After the Brownfield obligation is met, tax revenues in an amount estimated at over \$1,031,000 per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the Eligible Property follows:

Parcel Number	Address	Legal Description
10-083-00-099-00	0 COBB ST	All of Lots 4 and 5, Block 74, George A. Mitchell's plot of Southwest ¼ of Section 3, Township 21 North, Range 9 West, City of Cadillac, Wexford County, Michigan, lying Southerly of a line parallel to and 50 feet Southwesterly, measured at right angles, from the centerline of main track of Ann Arbor Railroad Company.
10-101-00-001-00	150 MOSSER ST	Commencing at a point 370 feet South and 710 feet East of the ¼ post on the West boundary line of Section 3, Town 21 North, Range 9 West, City of Cadillac, Wexford County, Michigan; running thence East at right angles to said West boundary line 295 feet to the West line of Out Lot 11; thence South parallel with said West boundary line 30 rods to the North line of Lot 5, Block 73 of G. A. Mitchell's Plat of the Southwest ¼ of Section 3 ; thence West at right angles to said West boundary line 345 feet; thence North parallel with said West boundary line 156 feet; thence East at right angles to said boundary line 50 feet; thence North 339 feet to the place of beginning.
10-083-00-106-00	0 MOSSER ST	All that portion of Out Lot 11 lying South of the Ann Arbor Railroad; G.A. Mitchell's Plat, City of Cadillac, Wexford County, Michigan, according to the recorded plat thereof.
10-089-00-025-00	0 RUSSELL ST	Lots 1 and 2 of Block 120 of C. K. Russell's Subdivision of Out Lot 14, City of Cadilla, Wexford County, Michigan, according to the recorded plat thereof.

10-083-00-108-00	0 PALUSTER ST	Also beginning at the Northwest corner of Out Lot 12 of G. A. Mitchell's Plat of the Southwest ¼ of Section 3, Township 21 North, Range 9 West, City of Cadillac, Wexford County, Michigan; thence North 89 degrees 37 minutes East along the North boundary of said Out lot 250 feet; thence South parallel with the West boundary of said Lot 208.58 feet; thence South 89 degrees 39 minutes West along the North line of Block 73 of aforesaid Plat, if extended, 250 feet to the West Boundary of Said Out Lot; thence North along said West boundary 208.47 feet to the point of beginning.
10-083-00-092-00	0 WILCOX ST	Lot 5, Block 73 of G. A. Mitchell's, City of Cadillac, Wexford County, Michigan, recorded in Liber 1 on Page 111 of the records of the Wexford County Register of Deeds.

Location: The Eligible Property is located at the east end of Mosser Street, bounded by Ann Arbor Railroad to the east and City property to south and east in the City of Cadillac, Wexford County, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The property qualifies under the definition of "Housing Property" in Act 381 as property on which 1 or more residential housing units are proposed to be construction.

2.9 Estimate of Number of Persons Residing on Eligible Property ***MCL 125.2663(2)(i):***

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation ***MCL 125.2663(2)(j):***

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation ***MCL 125.2663(2)(k):***

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 ***MCL 125.2663(2)(l):***

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body ***MCL 125.2663(2)(m):***

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundary

Figure 3 Eligible Property Preliminary Site Plan

Figure 4 Conceptual Elevations

TABLES

Table 1.3 Housing Development Eligible Activities Costs

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

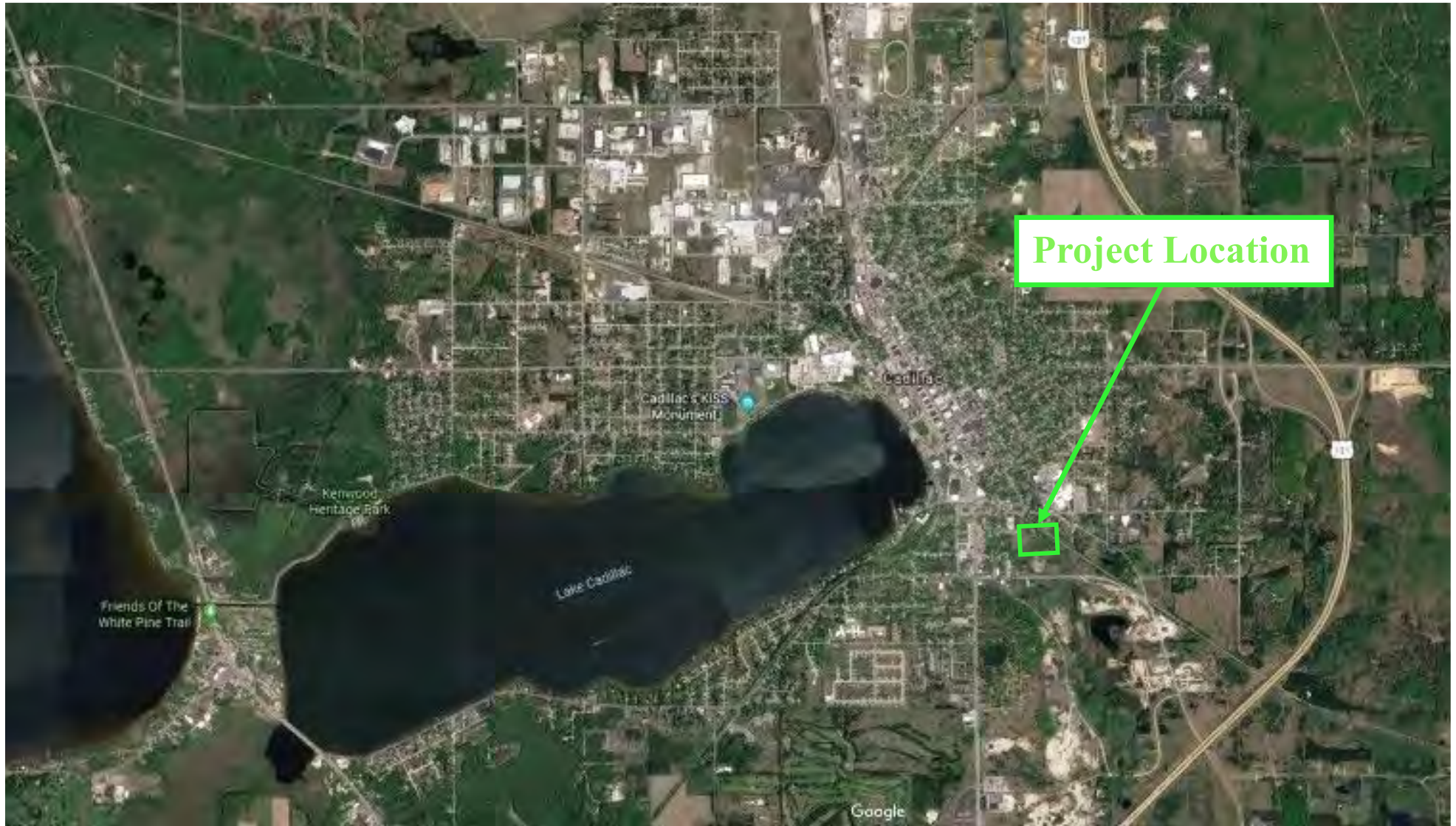
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

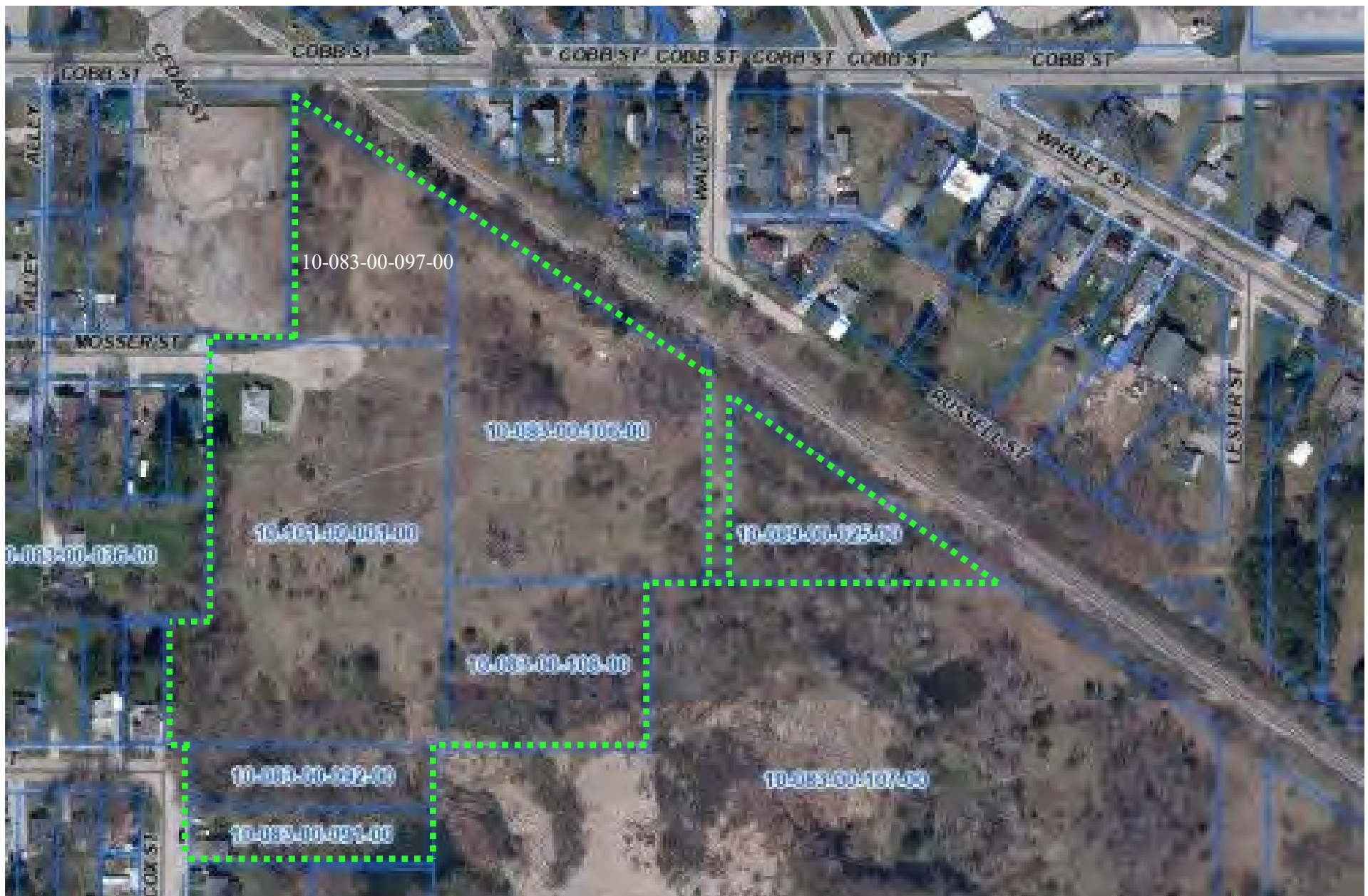
ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

FIGURES



Lakelynn Apartments Brownfield Plan	Figure 1: Site Location
	Source: Google Earth
Cadillac Brownfield Redevelopment Authority	Date: June 2025



Lakelynn Apartments Brownfield Plan Cadillac Brownfield Redevelopment Authority	Figure 2: Eligible Property Parcel Map
	Source: Wexford County GIS
	Date: June 2025



**Lakelynn Apartments
Brownfield Plan**

Cadillac Brownfield Redevelopment Authority

Figure 3: Preliminary Site Plan

Source: Feenstra & Associates

Date: June 6, 2025



**Lakelynn Apartments
Brownfield Plan**

Cadillac Brownfield Redevelopment Authority

Figure 4: Conceptual Elevations

Source: Google Earth

Date: December 2023

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.3 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

Table 1.3 MSHDA Housing Eligible Activities Costs LAKELYNN APARTMENTS CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY	
MSHDA Housing Eligible Activities	Cost
Qualified Rehabilitation	
<i>Subtotal</i>	\$0
Private Infrastructure Improvements	
<i>Subtotal</i>	\$0
Demolition	
<i>Subtotal</i>	\$0
Site Preparation	
<i>Subtotal</i>	\$0
Property Acquisition/Assistance	\$0
<i>Subtotal</i>	\$0
Private MSHDA Eligible Activities Total	\$0
Financing Gap	
<i>Financing Gap between Development and Qualified Income</i>	\$9,064,647
<i>Subtotal</i>	\$9,064,647
Private MSHDA Eligible Activities Total	\$9,064,647
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000
Brownfield Plan/Act 381 Work Plan Implementation	\$80,000
Public MSF Eligible Activities Total	\$100,000
MSHDA Eligible Activities Total Costs	\$9,164,647

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakelynn Apartments
City of Cadillac Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																	
Estimated Taxable Value (TV) Increase Rate:		2.00%																	
Brownfield Plan Year																			
Brownfield TIF Capture Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Brownfield TIF Capture Ends
Revenue Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
*Base Taxable Value		\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 158,200	
Annual Value Additions		\$ 5,000,000		\$ 1,490,642	\$ 5,799,656	\$ 5,974,787	\$ 7,302,518	\$ 3,983,192	\$ -										
Cumulative Value Additions			\$ -	\$ 1,490,642	\$ 7,320,110	\$ 13,441,300	\$ 21,012,643	\$ 25,416,088	\$ 25,924,410	\$ 26,442,898	\$ 26,971,756	\$ 27,511,191	\$ 28,061,415	\$ 28,622,643	\$ 29,195,096	\$ 29,778,998	\$ 30,374,578	\$ 30,982,069	
Estimated New TV		\$ 158,200	\$ 158,200	\$ 903,521	\$ 3,818,255	\$ 6,878,850	\$ 10,664,522	\$ 12,866,244	\$ 13,120,405	\$ 13,379,649	\$ 13,644,078	\$ 13,913,795	\$ 14,188,907	\$ 14,469,522	\$ 14,755,748	\$ 15,047,699	\$ 15,345,489	\$ 15,649,235	
Incremental Difference (New TV - Base TV)			\$ -	\$ 745,321	\$ 3,660,055	\$ 6,720,650	\$ 10,506,322	\$ 12,708,044	\$ 12,962,205	\$ 13,221,449	\$ 13,485,878	\$ 13,755,595	\$ 14,030,707	\$ 14,311,322	\$ 14,597,548	\$ 14,889,499	\$ 15,187,289	\$ 15,491,035	
% Investment as Taxable Value		35.00%																	
				\$ 29,933	\$ 182,045	\$ 371,715	\$ 480,619	\$ 490,232	\$ 500,036	\$ 510,037	\$ 520,238	\$ 536,882	\$ 556,136	\$ 567,259	\$ 578,604	\$ 590,176	\$ 601,979	\$ -	
Total State Revenue		Millage Rate																	
		38.57%	24.0000	\$ 3,797	\$ 3,797	\$ 21,684	\$ 91,638	\$ 165,092	\$ 255,949	\$ 308,790	\$ 314,890	\$ 321,112	\$ 327,458	\$ 333,931	\$ 340,534	\$ 347,269	\$ 354,138	\$ 361,145	\$ 375,582
Total Local Revenue Including Debt		Millage Rate																	
		61.43%	38.2200	\$ 6,046	\$ 6,046	\$ 34,533	\$ 145,934	\$ 262,910	\$ 407,598	\$ 491,748	\$ 501,462	\$ 511,370	\$ 521,477	\$ 531,785	\$ 542,300	\$ 553,025	\$ 563,965	\$ 575,123	\$ 598,114
Total Revenue Including Debt		Millage Rate																	
		62.2200	\$ 9,843	\$ 9,843	\$ 56,217	\$ 237,572	\$ 428,002	\$ 663,547	\$ 800,538	\$ 816,352	\$ 832,482	\$ 848,935	\$ 865,716	\$ 882,834	\$ 900,294	\$ 918,103	\$ 936,268	\$ 954,796	\$ 973,695
State Capture		Millage Rate	42.39%																
State Education Tax (SET)		25.00%	6.0000	\$ -	\$ -	\$ 4,472	\$ 21,960	\$ 40,324	\$ 63,038	\$ 76,248	\$ 77,773	\$ 79,329	\$ 80,915	\$ 82,534	\$ 84,184	\$ 85,868	\$ 87,585	\$ 89,337	\$ 92,946
School Operating Tax		75.00%	18.0000	\$ -	\$ -	\$ 13,416	\$ 65,881	\$ 120,972	\$ 189,114	\$ 228,745	\$ 233,320	\$ 237,986	\$ 242,746	\$ 247,601	\$ 252,553	\$ 257,604	\$ 262,756	\$ 268,011	\$ 278,839
State Total		24.0000	\$ -	\$ -	\$ 17,888	\$ 87,841	\$ 161,296	\$ 252,152	\$ 304,993	\$ 311,093	\$ 317,315	\$ 323,661	\$ 330,134	\$ 336,737	\$ 343,472	\$ 350,341	\$ 357,348	\$ 364,495	\$ 371,785
Local Capture		Millage Rate	57.61%																
CITY																			
City Operating		40.67%	13.2663	\$ -	\$ -	\$ 9,888	\$ 48,555	\$ 89,158	\$ 139,380	\$ 168,589	\$ 171,960	\$ 175,400	\$ 178,908	\$ 182,486	\$ 186,136	\$ 189,858	\$ 193,655	\$ 197,529	\$ 205,509
Fire/Police Pension		7.97%	2.6000	\$ -	\$ -	\$ 1,938	\$ 9,516	\$ 17,474	\$ 27,316	\$ 33,041	\$ 33,702	\$ 34,376	\$ 35,063	\$ 35,765	\$ 36,480	\$ 37,209	\$ 37,954	\$ 38,713	\$ 40,277
County Allocated		20.07%	6.5472	\$ -	\$ -	\$ 4,880	\$ 23,963	\$ 44,001	\$ 68,787	\$ 83,202	\$ 84,866	\$ 86,563	\$ 88,295	\$ 90,061	\$ 91,862	\$ 93,699	\$ 95,573	\$ 97,485	\$ 101,423
Council on Aging		2.98%	0.9712	\$ -	\$ -	\$ 724	\$ 3,555	\$ 6,527	\$ 10,204	\$ 12,342	\$ 12,589	\$ 12,841	\$ 13,097	\$ 13,359	\$ 13,627	\$ 13,899	\$ 14,177	\$ 14,461	\$ 15,045
Public Safety		4.32%	1.4082	\$ -	\$ -	\$ 1,050	\$ 5,154	\$ 9,464	\$ 14,795	\$ 17,895	\$ 18,253	\$ 18,618	\$ 18,991	\$ 19,371	\$ 19,758	\$ 20,153	\$ 20,556	\$ 20,967	\$ 21,814
Veterans Relief		0.30%	0.0969	\$ -	\$ -	\$ 72	\$ 355	\$ 651	\$ 1,018	\$ 1,231	\$ 1,256	\$ 1,281	\$ 1,307	\$ 1,333	\$ 1,360	\$ 1,387	\$ 1,415	\$ 1,443	\$ 1,501
Animal Control		0.60%	0.1941	\$ -	\$ -	\$ 145	\$ 710	\$ 1,304	\$ 2,039	\$ 2,467	\$ 2,516	\$ 2,566	\$ 2,618	\$ 2,670	\$ 2,723	\$ 2,778	\$ 2,833	\$ 2,890	\$ 3,007
MSUE		0.51%	0.1649	\$ -	\$ -	\$ 123	\$ 604	\$ 1,108	\$ 1,732	\$ 2,096	\$ 2,137	\$ 2,180	\$ 2,224	\$ 2,268	\$ 2,314	\$ 2,360	\$ 2,407	\$ 2,455	\$ 2,554
Library		2.23%	0.7283	\$ -	\$ -	\$ 543	\$ 2,666	\$ 4,895	\$ 7,652	\$ 9,255	\$ 9,440	\$ 9,629	\$ 9,822	\$ 10,018	\$ 10,219	\$ 10,423	\$ 10,631	\$ 10,844	\$ 11,282
CWTA		1.79%	0.5827	\$ -	\$ -	\$ 434	\$ 2,133	\$ 3,916	\$ 6,122	\$ 7,405	\$ 7,553	\$ 7,704	\$ 7,858	\$ 8,015	\$ 8,176	\$ 8,339	\$ 8,506	\$ 8,676	\$ 9,027
ISD		18.58%	6.0602	\$ -	\$ -	\$ 4,517	\$ 22,181	\$ 40,728	\$ 63,670	\$ 77,013	\$ 78,554	\$ 80,125	\$ 81,727	\$ 83,362	\$ 85,029	\$ 86,729	\$ 88,464	\$ 90,233	\$ 93,879
Local Total		100.00%	32.6200	\$ -	\$ -	\$ 24,312	\$ 119,391	\$ 219,228	\$ 342,716	\$ 414,536	\$ 422,827	\$ 431,284	\$ 439,909	\$ 448,708	\$ 457,682	\$ 466,835	\$ 476,172	\$ 485,695	\$ 505,318
Total Capture		Millage Rate																	
TOTAL		56.6200	\$ -	\$ -	\$ 42,200	\$ 207,232	\$ 380,523	\$ 594,868	\$ 719,529	\$ 733,920	\$ 748,598	\$ 763,570	\$ 778,842	\$ 794,419	\$ 810,307	\$ 826,513	\$ 843,043	\$ 859,904	\$ 877,102
Non-Capturable Millages		Millage Rate																	
CAPS Debt		5.6000	\$ -	\$ -	\$ 4,174	\$ 20,496	\$ 37,636	\$ 58,835	\$ 71,165	\$ 72,588	\$ 74,040	\$ 75,521	\$ 77,031	\$ 78,572	\$ 80,143	\$ 81,746	\$ 83,381	\$ 85,049	\$ 86,750
		-1.7668	62.2200	\$ -	\$ -	\$ 4,174	\$ 20,496	\$ 37,636	\$ 58,835	\$ 71,165	\$ 72,588	\$ 74,040	\$ 75,521	\$ 77,031	\$ 78,572	\$ 80,143	\$ 81,746	\$ 83,381	\$ 85,049

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakelynn Apartments
City of Cadillac Brownfield Redevelopment Authority

Percentage Non-Homestead			100.00%																															
Estimated Taxable Value (TV) Increase Rate:			2.00%		LBRF Capture Ends																													
Brownfield Plan Year			17		18		19		20		21		22		23		24		25		26		27		28		29		30		31			
Brownfield TIF Capture Year			16		17		18		19		20		21		22		23		24		25		26		27		28		29		30			
Revenue Year			2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055			
*Base Taxable Value			\$	442,680	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200	\$	158,200		
Annual Value Additions \$			5,000,000																															
Cumulative Value Additions			\$	31,601,711	\$	32,233,745	\$	32,878,420	\$	33,535,988	\$	34,206,708	\$	34,890,842	\$	35,588,659	\$	36,300,432	\$	37,026,441	\$	37,766,970	\$	38,522,309	\$	39,292,755	\$	40,078,610	\$	40,880,183	\$	41,697,786		
Estimated New TV			\$	16,243,535	\$	16,275,072	\$	16,597,410	\$	16,926,194	\$	17,261,554	\$	17,603,621	\$	17,952,529	\$	18,308,416	\$	18,671,420	\$	19,041,685	\$	19,419,355	\$	19,804,578	\$	20,197,505	\$	20,598,291	\$	21,007,093		
Incremental Difference (New TV - Base TV)			\$	15,800,855	\$	16,116,872	\$	16,439,210	\$	16,767,994	\$	17,103,354	\$	17,445,421	\$	17,794,329	\$	18,150,216	\$	18,513,220	\$	18,883,485	\$	19,261,155	\$	19,646,378	\$	20,039,305	\$	20,440,091	\$	20,848,893		
% Investment as Taxable Value			35.00%																															
Total State Revenue			Millage Rate																															
38.57%			24.0000		\$	389,845	\$	390,602	\$	398,338	\$	406,229	\$	414,277	\$	422,487	\$	430,861	\$	439,402	\$	448,114	\$	457,000	\$	466,065	\$	475,310	\$	484,740	\$	494,359	\$	504,170
Total Local Revenue Including Debt			Millage Rate																															
61.43%			38.2200		\$	620,828	\$	622,033	\$	634,353	\$	646,919	\$	659,737	\$	672,810	\$	686,146	\$	699,748	\$	713,622	\$	727,773	\$	742,208	\$	756,931	\$	771,949	\$	787,267	\$	802,891
Total Revenue Including Debt			Millage Rate																															
62.2200			\$	1,010,673	\$	1,012,635	\$	1,032,691	\$	1,053,148	\$	1,074,014	\$	1,095,297	\$	1,117,006	\$	1,139,150	\$	1,161,736	\$	1,184,774	\$	1,208,272	\$	1,232,241	\$	1,256,689	\$	1,281,626	\$	1,307,061		
State Capture			Millage Rate																															
State Education Tax (SET)			25.00%		6.0000																													
School Operating Tax			75.00%		18.0000																													
State Total			24.0000																															
Local Capture			Millage Rate																															
CITY																																		
City Operating			40.67%		13.2663		\$	209,619	\$	213,811																								
Fire/Police Pension			7.97%		2.6000		\$	41,082	\$	41,904																								
County Allocated			20.07%		6.5472		\$	103,451	\$	105,520																								
Council on Aging			2.98%		0.9712		\$	15,346	\$	15,653																								
Public Safety			4.32%		1.4082		\$	22,251	\$	22,696																								
Veterans Relief			0.30%		0.0969		\$	1,531	\$	1,562																								
Animal Control			0.60%		0.1941		\$	3,067	\$	3,128																								
MSUE			0.51%		0.1649		\$	2,606	\$	2,658																								
Library			2.23%		0.7283		\$	11,508	\$	11,738																								
CWTA			1.79%		0.5827		\$	9,207	\$	9,391																								
ISD			18.58%		6.0602		\$	95,756	\$	97,671																								
Local Total			100.00%		32.6200		\$	515,424	\$	525,732																								
Total Capture			Millage Rate																															
TOTAL			56.6200		\$	515,424	\$	525,732																										
Non-Capturable Millages			Millage Rate																															
CAPS Debt			5.6000		\$	88,485	\$	90,254	\$	92,060	\$	93,901	\$	95,779	\$	97,694	\$	99,648	\$	101,641	\$	103,674	\$	105,748	\$	107,862	\$	110,020	\$	112,220	\$	114,465	\$	116,754
-1.7668			62.2200		\$	88,485	\$	90,254	\$	92,060	\$	93,901	\$	95,779	\$	97,694	\$	99,648	\$	101,641	\$	103,674	\$	105,748	\$	107,862	\$	110,020	\$	112,220	\$	114,465	\$	116,754

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Lakelynn Apartments
City of Cadillac Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	State & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	42.39%	\$ 4,314,820	\$ 528,819	\$ -		\$ 4,843,639
Local	57.61%	\$ 5,864,560	\$ 12,385	\$ 143,751	\$ 169,779	\$ 6,190,476
TOTAL	100.0%	\$ 10,179,380	\$ 541,204	\$ 143,751		\$ 11,034,115
EGLE Environmental		\$ -				
MSF Non-Environmental		\$ -				
MSHDA Housing		\$ 9,164,647				
TOTAL		\$ 9,164,647				

Estimated Total Years of Capture:	
Local Eligible Activities	15
State Eligible Activities	15
LBRF	17

Estimated Capture	\$ 10,179,380
Administrative Fees	\$ 169,779
State Revolving Fund	\$ 528,819
LBRF	\$ 143,751
TOTAL	\$ 11,021,729

																		Brownfield TIF Capture Ends													
Plan Year	1																2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Capture Year	1																2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year	notes	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040													
Total State Incremental Revenue		\$ -	\$ -	\$ 17,888	\$ 87,841	\$ 161,296	\$ 252,152	\$ 304,993	\$ 311,093	\$ 317,315	\$ 323,661	\$ 330,134	\$ 336,737	\$ 343,472	\$ 350,341	\$ 357,348	\$ 364,495	\$ 371,785													
State Brownfield Revolving Fund (50% of SET)		\$ -	\$ -	\$ 2,236	\$ 10,980	\$ 20,162	\$ 31,519	\$ 38,124	\$ 38,887	\$ 39,664	\$ 40,458	\$ 41,267	\$ 42,092	\$ 42,934	\$ 43,793	\$ 44,668	\$ 45,562	\$ 46,473													
Local Brownfield Fund - State	0% \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
State TIR Available for Reimbursement		\$ -	\$ -	\$ 15,652	\$ 76,861	\$ 141,134	\$ 220,633	\$ 266,869	\$ 272,206	\$ 277,650	\$ 283,203	\$ 288,868	\$ 294,645	\$ 300,538	\$ 306,549	\$ 312,679	\$ 318,933	\$ 325,312													
Total Local Incremental Revenue		\$ -	\$ -	\$ 24,312	\$ 119,391	\$ 219,228	\$ 342,716	\$ 414,536	\$ 422,827	\$ 431,284	\$ 439,909	\$ 448,708	\$ 457,682	\$ 466,835	\$ 476,172	\$ 485,695	\$ 495,409	\$ 505,318													
BRA Administrative Fee	2.5% \$	\$ 169,779	\$ -	\$ 608	\$ 2,985	\$ 5,481	\$ 8,568	\$ 10,363	\$ 10,571	\$ 10,782	\$ 10,998	\$ 11,218	\$ 11,442	\$ 11,671	\$ 11,904	\$ 12,142	\$ 12,385	\$ 12,633													
Local Brownfield Fund - Local	2.5% \$	\$ 143,751	\$ -	\$ 608	\$ 2,985	\$ 5,481	\$ 8,568	\$ 10,363	\$ 10,571	\$ 10,782	\$ 10,998	\$ 11,218	\$ 11,442	\$ 11,671	\$ 11,904	\$ 12,142	\$ 12,385	\$ 12,633													
Local TIR Available for Reimbursement		\$ -	\$ -	\$ 23,097	\$ 113,421	\$ 208,266	\$ 325,580	\$ 393,810	\$ 401,686	\$ 409,719	\$ 417,914	\$ 426,272	\$ 434,798	\$ 443,494	\$ 452,363	\$ 461,411	\$ 470,639	\$ 480,052													
Total State & Local TIR Available		\$ -	\$ -	\$ 38,748	\$ 190,283	\$ 349,400	\$ 546,213	\$ 660,678	\$ 673,892	\$ 687,370	\$ 701,117	\$ 715,140	\$ 729,442	\$ 744,031	\$ 758,912	\$ 774,090	\$ 789,572	\$ 805,363													
DEVELOPER	Beginning Balance	\$ 9,064,647	% Allocation	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%	100.0%	100.0%	100.0%	100.0%	100.0%													
Developer Reimbursement	Phase I	\$ 37,974	\$ 186,477	\$ 342,412	\$ 535,289	\$ 647,465	\$ 660,414	\$ 673,623	\$ 687,095	\$ 700,837	\$ 721,094	\$ 744,031	\$ 758,912	\$ 774,090	\$ 789,572	\$ 805,363	\$ -	\$ -													
Developer Reimbursement Balance		\$ 9,064,647	\$ 9,064,647	\$ 9,026,674	\$ 8,840,197	\$ 8,497,785	\$ 7,962,496	\$ 7,315,031	\$ 6,654,617	\$ 5,980,994	\$ 5,293,899	\$ 4,593,062	\$ 3,871,969	\$ 3,127,937	\$ 2,369,026	\$ 1,594,935	\$ 805,363	\$ -													
CITY	Beginning Balance	\$ -	% Allocation	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%													
City Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
City Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
CBRA	Beginning Balance	\$ 100,000	% Allocation	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%													
CBRA Reimbursement	\$0	\$ 775	\$ 3,806	\$ 6,988	\$ 10,924	\$ 13,214	\$ 13,478	\$ 13,747	\$ 14,022	\$ 14,303	\$ 8,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
CBRA Reimbursement Balance		\$ 100,000	\$ 99,225	\$ 95,419	\$ 88,431	\$ 77,507	\$ 64,294	\$ 50,816	\$ 37,068	\$ 23,046	\$ 8,743	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0													
MSHDA Housing Development Costs		\$ 9,164,647	\$ -	\$ 38,748	\$ 190,283	\$ 349,400	\$ 546,213	\$ 660,678	\$ 673,892	\$ 687,370	\$ 701,117	\$ 715,140	\$ 729,442	\$ 744,031	\$ 758,912	\$ 774,090	\$ 789,572	\$ 805,757													
State Tax Reimbursement	100.00%	\$ 3,884,697	\$ -	\$ 15,652	\$ 76,861	\$ 141,134	\$ 220,633	\$ 266,869	\$ 272,206	\$ 277,650	\$ 283,203	\$ 288,868	\$ 294,645	\$ 300,538	\$ 306,549	\$ 312,679	\$ 318,933	\$ 508,277													
Local Tax Reimbursement	100.00%	\$ 5,279,950	\$ -	\$ 23,097	\$ 113,421	\$ 208,266	\$ 325,580	\$ 393,810	\$ 401,686	\$ 409,719	\$ 417,914	\$ 426,272	\$ 434,798	\$ 443,494	\$ 452,363	\$ 461,411	\$ 470,639	\$ 297,481													
Total MSHDA Reimbursement Balance		\$ 9,164,647	\$ 9,125,899	\$ 8,935,616	\$ 8,586,216	\$ 8,040,003	\$ 7,379,324	\$ 6,705,432	\$ 6,018,062	\$ 5,316,945	\$ 4,601,806	\$ 3,872,363	\$ 3,128,332	\$ 2,369,420	\$ 1,595,330	\$ 805,758	\$ 0	\$ 0													
State MSHDA Balance to Be Reimbursed		\$ 3,884,697	\$ 3,869,045	\$ 3,792,184	\$ 3,651,050	\$ 3,430,417	\$ 3,163,549	\$ 2,891,342	\$ 2,613,692	\$ 2,330,488	\$ 2,041,621	\$ 1,746,976	\$ 1,446,438	\$ 1,139,890	\$ 827,210	\$ 508,277	\$ 0	\$ 0													
Local MSHDA Balance to Be Reimbursed		\$ 5,279,950	\$ 5,256,854	\$ 5,143,432	\$ 4,935,166	\$ 4,609,585	\$ 4,215,776	\$ 3,814,090	\$ 3,404,371	\$ 2,986,457	\$ 2,560,185	\$ 2,125,387	\$ 1,681,894	\$ 1,229,530	\$ 768,119	\$ 297,481	\$ 0	\$ 0													
Local Only Costs	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
Local Tax Reimbursement																															
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
Total Annual Reimbursement		\$ -	\$ 38,748	\$ 190,283	\$ 349,400	\$ 546,213	\$ 660,678	\$ 673,892	\$ 687,370	\$ 701,117	\$ 715,140	\$ 729,442	\$ 744,031	\$ 758,912	\$ 774,090	\$ 789,572	\$ 805,757														
LOCAL BROWNFIELD REVOLVING FUND																															
LBRF Deposits *		\$ -	\$ 608	\$ 3,593	\$ 9,073	\$ 17,641	\$ 28,005	\$ 38,575	\$ 49,357	\$ 60,355	\$ 71,573	\$ 83,015	\$ 94,686	\$ 106,590	\$ 118,732	\$ 131,118	\$ 143,751														
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
Local Tax Capture		\$ -	\$ 608	\$ 2,985	\$ 5,481	\$ 8,568	\$ 10,363	\$ 10,571	\$ 10,782	\$ 10,998	\$ 11,218	\$ 11,442	\$ 11,671	\$ 11,904	\$ 12,142	\$ 12,385	\$ 12,633														
Total LBRF Capture		\$ -	\$ 608	\$ 2,985	\$ 5,481	\$ 8,568	\$ 10,363	\$ 10,571	\$ 10,782	\$ 10,998	\$ 11,218	\$ 11,442	\$ 11,671	\$ 11,904	\$ 12,142	\$ 12,385	\$ 12,633														

* During capture or up to five years of capture or both for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Lakelynn Apartments
City of Cadillac Brownfield Redevelopment Authority

LBRF Capture Ends																
Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Total State Incremental Revenue	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
State Brownfield Revolving Fund (50% of SET)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Brownfield Fund - State	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
State TIR Available for Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Total Local Incremental Revenue	\$	515,424	\$	525,732	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
BRA Administrative Fee	\$	12,886	\$	13,143	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Brownfield Fund - Local																
Local TIR Available for Reimbursement	\$	502,538	\$	512,589	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Total State & Local TIR Available	\$	502,538	\$	512,589	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
DEVELOPER																
	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Developer Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Developer Reimbursement Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
CITY																
	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
City Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
City Reimbursement Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
CBRA																
	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
CBRA Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
CBRA Reimbursement Balance	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	

MSHDA Housing Development Costs																
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Total MSHDA Reimbursement Balance	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	
State MSHDA Balance to Be Reimbursed	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	
Local MSHDA Balance to Be Reimbursed	\$	(0)	\$	(0)	\$	(0)	\$	(0)	\$	(0)	\$	(0)	\$	(0)	\$	

Local Only Costs																
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Tax Reimbursement																
Total Local Only Reimbursement Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Total Annual Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	

LOCAL BROWNFIELD REVOLVING FUND																
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
LBRF Deposits *	\$	646,289	\$	1,158,878	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
State Tax Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Tax Capture	\$	502,538	\$	512,589	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Total LBRF Capture	\$	502,538	\$	512,589	\$	-	\$	-	\$	-	\$	-	\$	-	\$	

* During capture or up to five years of capture reimbursed. May be taken from EGLE & Local TI

Footnotes:

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Lakelynn Apartments

FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
FMR	Wexford	Studio	\$1,848	-		=	\$1,848	x	0	x	12	x	15	=	\$0	#DIV/0!
FMR	Wexford	1 bedroom	\$1,860	-	\$1,350	=	\$510	x	66	x	12	x	15	=	\$6,058,800	\$91,800
FMR	Wexford	1 bedroom	\$1,860	-	\$1,550	=	\$310	x	186	x	12	x	15	=	\$10,378,800	\$55,800
TOTAL PRL Calculation									252	\$16,437,600						\$65,229
Other Housing Activities Allowed Under Public Act 90 of 2023																\$0
Developer will utilize the remainder of the TIF capture for the following items: 1 Site Preparation/Demolition 2 Infrastructure Development 3 Relocation Expenses 4 Plus Other TIF Related Expenses																
Approved BRA TIF Request									252	\$9,064,647						\$35,971

The FY 2025 Wexford County, MI FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$739	\$744	\$976	\$1,272	\$1,406
FY 2024 FMR	\$678	\$738	\$970	\$1,265	\$1,467

04/01/2025 INCOME AND RENT LIMITS								
County: 83 Wexford			Effective Date: 4/1/2025					
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80%	\$47,040	\$53,760	\$60,480	\$67,200	\$72,640	\$78,000	\$83,360	\$88,720
100%	\$58,800	\$67,200	\$75,600	\$84,000	\$90,800	\$97,500	\$104,200	\$110,900
120%	\$70,560	\$80,640	\$90,720	\$100,800	\$108,960	\$117,000	\$125,040	\$133,080
Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80%	\$1,176	\$1,344	\$1,512	\$1,680	\$1,816	\$1,950	\$2,084	\$2,218
100%	\$1,470	\$1,680	\$1,890	\$2,100	\$2,270	\$2,437	\$2,605	\$2,772
120%	\$1,764	\$2,016	\$2,268	\$2,520	\$2,724	\$2,925	\$3,126	\$3,327
Rent By Bedroom	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm		
80%	\$1,176	\$1,260	\$1,512	\$1,748	\$1,950	\$2,151		
100%	\$1,470	\$1,575	\$1,890	\$2,185	\$2,437	\$2,688		
120%	\$1,764	\$1,890	\$2,268	\$2,622	\$2,925	\$3,226		

ATTACHMENT A – BROWNFIELD PLAN RESOLUTIONS

**CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY
CADILLAC, MICHIGAN**

**RESOLUTION APPROVING BROWNFIELD PLAN
FOR LAKELYNN APARTMENTS**

- WHEREAS,** The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of certain Eligible Activities; and
- WHEREAS,** The Cadillac City Council established the Cadillac Brownfield Redevelopment Authority in December 1996 and appointed its members; and
- WHEREAS,** A Brownfield Plan has been prepared and submitted for Lakelynn Apartments in Cadillac that outlines the qualifications, costs, impacts, and incentives for the project for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan; and
- WHEREAS,** The Cadillac Brownfield Redevelopment Authority has reviewed the Brownfield Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and
- WHEREAS,** A public hearing on the Brownfield Plan by the Cadillac City Council will be noticed and will be held on August 4, 2025 and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381;

Moved by _____ and supported by _____

THEREFORE BE IT RESOLVED, that the City of Cadillac Brownfield Redevelopment Authority hereby approves the Brownfield Plan for Lakelynn Apartments and recommends approval by the Cadillac City Council.

Yeas:

Nays:

Absent:

I, Marcus Peccia, Chair of the City Cadillac Brownfield Redevelopment Authority, attest that this resolution was adopted on June 30, 2025 at a special meeting of the City of Cadillac Brownfield Redevelopment Authority, Cadillac, Michigan

Date

City Council

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



Mayor
Tiyi Schippers

Councilmembers
Bryan Elenbass
Robert J. Engels
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**Resolution Approving Brownfield Plan
Lakelynn Apartments**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on August 4, 2025 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

Whereas, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended ("Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas, the City Council established the Cadillac Brownfield Redevelopment Authority ("CBRA") under the procedures in Act 381 on December 6, 1996 to facilitate the redevelopment of Brownfields within the City of Cadillac; and,

WHEREAS, a Brownfield Plan has been prepared to support the redevelopment of six parcels at the east end of Mosser Street, bounded by the Ann Arbor Railroad to the east and City property to south and east for 252 residential units for qualified households with income of 120% Area Median Income (AMI) or below; and

WHEREAS, the Lakelynn Apartments Brownfield Plan was submitted to the CBRA that: (1) establishes the properties as Eligible Property, (2) outlines Housing Development Eligible Activities, and (3) provides for the reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the Eligible Property; and

WHEREAS, on June 30, 2025, the CBRA reviewed, approved, and recommended approval of the Brownfield Plan to the City Council, finding the Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and

WHEREAS, the City Council has determined that the Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and

Whereas, a public hearing on the Brownfield Plan has been noticed and held on August 4, 2025 and notices to taxing jurisdictions have been provided in compliance with the requirements of Act 381;

Whereas, the City Council has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable.;
- (b) The proposed method of financing the costs of Eligible Activities through developer sources is feasible, as described in Section 2.4 of the Brownfield Plan;
- (c) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.2 of the Brownfield Plan; and
- (d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Brownfield Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Cadillac Brownfield Redevelopment Authority; and

Now, Therefore, the City Council of the City of Cadillac, Wexford County, Michigan resolves as follows:

1. Pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Cadillac City Council hereby approves the Lakelynn Apartments Brownfield Plan in Cadillac.

2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 4th day of August 2025.

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

200 N. Lake Street
Cadillac MI 49601 Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 3/13/25

City Received Date

RECEIVED

MAR 19 2025

EVENT PLANNING COVER PAGE

This form must be completed and return to the City at least 60 days before a HIGH IMPACT event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 7328 if you have questions.

Applicant Name (Print) Deb Simon Contact Address [REDACTED]
Contact Phone(s) [REDACTED] Contact Email dsimon@wmisd.org
Sponsoring Organization Great Start Collaborative Private Non-Profit ☒ Purpose of
Event Family Movie Night Approx # of Attendees 30-50?
Great Start Collaborative

Please check the facility requested (see related reservation form):

Market at Cadillac Commons ☒ Rotary Pavilion City Park Cadillac Commons Plaza

Beginning Date: 9/19/25 Ending Date: 9/19/25 Reoccurring: YES ☒ NO ☐ 1st
Day _____ Set-up 6:15pm Start 7:00pm End _____ Clean-up 10:00pm latest
2nd Day _____ Set-up _____ Start _____ End _____ Clean-up _____ 3rd
Day _____ Set-up _____ Start _____ End _____ Clean-up _____ 4th
Day _____ Set-up _____ Start _____ End _____ Clean-up _____

Please answer the following: If you answer YES to any of the below, additional form(s) must be completed for each one. All forms must be completely filled out and all information provided before requests will be brought to City Council for approval

YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots?
YES ☐ NO ☒ Will you be requesting permission to display any off-site signage?
YES ☐ NO ☒ Will you be requesting permission to display a banner over Mitchell Street?
YES ☐ NO ☒ Will you be requesting permission to have a parade?
YES ☐ NO ☒ Will you be requesting permission to hold any races?
YES ☐ NO ☒ Will you be requesting permission to serve alcoholic beverages?
YES ☐ NO ☒ Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

Forms can be mailed or delivered to the above address or emailed to: mvdandermeulen@cadillac-mi.net All events require liability insurance: Required MINIMUM general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 3/13/25

City Received Date

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS.

Event Great Start Collaborative Family Movie Night

Special Requests: Please Circle

Electricity

Water

Wind Screens

Sound System

Movie Screen/Projector System**

Weather Dependentafter dark only**

Usage Rules

1. Profanity and offensive language are strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Pavilion, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Movies/programs shown at the Pavilion are at the discretion of the City, and proper licensing to show copyrighted material is required. One potential resource is www.swank.com. MPAA ratings of G and PG are appropriate.
5. Any signage or decorations must be removed immediately following any event.
6. **No vehicles are permitted on sidewalks or grass. However, the sidewalk immediately south of the pavilion can be utilized for temporary unloading/loading of equipment only. Parking is prohibited on Lake Street, even if it has been closed for the event.**
7. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
8. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
9. **Sound System Fees** - \$20 per hour for use of our sound board and sound technician. (MUSICAL PERFORMANCES)

Reservation Fees:

- Daily Rate (4 hours or more) \$108
- Hourly Rate (less than 4 hours) \$60 per hour
- Non-Profit Daily Rate (4 hours or more) \$55
- Non-Profit Hourly Rate (less than 4 hours) \$27 per hour

Reoccurring Events: Events that are a minimum of once a week, for four consecutive weeks or more

- Daily Rate of \$27
- Non-Profit Daily Rate of \$16

Form must be mailed/emailed or delivered to City Hall 200 N. Lake Street in Cadillac, MI 49601 or mvandermeulen@cadillac-mi.net

I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Signature Deborah Simon Total Fees Required: \$55 Total Fees Paid: _____ Date 3/12/2025



200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 3/13/25

City Received Date

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Great Start Collaborative Family Movie Night
Contact Person Deborah Simon
Contact Phone [REDACTED] Contact Email dsimon@wmisd.org

Date: <u>9/19/25</u>		Street Closures	
Street Name <u>Lake St</u>	Beginning Location <u>Just by Pavilion</u>	Ending Location <u>Harris St</u>	
	Beginning Time <u>6:00pm</u>	Ending Time <u>10pm</u>	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	

Date _____		Parking Lot Closures	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	

Form must be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net
(No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Deb Simon Signature Deborah Simon Date 3/12/2025

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.



200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 5-6-25

City Received Date

PLACE AN OFFICIALLY CITY DATE STAMP

Parade Request Form

Name of Parade Cadillac Homecoming Parade
Purpose of Parade Community involvement/engage & Recognition CAPS
Requesting Organization CHS Student Council - [initials]
Contact Person(s) Malinda Martin-Baker
Contact Phone [redacted] Contact Email [redacted]
Date of Parade 9/26/2025 Friday Approx. number of participating groups ~40 groups
Requested Route ☐ Lake Street ☐ Mitchell Street Staging Time 4:00 AM/PM
* See Starting Time 5:00 AM/PM Ending Time 6:00 AM/PM
a Attachment

City of Cadillac & State of Michigan Rules

Thanks.

- Parade requests must be turned in a minimum of 6 weeks before parade
- Only one (1) parade is allowed per month
- Parades are only allowed on Holiday mornings, Saturday mornings, or Weekday evenings.
- Parades must use the designated route (See back side for the two (2) route options)
- Lake Street Parade Route is preferred so closure of US-131 can be avoided
- Mitchell Street Parade Route is only granted under special circumstances. The parade must be a well-established, annual parade with 40+ participating groups.

Form must be mailed or delivered to the above address or emailed to: mrvandermeulen@cadillac-mi.net

I understand and agree to these requirements & understand if these are not met the request will be denied.

Malinda Martin-Baker

Signature



Line up begins at 4 pm &

Parade starts at 5 pm

Route: E. Harris to E



200 N Lake Street
Cadillac, MI 49601
Phone 231-775-0181

JUL 30 2025

RECEIVED

JUL 30 2025

REQUEST FOR BLOCK PARTY

Person/Group requesting block party Karri Dumas

Street Requested for block party Hemlock

Close Street Between (cross st) N Park and
(cross street) E River

Date of Requested Use 8/10/25

Start Time 1:00 pm End Time 3:00 pm

Contact Person Karri Dumas

Address [REDACTED]

Phone # [REDACTED]

*Please draw area to be blocked off or supply map

Date Submitted 7/31/25

Signature Karri Dumas

Approval: Coordinator's Office/Date _____

City Manager/Date _____

Public Works/Date _____

August 4, 2025

Council Communication

Re: Aldrich Street Improvements

On July 22, 2025, the City of Cadillac held a bid opening on the above referenced project. The following bids were received:

Contractor	Bid
CJ's Excavating, Inc. Cadillac, MI	\$617,403.70
J&N Construction, LLC Gaylord, MI	\$734,750.40
Salisbury Excavating, Inc. Cadillac, MI	\$801,792.40
Elmer's Crane and Dozer, Inc. Traverse City, MI	\$885,951.78

Aldrich Street is planned for 1,400' of street reconstruction and installation of new sanitary sewer. The work includes the following approximate quantities of major items:

4,700	Syd	Aggregate Base
1,390	Lft	Sanitary Sewer
760	Ton	HMA, 4EL
3	Ea	Hydrants
1,400	Lft	Curb and Gutter

Recommended Action

It is recommended that the contract for the Aldrich Street Improvements Project be awarded to CJ's Excavating, Inc. for the bid amount of \$617,403.70. In addition, a 5% contingency is requested for City engineer-approved field changes in unit quantity or scope due to unknowns occurring underground in construction, bringing the total recommended award to a total of \$648,273.89. Funds are available in the Local Street Fund and the Water and Sewer Fund.

The Engineer's estimate for this project was \$621,000. This was broken down into \$399,000 for street and \$222,000 for utilities.

August 4, 2025

Council Communication

Re: Planning Commission recommendation to deny rezoning for 820 S Mitchell St

At an advertised public hearing of the Cadillac Planning Commission held in the Council Chambers at 6 p.m. on June 23, 2025, the Commission unanimously approved a motion to recommend to the City Council denial of the application of Mr. Nicholas Lietaert requesting the rezoning of 820 S. Mitchell Street from its present B-3, General Business District classification, to the B-2, Central Business District classification. Mr. Lietaert sought the rezoning in order to use the site's existing two-story residential structure for a short-term rental. Short-term rentals are not provided for in the B-3 zone district. They are permitted in the B-2 district.

In recommending denial of the rezoning, the Commission found:

- 1) **Master Plan Inconsistency** - The rezoning of the parcel to B-2 to be inconsistent with the currently adopted Cadillac Master Plan. The plan states that no changes are recommended in the present B-3 zone district classification of the Mitchell Street corridor area in which 820 S. Mitchell Street is located (Page 32, Cadillac Master Plan).
- 2) **Appropriateness of the B-3 District and Extensive Range of Development** – The site is located on Mitchell Street within the area classified by the Cadillac Master Plan as the southern leg of the Mitchell Street Corridor. This segment has been planned and developed as a general commercial corridor. As such, the present B-3 classification is more appropriate than the requested B-2 classification. The B-3 district provides for the broadest range of business uses including merchandizing, retailing, services, and marketing. The district is very encompassing and provides for most of the retail business and service establishments permitted in the TS, B-1, and B-2 districts. The B-2 district would unjustifiably restrict the range of development in this corridor planned for general commercial.
- 3) **Introduction of an Inappropriate Spot Zone** - The site of the requested rezoning meets at least three of the four criteria for classification as an inappropriate spot zone. The area (site) is small compared to the surrounding area zoned B-3. The rezoning provides the owner with the opportunity to use the site for a use not permitted under the present B-3 classification. The rezoning would confer to the applicant a special benefit (use of land) not enjoyed by surrounding property owners.
- 4) **B-3 Offers the Highest Range of Commercial Uses Allowing for a Return on Investment** - The appropriateness and success of the present B-3 classification along the South Mitchell Street corridor is demonstrated by the wide range of existing commercial development and range of uses. With the exception of short-term rentals, an extensive variety of development opportunities are available to the applicant for purposes of making a return on his investment. For example, those uses include long-term residential apartment rentals, a use which the applicant presently enjoys.

Although the recommendation to rezone the site to the B-2 classification was unanimously denied, Commissioners voiced the opinion that the B-3 district should be examined for the placement of short-term rentals. Staff was instructed to report on this matter at a subsequent Commission meeting, the report is attached to this communication. At the July 28, 2025, meeting,

Commissioners received the staff report and motioned to have staff draft a zoning amendment allowing Short-Term Rentals by Special Land Use Permit in the B-3 Zoning District.

Rezoning Considerations: As noted in the attached Planning Commission staff report, the guiding principles of the Michigan Zoning Enabling Act pursuant to the regulation of land development were employed by the Cadillac Planning Commission in the examination of the application. They are:

- 1) **Master Plan Consistency** - Is the proposed rezoning consistent with the City Master Plan? If not or if questionable, does the request represent an appropriate use of the land based on changes and/or other factors that have occurred after adoption of the plan?
- 2) **Land Use Compatibility** - Is the range of uses permitted by the proposed zone district classification compatible with the range of uses permitted by the neighboring zone district classifications?
- 3) **Public Facilities and Services** - Are existing public facilities and services capable of accommodating the land use permitted by the proposed classification?
- 4) **Zone District Application** - Is the proposed classification equal to or more appropriate than the existing zone district classification?
- 5) **District Standards** - Does the request meet the criteria required by the zoning ordinance for the intended use?
- 6) **Other Considerations** - In reviewing the application, two additional matters were examined. These included the issue of spot zoning and the opportunities afforded by the B-3 district to achieve an economic return on the use of one's property.

Summary of Public Hearing Comments: The applicant and the applicant's relative (mother) supported the rezoning of the property for purposes of establishing a short-term rental. Given that the B-3 zone district provides for rentals of a limited duration, such as hotels and motels, they were of the opinion that other forms of short-term rentals were appropriate and should be permitted. The majority of public comments voiced approval of the present B-3 classification, however, the general opinion was that short-term rentals should be included in B-3 zone given the district's allowance for motels and hotels. No written comments were received.

Recommended Action

Council is asked to deny the application from Mr. Nicholas Lietaert requesting the rezoning of 820 S. Mitchell Street from its present B-3, General Business District classification, to the B-2, Central Business District classification.



**STAFF REPORT
APPLICATION FOR REZONING
B-3 (GENERAL BUSINESS DISTRICT) TO B-2 (CENTRAL BUSINESS DISTRICT)
820 S. Mitchell Street, Cadillac, Michigan 49601**

Applicant/Owner: Nicholas Lietaert

Address: 820 S. Mitchell Street, Cadillac, MI 49601

Description: LOT 24 POLLARDS SUB-DIV OF PARTS OF BLK E & F, COBBS & MITCHELLS 2nd ADD, CITY OF CADILLAC.

Tax ID: 10-087-00-003-00

Attachments – Rezoning Application

Date: June 13, 2025

Application/Request

The applicant has filed the attached application requesting rezoning of the above described parcel from the present B-3 Zone District (General Business District) to the B-2 Zone District (Central Business District). Pursuant to the application, it is the staff's understanding that the applicant wishes to establish a short-term rental at 820 South Mitchell Street. Short-term rentals are not identified as a permitted use, use permitted with special conditions, or a special land use in the B-3 Zone District. The B-2 Zone District provides for short-term rentals as a special land use.

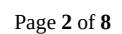
Rezoning (Map) Amendments – Recommendation to the Cadillac City Council

Section 46-35 of the Cadillac City Code states that the city council may from time to time, on recommendation from the planning commission or on petition, amend, supplement or change the district boundaries or the regulations herein, or subsequently established herein pursuant to the authority and procedure established in Public Act No. 110 of 2006 (MCL 125.3101 et seq.). The process for consideration of a rezoning application includes review and recommendation of the application by the Planning Commission. The recommendation is made to the Cadillac City Council for final consideration. An advertised public hearing is held by each body as part of the rezoning process.

Site and Area Description

Site - The site, addressed at 820 South Mitchell Street, fronts the west side of Mitchell Street, a short distance south of the Mosser Street/Mitchell Street intersection. The site has 55 feet of Mitchell Street frontage and a depth of 165 feet and possesses a two-story structure of residential design and construction. In recent years the ground floor of the building has been used for business

As noted by the following photo, the site is accessed from Mitchell Street via a driveway on the building's north side. Except for the Mitchell Street curb cut and adjoining public sidewalk, the driveway is of a gravel composition. The overall site is sporadically designed as a mixture of lawn and wild plant growth areas surrounding a large poorly undefined central area of gravel. Parking is not specifically delineated.





Front from Mitchell Street



South Side (Looking North)



North Side (Looking South)



Rear (Looking East)

Site Area - The site lies a short distance southwest of the Mosser Street/Mitchell Street intersection. Abutting uses include a Dollar General retail store to the north, a Dairy Queen Restaurant on the east, and vacant parcels to the south and west. Nearby uses include the former (now vacant) Rite Aid Pharmacy building and the Family Fare grocery store strip center to the north; a service station and automobile dealership on the east; office with upper story apartment, a mixed-use restaurant, retail beverage sales, and event center on the south; and single-family residential west of Aspen Street.

As noted, the site is accessed via Mitchell Street (BR-131). According to the Michigan Department of Transportation website, the average daily traffic count near the Mitchell/Mosser Street intersection is 21,336 vehicles (2023 count data). The high count, as compared to the city's other streets, is a primary reason for Mitchell Street's popularity and zoning as a commercial corridor.

Rezoning Considerations

Based on the guiding principles of the Michigan Zoning Enabling Act pursuant to the regulation of land development, the Cadillac Planning Commission employs the following basic standards when examining applications for zone district amendments. Depending on the nature of a request, the Commission may consider other factors as well.

- 1) **Master Plan Consistency** - Is the proposed rezoning consistent with the City Master Plan? If not or if questionable, does the request represent an appropriate use of the land based on changes and/or other factors that have occurred after adoption of the plan?
- 2) **Land Use Compatibility** - Is the range of uses permitted by the proposed zone district classification compatible with the range of uses permitted by the neighboring zone district classifications?
- 3) **Public Facilities and Services** - Are existing public facilities and services capable of accommodating the land use permitted by the proposed classification?
- 4) **Zone District Application** - Is the proposed classification equal to or more appropriate than the existing zone district classification?
- 5) **District Standards** - Does the request meet the criteria required by the zoning ordinance for the intended use?

1) Master Plan Compatibility - The site is located on Mitchell Street within the area classified by the Master Plan as the southern leg of the Mitchell Street Corridor. This leg extends from South Street (near Family Fare) to the area near Mackinaw Trail (U.S. Forest Service/Riemer Eye Center). The Plan finds the southern leg as developing as a general business district, identifies the area as zoned under the B-3, General Commercial classification, and states that no changes are recommended in that (B-3) classification (Page 32, Cadillac Master Plan).

Finding – Pursuant to the above, the rezoning of the parcel to B-2 is inconsistent with the currently adopted Cadillac Master Plan in that the Master Plan specifically states that no changes are recommended in the present B-3 zone district classification. Staff finds nothing to indicate that changes and/or other factors have occurred since adoption of the plan to warrant modification of the site's B-3 designation.

2) Land Use Compatibility - Range of Uses

Of the city's commercial zone districts, the B-3 General Business District provides for the broadest range of business uses. The district permits a wide variety of activities including merchandizing, retailing, services, and marketing. The district is very encompassing including any of the retail business and service establishments permitted by right and those subject to special conditions in the OS-1, OS-2, TS, B-1, and B-2 districts. The B-3 district includes all the B-2 district uses except for short-term rentals. Through recent amendments to the ordinance, short-term rentals have been limited to B-1, B-2, TS-1, and TS-2 zoning districts.

Finding – With the exception of short-term rentals, the present B-3 district provides for the complete range of B-2 district uses. Though possible compatibility issues may surface, it is generally felt that proper site and building design can alleviate conflicts among the range of land uses permitted by the two zone districts should the site be rezoned as requested.

3) Public Facilities and Services - Are existing public facilities and services capable of accommodating the land use permitted by the proposed classification?

Finding - Existing public facilities and services are identified as capable of accommodating the land uses provided for by the proposed classification. Land uses listed in the B-2 district do not include any uses identified as exhibiting demands exceeding those of the uses under the present B-3 district classification.

4) Zone District Application – Is the proposed B-2 classification equal to or more appropriate than the B-3 classification?

Finding – Based on the following, it is staff's opinion the present B-3 classification is more appropriate than the requested B-2 classification.

- a. The existing B-3 district provides for the broadest range of business uses. The district permits a wide variety of activities including merchandizing, retailing, services, and marketing. The district is very encompassing including any of the retail business and service establishments permitted by right and those subject to special conditions in the OS-1, OS-2, TS, B-1, and B-2 districts. The B-2 classification would limit the range of uses in an area planned and designated for general commercial development.
- b. The site is located on Mitchell Street within the area classified by the Cadillac Master Plan as the southern leg of the Mitchell Street Corridor. The Plan finds the southern leg developing as a general business district, identifies the area as zoned under the B-3, General Commercial classification, and states that no changes are recommended in that (B-3) classification (Page 32, Cadillac Master Plan).

5) District Standards - Does the request meet the criteria required by the zoning ordinance for the intended use?

Finding – Pursuant to the project design and use, it is staff's opinion the area proposed for rezoning can accommodate the intended short-term rental.

6) **Additional Considerations** – In reviewing the application, two additional matters were examined. These include the issue of spot zoning and the overriding opportunities afforded by the B-3 district to achieve an economic return.

Spot Zoning – Spot zoning is commonly defined as the process of singling out a parcel for a use classification different and inconsistent with the surrounding area, for the benefit of a particular owner. While the unique zoning of a small area may be appropriate based on public need and benefit, unplanned spot zoning is normally to be avoided.

Spot zoning typically occurs when a landowner wants to use land for a use prohibited by the existing zoning and land is rezoned to permit the desired use. Undesirable spot zoning also occurs when the change in zoning departs from the city comprehensive plan to benefit a private landowner. However, not every departure from a comprehensive plan constitutes spot zoning, and not every parcel zoned differently from surrounding parcels is spot zoning. Though spot zoning is not always easily defined or recognized, the circumstances in question tend to satisfy the following criteria:

- a. The area is small compared to districts surrounding the parcel in question.
- b. The new district allows land uses inconsistent with those allowed in the vicinity.
- c. The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- d. The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

It is the staff's opinion the rezoning meets at least three of the criteria for classification as an inappropriate spot zone. The area (site) is small compared to the surrounding area zoned B-3. The rezoning provides the owner with the opportunity to use the site for a use not permitted under the present B-3 classification. The rezoning would confer to the applicant a special benefit (use of land) not enjoyed by surrounding property owners.

Economic Return – As previously noted, the site's existing B-3 General Business District provides for the broadest range of business uses. The district permits a wide variety of activities including merchandizing, retailing, services, and marketing. The district is very encompassing including any of the retail business and service establishments permitted by right and those subject to special conditions in the OS-1, OS-2, TS, B-1, and B-2 districts. The B-3 district includes all the B-2 district uses except for short-term rentals.

The appropriateness and success of the present B-3 classification in this geographic area is demonstrated by the wide range of existing commercial development and range of uses presently occurring. With the exception of short-term rentals, the extensive variety of opportunities are available to the applicant for purposes of making a return on his investment. These uses include long-term residential apartment rentals (a use which the applicant presently enjoys) as well as other uses permitted by the B-3 classification.

Public Correspondence

As of the date of this report, no public correspondence on the rezoning application has been received.

Summary of Staff Findings

In summary, it is the staff's finding that the present B-3 classification is the appropriate designation for the 820 South Mitchell Street and does not recommend the rezoning of the parcel to the B-2 classification for the following reasons:

- 1) **Master Plan** - The rezoning of the parcel to B-2 is inconsistent with the currently adopted Cadillac Master Plan. Significantly, the plan states that no changes are recommended in the present B-3 zone district classification (Page 32, Cadillac Master Plan).
- 2) **Range of Development and the Master Plan** – The site is located on Mitchell Street within the area classified by the Cadillac Master Plan as the southern leg of the Mitchell Street Corridor. This segment has been planned and developed as a general commercial corridor. As such, the present B-3 classification is more appropriate than the requested B-2 classification. The B-3 district provides for the broadest range of business uses. The district permits a wide variety of activities including merchandizing, retailing, services, and marketing. The district is very encompassing including any of the retail business and service establishments permitted by right and those subject to special conditions in the OS-1, OS-2, TS, B-1, and B-2 districts. As noted earlier, the Master Plan states that no changes are recommended in this segment's B-3 (Page 32, Cadillac Master Plan).
- 3) **Spot Zoning** - The B-2 rezoning meets at least three of the four criteria for classification as an inappropriate spot zone. The area (site) is small compared to the surrounding area zoned B-3. The rezoning provides the owner with the opportunity to use the site for a use not permitted under the present B-3 classification. The rezoning would confer to the applicant a special benefit (use of land) not enjoyed by surrounding property owners.
- 4) **Use of Property/Return on Investment** - The appropriateness and success of the present B-3 classification in this geographic area is demonstrated by the wide range of existing commercial development and range of uses. With the exception of short-term rentals, the extensive variety of opportunities are available to the applicant for purposes of making a return on his investment. For example, those uses include residential apartment rentals, a use which the applicant presently enjoys.

Planning Commission Action

Following the public hearing on this application and consideration of findings, the Planning Commission shall recommend approval or denial of the application and report the same to the Cadillac City Council. Should additional information or timing be needed prior to making a council recommendation, the Planning Commission may act to postpone action on this matter to a specific date, time, and public location.



**NOTICE OF PUBLIC HEARING
CADILLAC PLANNING COMMISSION
REZONING
820 S MITCHELL ST
CADILLAC, MI**

The Cadillac Planning Commission will conduct a public hearing at its regularly scheduled meeting of Monday, June 23, 2024, for the receipt of comment on an application filed by property owner Nicholas Lietaert, requesting that property, 820 S Mitchell St, be rezoned from B-3 to B-2. The tax identification number is 10-087-00-003-00.

The meeting at which the hearing will be conducted begins at 6:00 p.m. in the Council Chambers of the Cadillac Administrative Offices, 200 N. Lake Street, Cadillac, MI 49601. Questions or written comments regarding the above should be directed to the Community Development Department, 200 North Lake Street, Cadillac, MI 49601. Telephone: 231-775-0181, extension 7325. A copy of the application including a map of the area described above may be inspected at the above address during regular business hours. Written comments must be received at the Cadillac Administrative Offices no later than 5:00 P.M. of the public hearing date to be included in the public hearing record. 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, 200 North Lake Street, Cadillac, MI 49601, (231) 775-0181, Ext. 7334, at least three (3) business days prior to any such meeting.



Fee: _____ Payment: _____ Received Date: _____
Planning Board Approval: _____
City Council Approval: _____
Zoning Board of Appeals: _____

Zoning Application

Please select the appropriate Zoning Application you are requesting. The directions for each are listed on the following page.

Zoning Applications

- | | |
|--|---|
| ☒ Rezoning \$200 | ☐ Zoning Board of Appeals \$150 |
| ☐ Planned Unit Development (PUD) | ☐ Planning Commission Regular Business \$35 |
| ☐ Street Vacation \$200 | (i.e., Sign Reviews) |
| ☐ Special Land Use \$150 | ☐ Site Plan Reviews \$85 (Includes 2 reviews |
| ☐ Plat (includes Preliminary & Final) \$200 | Additional reviews charged \$50/Hr by Fire Marshall) |

Owner Name Nicholas Lietbert Owner Telephone [REDACTED]
Owner Address 820 S. Mitchell St. Owner Email [REDACTED]
Applicant/Representative [REDACTED] Applicant Telephone [REDACTED]
Applicant Address 820 S. Mitchell St. Applicant Email [REDACTED]
Subject Property Address 820 S. Mitchell St.
Legal Description of Subject Property *Legal Description is preferred submitted electronically in WORD Format* Commercial (General)

Total Acreage .21 Building Dimensions (LxWxH) N/A
Construction Type Stick Built Number of Stories 2
Zone Classification: Present B-3 Proposed B-2 / Other
Present Use of Property Long term rental
Proposed Use of Property Short term rental on top unit

The City of Cadillac must be given knowledge of every person having legal or equitable interest in land subject to this petition. It must include:

- NAME, ADDRESS, EMAIL ADDRESS, PHONE NUMBER, and INTEREST**
1. Nicholas Lietbert, 820 S. Mitchell St. [REDACTED] Owner
 2. _____
 3. _____
 4. _____

I hereby certify that I have a legal or equitable interest in all land subject to this petition and hereby grant permission allowing City personnel on the premises.

Signature of Owner Nicholas Lietbert
Signature of Applicant Nicholas Lietbert

Date 4/22/25
Date 4/22/25

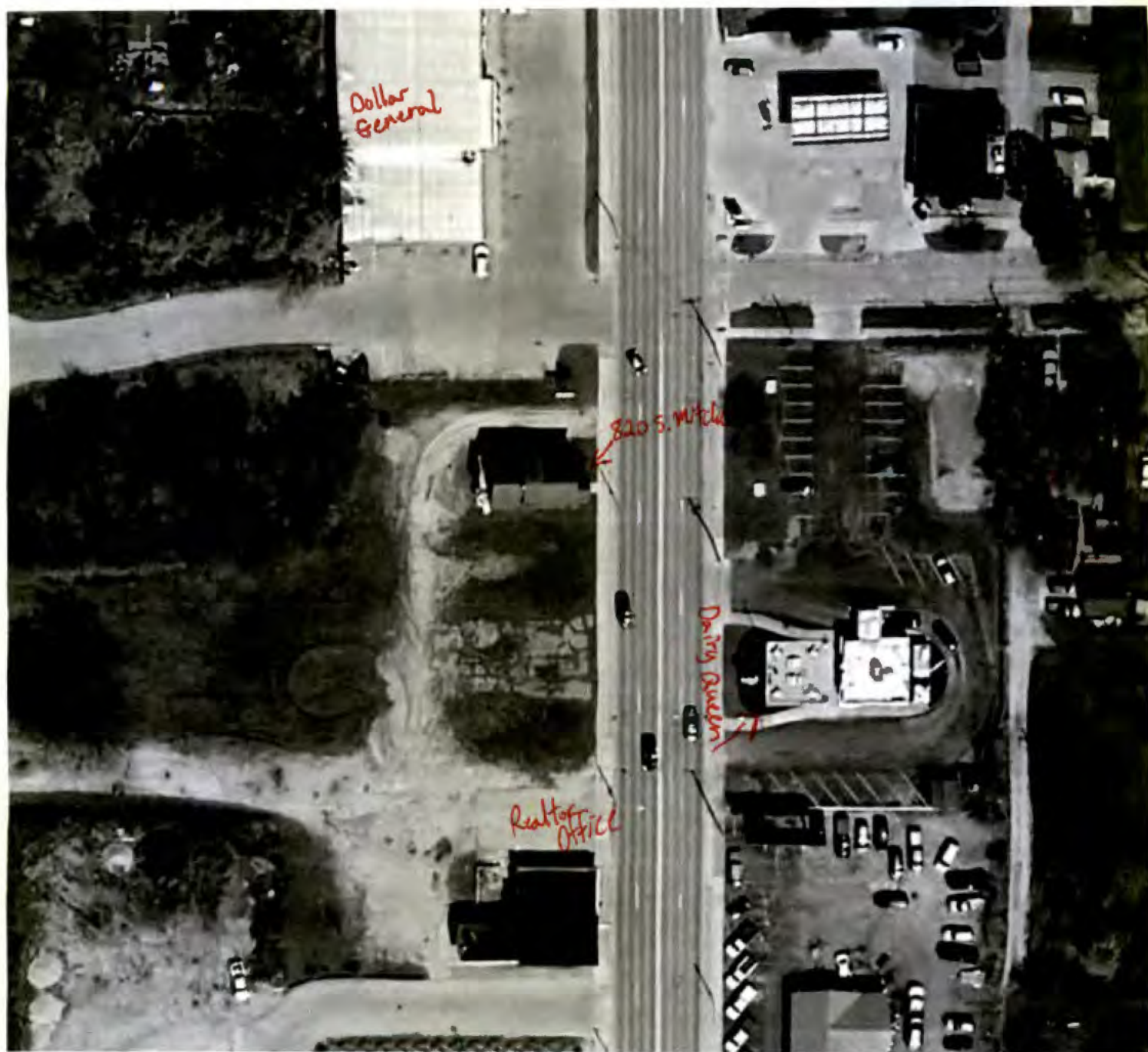
To whom it may concern, I am submitting a request for rezoning for my property at 820 S. Mitchell Street which is currently zoned B-3. It is my wish to get rezoned from B-3 to B-2 or any other relevant zoning which will allow for short term rental on my upstairs apartment. It was my understanding that my original zoning of B-3 would allow for this as was written in the zoning ordinance that "Any retail business or service establishment permitted in OS-1, OS-2, TS, B-1 and B-2 districts as principal uses permitted and uses permitted subject to special conditions."

However, I was told that providing a short-term rental business is not deemed as a "service" and was advised to hold off on any appeal because zoning would soon be changed in my favor. It has been over 3 years since my first request without any change to the zoning. I asked what could be done to speed the process along and I was told that a rezoning request was the best course of action. I bought this property with my life savings and have put over 30 thousand dollars in to restoring it in hopes of building a wellness business for the main level while living out of the upstairs apartment and renting it out part time to help mitigate some business risk and pay off debt.

My property is in a perfect location for short term rental with no residential neighbors within a city block, with the closest buildings being Dairy Queen across the street, Dollar General to the North and a realtor office to the South. It's in the Social District and is a short walk to Lake Cadillac, the White Pine Trail and Downtown Cadillac. To my knowledge, there aren't any short-term rental options in the Social District since Hermanns Café and Hotel was bought by the owners of Mi Mezcal, which is currently housing for their employees.

Rezoning for short term rental would not only be a great impact for the city with tourism, as most people traveling are looking to Air BnB and VRBO for their charm, amenities, cost effectiveness and location over hotels. It would also be extremely beneficial in helping complete my updates, climbing out of debt and opening my wellness business to help the citizens of Cadillac have a better quality of life. Thank you for your time and consideration.

Sincerely, Nicholas Lietaert



Distance from back door to Dollar General front door: 190 feet
Distance from front door to Dairy Queen front door: 125 feet
Distance from front door to Realtor Office front door: 220 feet
Distance from front door to closest Mosser St. House: 262 feet
Distance from back door to closest Aspen St. House: 469 feet





Community Development Department

200 N. Lake Street

Cadillac, MI 49601

(231) 775-0181

MEMORANDUM

To: Planning Commission
From: Community Development Department
Subject: Short-Term Rentals in the B-3 Zone District
Date: July 28, 2025

Introduction

At their regular meeting of June 23, 2025, the Planning Commission instructed city staff to review the B-3, General Business Zone District, for the possible inclusion of short-term rentals as an allowable land use. The following is a summary of that review.

Definition of Short-Term Rental

Short-term rentals are defined by ordinance as a furnished residential unit, including an apartment, house, room, or any living space in a house or apartment that owners rent out for periods of fewer than 30 continuous days in any one month.

Short-term rentals are commonly seen as alternatives to hotels and motels and can include apartments, attached and detached houses and condominium units, or other self-contained living units. Depending on local regulations, short-term rentals may be permitted throughout a community or restricted to specific zone districts or areas. Some communities limit the total number of short-term rentals permitted.

Short-Term Rental Zone Districts

In Cadillac, short-term rentals are provided for in the TS-1, TS-2, B-1, and B-2 Zone Districts. Short-term rentals are permitted by right in the TS (Tourist Service) and the B-1 (Auxiliary Business) Districts and with special approval in the B-2 (Central Business) District. In addition to short-term rentals, each district provides for other forms of temporary lodging.

TS-Districts – Section 46-455 (Intent) of the zoning ordinance states that the Tourist Service Districts are designed to accommodate those activities necessary to service tourist needs including retail activities, tourist accommodations, parks, recreation, and public uses of general interest to the public. Among the “lodging” uses permitted, the TS-1 District includes motels and hotels for temporary lodging, short-term rentals, and condominiums. The TS-2 District includes hotels, motels, tourist cabins, and tourist homes for temporary lodging; condominiums; and short-term rentals.

B-1 District – Section 46-371 (Intent) of the zoning ordinance states that the Auxiliary Business District is designed to provide for business, office, and residential uses. Pursuant to lodging, the district provides for overnight lodging accommodations, upper story residential dwelling units, and short-term rentals.

B-2 District – Section 46-394 (Intent) of the zoning ordinance states that the Central Business District is designed to provide for a large consumer population. This results in the need to support a high-density integrated cluster of retail uses supported by office and service establishments. Pursuant to lodging, the district allows overnight accommodations, upper story apartments, and short-term rentals.

The B-3 District

Pursuant to Section 46-425 (Intent), the B-3 District provides for many diversified business types. This includes most of the uses permitted in the TS, B-1, and B-2 Districts. As such, the B-3 district is considered hierarchical or cumulative in the extent and range of allowable uses. The B-3 specifically permits several lodging accommodations including residential units such as apartments (restricted to an upper story if located in the DDA District), motels, and group shelters. However, unlike the above districts, short-term rentals are not listed as a permitted or special use.

Cadillac Master Plan

The Master Plan calls for the B-3 Zone District, which primarily includes the Mitchell Street corridor (north and south of the downtown), to develop with a wide range of non-industrial business types. The plan calls for the Mitchell Street corridor to incorporate systems that promote walkability and biking. As a particular use, the plan does not address nor restrict short-term rentals in the B-3 commercial area.

Short-Term Rentals – B-3 Zone District

Based on the above, it appears short-term rentals represent a use consistent with the range of development types envisioned for the B-3, General Business Zone District. For instance:

1. The district presently includes commercial facilities providing overnight or limited duration lodging. For example, motels are specially listed as a B-3 land use. Short-term rentals are consistent with that use.
2. The district is the city's most encompassing commercial zone district providing for the widest range of business activities. As noted, several of the permitted uses presently include lodging types.
3. Though not specifically identified, the use is not inconsistent with the Cadillac Master Plan. Page 32 of the plan calls for the development of a wide range of general commercial uses in the B-3 Zone District. The only prohibition in the B-3 described by the plan for the district is that of industrial development.
4. The inclusion of short-term rentals is not expected to negatively impact the range of identified B-3 Zone District uses. However, should this be a concern, short-term rentals could be classified as a special land use thereby subject to a wider and more in-depth series of review and approval standards.
5. At a recent hearing held by the Planning Commission, public comments were supportive of adding short-term rentals to the B-3 classification (refer to the following on Public Input).

Public Input

The city recently experienced a request for short-term rental housing in the B-3 Zone District. [Planning Commission hearing of June 23, 2025, in which denial of the rezoning of property located on South Mitchell Street to B-2 for purposes of accommodating short-term rental housing was made.] At the hearing, all public comments (applicant and the general public) were supportive of short-term rentals in the B-3 Zone District. Should the Commission wish to consider the inclusion of short-term rentals in the

B-3 Zone District, public hearings by the Planning Commission and City Council must be held on the matter thus providing additional opportunity for public input.

Planning Commission Action

Should the Planning Commission wish to formally consider the inclusion of short-term rentals in the B-3 Zone District, it is recommended the Commission approve a motion directing staff to prepare and process an ordinance amendment subject to the requirements of the Cadillac City Code. The motion should indicate whether the use is to be classified as a permitted use within the district or a special use. If desired, the proposed amendment may be brought back to the Commission for review and approval prior to processing.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

RESOLUTION TO DENY REZONING OF 820 S. MITCHELL STREET

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on the 4th day of August, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the Michigan Zoning Enabling Act, Act 110 of 2006, as amended (MCL 125.3101 et seq.), authorizes a city council to adopt and amend zoning ordinances that regulate the public health, safety, and general welfare of persons and property; and

WHEREAS, Nicholas Lietaert (the "Applicant") submitted an application (the "Application") to have the following property rezoned from B-3, General Business District, to B-2, Central Business District:

LOT 24 POLLARDS SUB-DIV OF PARTS OF BLK E & F, COBBS & MITCHELLS 2nd ADD,
CITY OF CADILLAC, Wexford County, Michigan.

Address: 820 S. Mitchell Street, Cadillac, MI 49601

(Parcel ID: 10-087-00-003-00) (hereinafter the "Parcel"); and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on June 23, 2025; and

WHEREAS, having reviewed the Application and received public comments during the public hearing, the City Planning Commission has unanimously recommended that the City Council deny the request to amend the City Zoning Map to rezone the Parcel to B-2, Central Business District; and

WHEREAS, the City Council now desires to make a decision concerning the Application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cadillac, Wexford County, Michigan, as follows:

1. The City Council hereby DENIES the Application for the following reasons:
 - a. Master Plan Inconsistency: The proposed rezoning of the Parcel to B-2 is inconsistent with the currently adopted Cadillac Master Plan. The Master Plan states that no changes are recommended in the present B-3 zone district classification of the Mitchell Street corridor area in which 820 S. Mitchell Street is located.
 - b. Appropriateness of the B-3 District and Extensive Range of Development: The site is located on Mitchell Street within the area classified by the Cadillac Master Plan as the southern leg of the Mitchell Street Corridor. This segment has been planned and developed as a general commercial corridor. As such, the present B-3 classification is more appropriate than the requested B-2 classification. The B-3 district provides for the broadest range of business uses, including merchandising, retailing, services, and marketing. The district is very encompassing and provides for most of the retail business and service establishments permitted in the TS, B-1, and B-2 districts. The B-2 district

would unjustifiably restrict the range of development in this corridor planned for general commercial.

- c. Introduction of an Inappropriate Spot Zone: The site of the requested rezoning meets at least three of the four criteria for classification as an inappropriate spot zone: (1) the area (site) is small compared to the surrounding area zoned B-3; (2) the rezoning provides the owner with the opportunity to use the site for a use not permitted under the present B-3 classification (short-term rentals); and (3) the rezoning would confer to the applicant a special benefit (use of land) not enjoyed by surrounding property owners.
- d. B-3 Offers the Highest Range of Commercial Uses Allowing for a Return on Investment: The appropriateness and success of the present B-3 classification along the South Mitchell Street corridor is demonstrated by the wide range of existing commercial development and range of uses. With the exception of short-term rentals, an extensive variety of development opportunities are available to the applicant for purposes of making a return on his investment. For example, those uses include long-term residential apartment rentals, a use which the applicant presently enjoys.
- e. The proposed rezoning is not compatible with surrounding uses in terms of land suitability and impacts on the community.
- f. Conditions in the City have not changed since the Zoning Map was adopted that justify the amendment.
- g. Approving the Application would not be in the best interest of the health, safety, and general welfare of City residents.

2. The City Clerk shall provide a copy of this Resolution to the Applicant and maintain it as part of the official records.

3. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 4th day of August, 2025.

Sandra Wasson
Cadillac City Clerk

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION TO SET A PUBLIC HEARING AND INTRODUCE ORDINANCE NO. __,
AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PROPERTY AT
820 S. MITCHELL STREET**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on the 4th day of August, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, Nicholas Lietaert (the "Owner") owns real property in the City of Cadillac located at 820 S. Mitchell Street and legally described as follows:

LOT 24 POLLARDS SUB-DIV OF PARTS OF BLK E & F, COBBS & MITCHELLS 2nd ADD, CITY OF CADILLAC, Wexford County, Michigan.

(Tax identification No. 10-087-00-003-00) (hereinafter the "Parcel"); and

WHEREAS, the Parcel is currently zoned B-3, General Business District; and

WHEREAS, the Owner submitted an application (the "Application") to the City Planning Commission requesting that the Parcel be rezoned to B-2, Central Business District, and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 et seq. ("MZEA"), the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on June 23, 2025; and

WHEREAS, the City Planning Commission has recommended that the City Council deny the request to amend the City Zoning Map to rezone the Parcel to B-2, Central Business District, based on findings that the rezoning is inconsistent with the Cadillac Master Plan; the rezoning constitutes potential spot zoning; and the existing B-3 zoning provides a broad range of permissible uses; and

WHEREAS, the City Council wishes to consider approving the rezoning and wishes to conduct a public hearing to hear public comments regarding the proposed rezoning.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. Pursuant to Section 5.2 of the City Charter, the City introduces An Ordinance to Amend the Zoning Ordinance to Rezone Property at 820 S. Mitchell Street (the "Ordinance," attached as Exhibit A).

2. A public hearing regarding the Ordinance shall be held on August 18, 2025, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City, together with a notice setting the time and place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially in the form of Exhibit B.

4. A copy of the Ordinance shall be available for examination at the office of the City Clerk, and copies may be provided for a reasonable charge.

5. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 4th day of August, 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PROPERTY AT 820 S. MITCHELL STREET

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends the City Zoning Map to change the B-3, General Business District zoning designation and established use district as shown on the City Zoning Map for the real property located at 820 S. Mitchell Street and legally described as:

LOT 24 POLLARDS SUB-DIV OF PARTS OF BLK E & F, COBBS & MITCHELLS 2nd ADD,
CITY OF CADILLAC, Wexford County, Michigan.

(Tax identification No. 10-087-00-003-00) (the "Parcel")

to the B-2, Central Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect; provided, however, that if Section 2 is found invalid, then Section 1 shall no longer be of any force or effect.

Section 4.

This Ordinance shall take effect twenty (20) days after its publication as provided by law.

EXHIBIT B

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE

On August 4, 2025, the City Council of the City of Cadillac introduced Ordinance No. _____, An Ordinance to Amend the Zoning Ordinance to Rezone Property at 820 S. Mitchell Street.

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on August 18, 2025, at 6:00 p.m., at a Meeting of the City Council.

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. Copies of the proposed ordinance are available for examination at the office of the City Clerk, and copies may be provided at a reasonable charge. The following is a summary of the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PROPERTY AT 820 S. MITCHELL STREET

Section 1 of the proposed ordinance provides that the City amends the City Zoning Map to change the B-3, General Business District zoning designation and established use district as shown on the City Zoning Map for the real property located at 820 S. Mitchell Street to the B-2, Central Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2 of the proposed ordinance provides that if any portion of the proposed ordinance is found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the proposed ordinance.

Section 3 of the proposed ordinance provides that all other ordinances inconsistent with the provisions of the proposed ordinance are repealed but only to the extent necessary to give the proposed ordinance full force and effect.

Section 4 of the proposed ordinance provides that it shall take effect twenty (20) days after its adoption.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

Minutes
Cadillac West Corridor Improvement Authority (CIA)
Regular Meeting
June 12, 2025

A regular meeting of the Cadillac West Corridor Improvement Authority (CIA) was held at City Hall at 3:30 pm on Thursday, June 12, 2025.

ROLL CALL

MEMBERS PRESENT: Hensley, Stange, Dietrich, Dewey, Host, Councilmember Hopkins

MEMBERS ABSENT: Jake Walraven, Justice Walraven, Wickenhauser

STAFF PRESENT: Pluger

APPROVAL OF AGENDA

- A. Motion to approve June 12, 2025, agenda by Dewey, supported by Hensley.
 - a. The motion was approved unanimously.

MINUTES/REPORTS

- A. Motion to approve minutes from May 8, 2025, by Dietrich, supported by Hensley.
 - a. The motion was approved unanimously.

COMMITTEE REPORTS:

- A. The Finance Report was presented by Pluger. A discussion took place about fundraisers and using funds for items in the corridor.

OLD BUSINESS:

- A. T-Mobile Grant Update: Pluger updated that the grant was not chosen as a recipient for the grant. There was a representative of T-Mobile at Rise Up explaining that there are lots of grant funds available. Discussion took place and staff plans to connect with the local T-Mobile staff to get a better application. Discussion took place about other grant opportunities for the corridor to do improvement and beautification.
- B. Updated By-laws: Pluger presented staff with the updated by-laws with changes to include a council member on the board. Councilmember Hopkins had been selected to sit on the board.

NEW BUSINESS:

- A. TIF Plan Update: Pluger gave an update on the TIF and Development Plan with legal changes. A discussion took place about how to show support for the plan. Pluger advised that the public hearing will be July 21st, and it would be important to have some letters of support or some members of the board and district speak their approval. A motion was made by Hensley to approve the TIF and Development Plan, supported by Dewey.
 - a. The motion was approved unanimously.

COMMUNICATIONS/OTHER ITEMS

- A. VACB update from Easter: Hensley updated that the reports showed a little over 300 people in attendance of the event. Discussion took place about the software that the Visitor's Bureau utilizes to track people and how it can be used for grants and projects.
- B. MDOT Safety Study: Pluger and Stange share that the MDOT Safety Study is complete and a meeting is scheduled for July 8 to discuss it.
- C. Promotional Company: Pluger shared a flyer from a vendor at a recent training that create unique pumpkin and ice displays that could benefit the events and ideas in the corridor.
- D. Christmas Tree: Dewey updated that he had coordinated with DPW to put in a pipe to use as

foundation for the Christmas tree to be placed in the parking lot of Stange's business this year.

- E. Banners: Dewey shared that he also discussed banners with DPW Manager Payne. Payne explained that there are already hangers on some power poles where banners used to be. Discussion took place about placement, getting approval to add more and then placing Kiss Banners. Hensley shared that the CAVB would pay for the Kiss Banners. Pluger planned to coordinate with DPW to get sizes and approvals for the placement of 6 gateway banners.
- F. KISS Update: Hensley shared the latest plans for business and organizations that are participating in the KISS Anniversary.
- G. Friends of the Mitchell State Park Update: Dewey updated the board on the events at the state park, with the Tin Can campers and plans to expand next year to have antique boats and more.

PUBLIC COMMENTS

- A. Pluger introduced Travis Owens, the new Main Street Manager/DDA Director to the board.

ADJOURNMENT: Motion to adjourn by Dietrich. Supported by Dewey. All in favor. Adjourned at 4:13 pm.



Planning Commission
June 23, 2025, Meeting Minutes

Call to Order

Meeting was called to order at 6:00PM

Roll Call

Planning Commission members present: Bunce, VanPelt, Putvin, Baumann, Host, Bosscher, Rice

Planning Commission members absent: Schippers, Fent

Staff: Adams, Timmer & Abdoo with Foster Swift

Approval of Agenda for June 23, 2025

- A. Motion to approve June 23, 2025, agenda by Baumann. Supported by Host.
 - a. Motion approved unanimously.

Approval of for May 27, 2025, Meeting Minutes

- A. Motion to approve May 27, 2025, minutes by Bunce. Supported by Rice.
 - a. Motion approved unanimously.

Public Hearings

- A. Application filed by property owner Nicholas Lietaert, requesting that property, 820 S Mitchell St, be rezoned from B-3 to B-2.
 - a. Adams addressed the commission regarding the rezoning application. Adams stated that Lietaert wishes to establish a short-term rental at 820 S Mitchell St. Adams explained the rezoning process and that part that each the planning commission and the city council plays. Adams gave an overview of the property and a detailed presentation on the rezoning request. Adams stated that the current B-3 designation of the property is consistent with the Master Plan. Rezoning to B-2 would be inconsistent with the Master Plan and meets three of the four criteria for classification as an inappropriate spot zoning
 - b. The applicant, Lietaert, addressed the board regarding his rezoning request for 820 S Mitchell St. Lietaert stated his positive opinions on the proposed use of short-term rental at his property.
 - c. Baumann asked staff what the reasoning was for staff to not include short-term rental in the B-3 district. Adams stated he was unsure of the reasoning, but he believes they are being proposed to be allowed in the new ordinance.
 - d. Bunce asked the status on the new ordinance. Adams stated that it is in the works, but no defined timeframe or implementation.
 - e. Bosscher asked for the clarification on the hotel and motels verse a short-term rental. Adams stated that they are clearly identified as hotel and motels, not as short-term rental. Definitions were called out for hotel and short-term rental.
 - f. Putvin opened the public hearing

- i. Sarah Glidewell voiced her opinions on the differences between hotels and short-term rentals, with the major difference being that staff is not onsite 24/7 with a short-term rental.
 - ii. Carla Moore stated that she drives by this area daily and sees the need for businesses in this area. Moore voice her support for the proposed short-term rental.
 - iii. Steve Barnes voiced his concerns with the ordinance language in regard to hotels and short-term rentals. Barnes voiced his support for short-terms rentals and hotels within downtown.
 - iv. Billie Gorskey voiced her concerns with the ordinance language. Gorskey stated the building sat vacant for years prior to Lieteart purchasing and voiced her support of short-term renting at 820 S Mitchell St.
 - g. Putvin closed the public hearing
 - h. Board discussion took place.
 - i. Bosscher stated that the master zoning ordinance rewriting has been in the works for a long period of time. Bosscher suggested that the ordinance be amendment to allow for short-term rentals for the B-3 district.
 - ii. Rice voiced his concerns for allowing Short-term rentals in all B-3 disctict.
 - iii. Adams stated that the commission needs to handle the rezoning request in front of them, not a particular use.
 - i. Motion by Baumann to recommend denial of the rezoning from B-3 to B-2 for 820 S Mitchell St based upon the record, the recommendation from staff, specifically the potential for spot zoning and its lack of inclusion as a special use in the zoning district.
 - i. Supported by Bunce.
 - j. Adams stated that he believes the board has interest in short-term rentals being allowed in the B-3 district.
 - i. Motion by Baumann to have staff draft a report on the B-3 zoning district and the suggestion to allow for Short-Term Rentals in the district. Staff to present the report at the next meeting. Supported by Van Pelt
 - ii. Bosscher asked the report to contain the properties that are located within the B-3 district.
- B. Special Land Use Application filed by Sarah Glidewell to allow for the property, 128 E Pine St, to be used as a short-term rental.
- a. Abdoo consulted the staff report provided in the packet regarding the Special Land Use application for 128 E Pine St to allow for Short-Term Rental of the property. Abdoo gave a brief overview of how the property had operated in the past and the enforcement action that took place. Abdoo addressed the guidelines/house rules the applicant has provided to ensure compliance. Abdoo reviewed the Special Land Use standards and finding of the standards.
 - b. Glidewell, owner/applicant, addressed the commission regarding the proposed special land use application to allow for short-term rental of 128 E Pine St. Glidewell further explained the material supplied in the application.
 - c. Baumann asked for the assurance of being able to contact the property owner. Glidewell stated that updated contact information has been provided and Glidewell will be the main point of contact. Glidewell stated there also is a 24-hour service available by another party.

- d. Matthew McCall Stillman, owner of 128 E Pine St, addressed the board regarding the contacting concerns. Stillman stated that the goal is to run this property efficiently and professionally.
- e. Putvin opened the public hearing
 - i. Trevor Knapp voiced his opinions on the highest and best use for the property at 128 E Pine St being a short-term rental.
 - ii. Joshua Stafford spoke on tourism in Cadillac and the opportunities this use could allow for.
 - iii. Lee Ramsey, 121 E Pine St, voiced her support for the short-term rental of this property. Ramsey stated that she does not want to see the property sit vacant and that this use allows for opportunities for more customers for the businesses downtown.
 - iv. Steve Barnes, Chair of the DDA, stated that the DDA supports the use of short-term rental. Barnes stated that the great thing about Special Land Use Permit, is the ability to add conditions and revoke.
- f. Putvin closed the public hearing.
- g. Board discussion took place.
 - i. Bosscher asked staff what the short-term rental standards are. Timmer stated that currently there are no adopted standards specifically for short-term rentals. Timmer stated that the commission can set specific conditions based on the special land use standards.
 - ii. Rice asked why the property has a registered rental certificate. Timmer stated that the property owner registered the property to be used for longer than 90 days stay.
 - iii. Putvin stated he believes the applicant is doing things the right way.
 - iv. Host stated that she believes there should be conditions if approval is granted.
 - v. Rice asked for more information regarding the performance guarantee. Abdo cited the ordinance which states such standard. Adam stated that in the past this standard has been used for improvements to ensure that said improvements are followed through. The bond would ensure that if the property owner did not follow through with the improvement the city would have the funds to do so.
- h. Motion by Rice to approve the Special Land Use for 128 E Pine St as proposed by staff subject to the following conditions.
 - The applicant must enforce the submitted guest rental agreement, including noise, occupancy, and parking rules.
 - The applicant must be subject to a periodic annual evaluation of the SLUP by city staff.
 - Guest parking must be limited to designated on-site spaces (6) and the public lot, with no encroachment on neighboring properties.
 - The applicant must provide updated contact information to the City and neighbors for addressing concerns. If the property is sold, contact information must be updated.
 - a. Supported by Van Pelt.
 - i. Motion approved unanimously

Communications

A. Lakelynn Apartments

- a. Timmer introduced Kyle Frier & Aaron Kutsche with KMF construction. Frier gave a handout to the commission members containing preliminary design concepts of the

project. Frier gave a brief overview of the proposed development and its location. Frier stated that the plan is to formally submit to the commission next month.

Adjourn at 7:55pm