

City Council Meeting

April 15, 2019 6:00 p.m.

Cadillac Municipal Complex Council Chambers 200 N. Lake St. Cadillac, MI 49601



April 15, 2019 City Council Meeting Agenda 6 p.m. at City Hall – 200 N. Lake St. – Cadillac, MI 49601

We are fully present

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

- I. APPROVAL OF AGENDA
- II. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

III. 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 items will be removed from the consent agenda and discussed separately.

A. Minutes from the regular meeting held on April 1, 2019. Support Document III-A

IV. COMMUNITY SPOTLIGHT

A. Mayor's Youth Council

V. PUBLIC HEARINGS

- A. Public hearing to consider adoption of Resolution Approving Brownfield Plan for Cadillac Lofts.
 - Support Document V-A
- B. Public hearing to consider adoption of Resolution Designating a Commercial Redevelopment District Cass/Mitchell Commercial Redevelopment District No. 1. Support Document V-B

- C. Public hearing regarding Intent to Designate a Neighborhood Enterprise Zone Cass/Mitchell Neighborhood Enterprise Zone No. 1.
 Support Document V-C
- D. Public hearing to consider approval of the 2020-2025 Capital Improvement Program.
- E. Public hearing to discuss the 2019-2020 Annual Operating Budget.

VI. COMMUNICATIONS

- A. Sexual Assault Awareness Month Support Document VI-A
- B. Healing Private Wounds Support Document VI-B
- C. Seventh-day Adventist Church Support Document VI-C

VII. CITY MANAGER'S REPORT

A. Request for out-of-state travel. Support Document VII-A

VIII. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt resolution to introduce Ordinance to Amend Sections 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 10% and set a public hearing for May 20, 2019.
 Support Document VIII-A
- B. Adopt resolution to introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 1.5 % and set a public hearing for May 20, 2019.

 Support Document VIII-B

IX. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

X. GOOD OF THE ORDER

Cadillac City Council Agenda

April 15, 2019 Page 3

XI. CLOSED SESSION

Adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with Wexford County Circuit Court Consolidated Case Nos. 13-24803-CH and 17-27610-CZ, TeriDee LLC et al. v Clam Lake Township and Haring Charter Township v City of Cadillac and HOP Family, LLC and City of Cadillac v Haring Charter Township and Clam Lake Township; and Heidi Hodek, as Next Friend of John Doe, a minor v City of Cadillac and Thomas Wade, Wexford County Circuit Court Case No. 18-28116-NO; and City of Cadillac v Lake Mitchell Sewer Authority, State of Michigan 28th Judicial Circuit Court, Case #2018-28350-CZ.

XII. ADJOURNMENT

Core Values (R.I.T.E.)

Respect
Integrity
Trust
Excellence

Guiding Behaviors

We support each other in serving our community
We communicate openly, honestly, respectfully, and directly
We are fully present
We are all accountable
We trust and assume goodness in intentions
We are continuous learners

CITY COUNCIL MEETING MINUTES

6:00 PM – April 1, 2019 Cadillac City Hall – 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

Mayor Filkins called the City Council meeting to order at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Schippers, Spoelman, King, Engels, Mayor Filkins

Council Absent: None

Staff Present: Peccia, Roberts, Ottjepka, Wasson

APPROVAL OF AGENDA

2019-058 Approve agenda as amended.

Motion was made by Engels and supported by Spoelman to approve the agenda as amended to add the following two (2) items to the City Manager's Report: Schedule a public hearing for April 15, 2019 to discuss the 2019/2020 Annual Operating Budget and Schedule a public hearing for April 15, 2019 to discuss the 2020-2025 Capital Improvement Program.

Motion unanimously approved.

PUBLIC COMMENTS

Rick Liptak, Boy Scout Troop 125, stated their sponsoring organization is the United Methodist Church. He noted they currently have seventeen (17) scouts and fourteen (14) adults. He stated the group of scouts in attendance have requirements for their citizenship merit badge and communications merit badge.

The Boy Scouts in attendance introduced themselves.

CONSENT AGENDA

2019-059 Approve consent agenda as presented.

Motion was made by Schippers and supported by King to approve the consent agenda as presented.

Motion unanimously approved.

PROCLAMATION

A. Month of the Young Child

Niki Schultz, Great Start Collaborative Director, and three (3) children introduced themselves.

Mayor Filkins read a proclamation declaring April 2019 as Month of the Young Child.

COMMUNICATIONS

A. Cadillac Area Symphony Orchestra

2019-060 Approve banner for Cadillac Area Symphony Orchestra.

Motion was made by Spoelman and supported by Schippers to approve the display of a banner from April 29, 2019 to May 6, 2019 for the Cadillac Area Symphony Orchestra.

Motion unanimously approved.

B. Earth Day Celebration

2019-061 Approve street closure and signs for Earth Day Celebration.

Motion was made by Spoelman and supported by King to approve the closure of Lake St. between Harris St. and Cass St. from 11:00 am to 5:00 pm and the placement of up to two (2) sandwich board signs on the corners of Mitchell St. at Harris St. and Mitchell St. at Cass St. from 11:00 am to 4:00 pm on April 28, 2019 for the Earth Day Celebration.

Motion unanimously approved.

C. Sexual Assault Awareness Month

2019-062 Approve placement of ribbons for Sexual Assault Awareness Month.

Motion was made by Spoelman and supported by Schippers to approve the placement of ribbons on the light poles in the two-block area of Mitchell St. from Cass St. north to Spruce St. subject to the conditions noted.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding appointment to the Planning Commission.

2019-063 Approve appointment to the Planning Commission.

Motion was made by Schippers and supported by Spoelman to approve the appointment of Ryan Schultz to the Planning Commission for a 3-year term to expire on April 1, 2022.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Bids and recommendation regarding Auditing Services.

Peccia stated six (6) proposals were received for Professional Financial and Compliance

Auditing Services. He noted the lowest cost proposal was received from Gabridge & Company which the City has worked with for the past five (5) fiscal years. He stated the recommended action is to award a 5-year contract to Gabridge & Company at a total cost of \$141,700.

2019-064 Award contract for Auditing Services.

Motion was made by King and supported by Engels to award a 5-year contract for Professional Financial and Compliance Auditing Services to Gabridge and Company in accordance with their proposal.

Motion unanimously approved.

B. Bids and recommendation regarding OPEB Actuarial Valuation Services.

Peccia stated two (2) proposals were received for Actuarial Valuation Services – Other Post-Employment Benefits (OPEB). He noted the lowest cost proposal was received from The Howard E. Nyhart Company, Inc. He stated the recommended action is to award the contract to The Howard E. Nyhart Company, Inc. in accordance with their proposal.

2019-065 Award contract for OPEB Actuarial Valuation Services.

Motion was made by Schippers and supported by Engels to award the contract for Actuarial Valuation Services for the City's other post-employment benefit (OPEB) required valuations to The Howard E. Nyhart Company, Inc. in accordance with their proposal.

Motion unanimously approved.

C. Schedule a public hearing for April 15, 2019 to discuss the 2019/2020 Annual Operating Budget.

2019-066 Set public hearing for the 2019/2020 Annual Operating Budget.

Motion was made by King and supported by Engels to schedule a public hearing for April 15, 2019 to discuss the 2019/2020 Annual Operating Budget.

Motion unanimously approved.

D. Schedule a public hearing for April 15, 2019 to discuss the 2020-2025 Capital Improvement Program.

2019-067 Set public hearing for the 2020-2025 Capital Improvement Program.

Motion was made by King and supported by Engels to schedule a public hearing for April 15, 2019 to discuss the 2020-2025 Capital Improvement Program.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution for the Cadillac Lofts Brownfield Plan and set a public hearing for April 15, 2019.

Peccia stated at a meeting held on March 18, 2019 the Cadillac Brownfield Redevelopment Authority reviewed and recommended approval of the Brownfield Plan for Cadillac Lofts. He briefly discussed funding of the project and noted a full presentation will be provided at the public hearing.

2019-068 Set public hearing for Cadillac Lofts Brownfield Plan.

Motion was made by King and supported by Engels to adopt the Resolution for the Cadillac Lofts Brownfield Plan and set a public hearing for April 15, 2019.

Motion unanimously approved.

B. Adopt Resolution Regarding Intent to Designate a Commercial Redevelopment District and set a public hearing for April 15, 2019.

Peccia stated the Commercial Redevelopment District will cover the ground floor of the Cadillac Lofts Development where the commercial spaces will be located.

2019-069 Set public hearing Regarding Intent to Designate a Commercial Redevelopment District. Motion was made by King and supported by Engels to adopt the Resolution Regarding Intent to Designate a Commercial Redevelopment District and set a public hearing for April 15, 2019.

Motion unanimously approved.

MINUTES AND REPORTS OF BOARDS AN COMMISSIONS

- A. Zoning Board of Appeals
- B. Wexford County Airport Authority
- C. Downtown Development Authority

Mayor Filkins noted the minutes from the Downtown Development Authority (DDA) stated that there was some discussion regarding having a couple of honorary positions as part of the DDA. She stated it would be one (1) position for a Mayor's Youth Council Member and one (1) position for an individual from the Cadillac Area Young Professionals. She noted she supports those positions being added to the DDA.

PUBLIC COMMENTS

Jeff Fauble stated the money spent on the military vehicle obtained by the City would have been better utilized for additional training and education for the Police Department.

GOOD OF THE ORDER

Peccia encouraged Council Members and others to ask any questions they have regarding the various development projects.

Mayor Filkins commented on the 2019 Kraft Hockeyville's Final Four contest. She stated that even though the Wex did not win first place there was a tremendous amount of support from the

community. She stated the proceeds from the annual Rotary Club auction will go towards replacement of the HVAC system at the Wex. She noted the auction will be held on April 13, 2019.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

CADILLAC LOFTS Project Summary and Request for Support February 25, 2019





Project Summary

The project is located at 201, 207 and 215 Mitchell Rd. Cadillac, MI and the site, approximately 1.3 acres, is bounded by Cass Street to the west and Chapin Street to the east.

The first phase will include the demolition of two of the three existing buildings and construction of a 4-story mixed-use building to house 42 residential (rental) units on the 2nd-4th floors, and two commercial units on the 1st floor. The apartment breakdown includes 12 studio/1-bath units (304 sq. ft.), 24 1-bedroom/1-bath units (439 sq. ft.), and 6 2-bedroom/1-bath units (764 sq. ft.). 85% of the residential units will be priced at 80% AMI rents or less. 48 assigned parking will be available onsite (assigned) for residents with an additional 84 parking spaces available for the commercial users including street and auxiliary parking on land owned by the project.

The exterior of the building will be mostly brick with large commercial aluminum and glass storefronts. Residents will enter the building from the rear parking lot and access the stair or elevator via security fob. The apartments will be energy efficient and quiet, with high-quality, large fiberglass windows, R-21 insulation on exterior walls, sound insulation between units, solid core doors and LED lighting. The floors will be a durable and attractive luxury vinyl tile throughout. The kitchens will have stainless steel appliances, electric stoves and solid surface countertops with a tiled backsplash. All apartments will have washers and driers in the unit. The total project cost on the first phase of the new-construction project is anticipated to be 9 million dollars. The anticipated construction timeline is a spring of 2019 start with a 12-month construction period. The project team hopes to have move-in ready space in the summer of 2020.

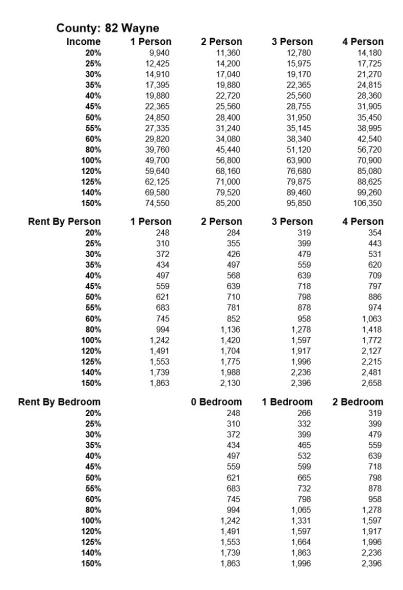
A second building is anticipated to be constructed in a later phase with a future to be determined timeline.

Ownership

The development will be owned by Cadillac Lofts, LLC which is owned 100% by Michigan Community Capital (MCC). MCC will hire a professional management company as well as an on-site manager/maintenance professional to run Cadillac Lofts.

MCC is an independent non-profit 501(c)(3) tax-exempt public charity that is funded through allocations from the Federal New Market Tax Credit Allocation Authority, the Michigan Economic Development Corporation, the Michigan State Housing Development Authority, Foundation and Banking Partners. MCC invests in mixed-use and multi-family rental projects.

Since MCC is a mission driven non-profit, MCC typically retains long-term ownership in buildings they develop. MCC focuses on providing attainable units that are priced typically between 61% and 120% of the location's average median income. The following chart shows Wexford County's income and rental thresholds that MCC has considered, in addition to current market conditions.





Continued Public-Private-Partnership

Cadillac Lofts is the first new-construction apartment building for Cadillac since 2005, and as a mixed-use development, the first of its kind for Downtown Cadillac in decades. Through anecdotal evidence and low vacancy data outlined in a market study, MCC believes this project is a much-needed product in the market and will succeed. However, lack of comparables has resulted in a low as-built appraised value, despite the use of high-quality materials. To overcome this, MCC will put significant cash equity into the project to get the development constructed.

Cadillac Lofts is a great example of a very collaborative public-private-partnership. Thus far, the City has significantly assisted the project by securing a Community Development Block Grant (CDBG) for demolition and site preparation, in addition to a Michigan Department of Environmental Quality (DEQ) Grant and Loan for various brownfield eligible activities. In looking ahead towards the construction of the first phase, continuing our collaboration is critical. There are several challenges that can only be overcome with the City's partnership, since the significant increase in future taxable value, once the development is completed, becomes a barrier to creating the development itself. All of the following initiatives help to mitigate the financial risk of the project.

Brownfield Plan - One of the redevelopment challenges is site contamination. As previously mentioned, the City was successful in securing a generous grant and loan from the DEQ that will cover environmental remediation costs. However, adoption of the Cadillac Brownfield Authority's recommended Brownfield Plan is also required to establish the tax increment financing plan that will be used to reimburse the City and MCC for eligible brownfield activities, including repayment of any loan dollars.

PA 255 (Commercial Redevelopment Act) - Eligible on new construction where the project is in a Downtown Development Authority (DDA) and zoned to allow for mixed-use, this tool allows the community to reduce the millage rate by 50% on the commercial portion of the project, excluding the State Education Tax (SET). Land and personal property are levied as normal, and Cadillac Lofts has requested the incentive to be established for 12-years.

NEZ (Neighborhood Enterprise Zone) - Eligible on new construction where the residential units are for lease, located in a mixed-use building and located in a DDA. This allows the residential portion of the project to pay a set millage rate equal to half of the previous year's state average non-principal millage rate. This year's rate is 26.480 which is split pro rata between taxing jurisdictions. Cadillac Lofts has requested the incentive to be established for 15-years, with years 13 through 15 being phased into the full millage rate.

These incentives help make the project financially viable while also allowing the community to capture an increase of taxes from the development.

Equally as important as collaborating with the City on these incentive programs is the positive impact these programs will have in regard to being key to accessing the full amount of outside funding incentives from the Michigan Economic Development Corporation (MEDC); since the MEDC has also expressed support for a second CDBG incentive to assist with the cost of public infrastructure and public parking solutions, along with a potential Community Revitalization Program Grant for the developer to offset construction expenses.

MCC is excited to partner with the City of Cadillac to bring this landmark project to completion! If there are any additional questions, please contact MCC's Investment Director, Marilyn Crowley, at 517-803-0634 or at Marilyn@miccap.org.



City Council

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



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers Robert J. Engels Tiyi Schippers Stephen King

RESOLUTION NO.

RESOLUTION APPROVING BROWNFIELD PLAN FOR CADILLAC LOFTS

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the $15^{\rm th}$ day of April 2019, at 6:00 p.m.

PRESENT:	
ABSENT:	
The following preamble and resolution was offered by	and
seconded by	

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, or historically designated 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 brownfield properties within the City of Cadillac; and

WHEREAS, the City understands that certain property located at 201, 207 and 215 Mitchell Street and 208 East Cass Street ("Cadillac Lofts") qualifies as a Brownfield Eligible Property and that the owner and the City desire to undertake various Brownfield Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, demolition, site preparation and infrastructure, to redevelop the property; and

WHEREAS, a Brownfield Plan was submitted to the CBRA for Cadillac Lofts that: (1) establishes the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities, and (3) reimburses the Eligible Activity expenses from taxes generated by increased private investment on the property; and

City of Cadillac Resolution No. ____ Page 2 of 3

WHEREAS, on March 18, 2019, the CBRA reviewed 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 job creation, increased private investment and economic development, improved public infrastructure, and increased property tax value; and

WHEREAS, pursuant to Act 381, the City Council set a public hearing for April 15, 2019 regarding the City Council's proposed adoption of the Brownfield Plan and transmitted notice of the public hearing to the applicable taxing authorities and published notice of the public hearing in the manner required by Act 381; and

WHEREAS, the City Council conducted a public hearing on April 15, 2019, at which all interested persons had an opportunity to be heard and any written communications regarding the Plan were received and considered, as required by Act 381; and

WHEREAS, the City Council has made the following determinations and findings:

- 1. The Brownfield Plan constitutes a public purpose under Act 381; and
- 2. The Brownfield Plan meets all of the requirements for a Brownfield Plan set forth in Act 381; and
- 3. The proposed method of financing the costs of Eligible Activities by private financing arranged by the developer, and public infrastructure by the City is feasible and the CBRA will not arrange financing; and
- 4. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and
- 5. The amount of captured taxable value estimated to result from adoption of the Brownfield Plan is reasonable; and

WHEREAS, the City has determined that Cadillac Lofts as set forth in the Brownfield Plan will be beneficial to the City and that approving the Plan is in the best interest of the health, safety, and welfare of the City's residents.

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

- 1. The City hereby approves and adopts the Brownfield Plan, attached hereto as Exhibit A.
- 2. This Resolution shall be maintained in the files of the City Clerk.
- 3. 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.

City of Cadillac Resolution No Page 3 of 3		
4. Any and all re repealed, but only to the exter		onflict with this Resolution are herebyn full force and effect.
YEAS:	<u> </u>	
NAYS:	_	
STATE OF MICHIGAN)	
COUNTY OF WEXFORD)	
	No duly adopted a	c, hereby certify this to be a true and at a regular meeting of the City Council
		Sandra Wasson, Clerk
		Cadillac Municinal Complex

Cadillac Municipal Complex 200 Lake Street Cadillac, Michigan 49601

Telephone No: (231) 775-0181

ACT 381 BROWNFIELD PLAN

CADILLAC LOFTS 201, 207 and 215 MITCHELL STREET and 208 EAST CASS STREET CADILLAC, MICHIGAN 49601

Cadillac Brownfield Redevelopment Authority

April 2019

Prepared by:

Mac McClelland, Manager – Brownfield Redevelopment
Otwell Mawby, P.C.
309 E. Front Street
Traverse City, Michigan 49684
mac@otwellmawby.com
231.633.6303
www.otwellmawby.com

Approved by Cadillac Brownfield

Redevelopment Authority: __March 18, 2019

Public Hearing: ____April 15, 2019_

(tentative)

Approved by Cadillac

City Council: ____*April* 15, 2019___

(tentative)

Brownfield Plan Cadillac Lofts City of Cadillac, Wexford County, Michigan

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ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

Attachment B – Development and/or Reimbursement Agreement

Project Summary

Cadillac Lofts, LLC has acquired the former Oleson's property in downtown Cadillac and is redeveloping the site into a mixed use commercial and residential property. The redevelopment of the 3.5-acre site includes the removal of two of the existing buildings for the Phase I building and removal of the remaining third building for the Phase II building. Each of the two buildings will have footprint of approximately 6,000, with the main floor commercial and the three upper floors with 42 residential apartments.

The City of Cadillac has secured a \$831,864 Community Development Block Grant (CDBG) on behalf of Cadillac Lofts for asbestos abatement, demolition, and site work and a \$499,000 Michigan Department of Environmental Quality (MDEQ) Brownfield Grant and a \$267,140 MDEQ Brownfield Loan for environmental response activity and Phase II demolition.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities under the MDEQ Brownfield Loan, as well as additional site preparation and infrastructure costs that are not covered by either the CDBG grant or the MDEQ Brownfield Grant or Loan. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding MDEQ Generic Cleanup Criteria on two of the four property parcels. As a result, these parcels are a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381, and the other two parcels qualify as Eligible Property as adjacent parcels.

Project Name: Cadillac Lofts

Project Location: The Eligible Property is comprised of four parcels located between Mitchell, Cass,

Shelby, and Chapin Streets in downtown Cadillac, Wexford County, Michigan; with the following addresses and Parcel Identification Numbers: 201 South Mitchell Street, 10-086-00-207-00; 207 South Mitchell Street, 10-086-00-198-00; 215 South Mitchell

Street, 10-086-00-196-00; and 208 E Cass Street, 10-086-00-280-00.

Type of Eligible

Property: Part 201 Facility and Adjacent or Contiguous

Eligible Activities: Baseline Environmental Assessment Activities, Due Care Activities, Asbestos

Abatement, Demolition, Site Preparation, Infrastructure

Eligible Activ	vities	Environmental	Non-Environmental	TOTAL
Eligible Activities		\$98,325	\$665,435	\$763,760
Interest		\$11,140	\$210,370	\$221,510
ELIGIBLE ACTIVITY SUBTOTAL		\$109,465	\$875,805	\$985,270
Brownfield Plan Development	and Approval	\$10,000	\$15,000	\$25,000
Brownfield Plan Implementat	ion	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY		<i>\$124,465</i>	\$900,805	\$1,025,270
Administrative and Operating	Cost (Local Only)	\$20,000	\$30,000	\$50,000
Years to Complete	19 years for Local	Annual Tax Revenue		
Eligible Activities Payback:	Capture; 20 years for State Capture	Before Project:	\$32,080	
Estimated		Estimated Annual Ta		
Investment:	\$13,000,000	Revenue in First Yea After Project Obligat		

BROWNFIELD PLAN

CADILLAC LOFTS CADILLAC, WEXFORD COUNTY, MICHIGAN

CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated 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 brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The Michigan Department of Environmental Quality must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. 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.

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 be transformational for a major high-profile site in downtown Cadillac that is currently significantly underutilized. The project includes the development of two buildings, the first of which will include 6,000 net square feet and the second 6,500 net square feet of commercial retail space on the first floor and 42 residential units on the upper three floors, for a total of 12,500 square feet commercial/retail and 84 downtown residential units. Both buildings will have substantial sidewalk and patio space and improvements, as well as public space between the buildings. The project will also include associated infrastructure improvements to Mitchell, Cass, Shelby, and Chapin Streets, as well as additional proposed public parking, primarily funded through a CDBG grant. The Brownfield Plan includes \$300,000 in public infrastructure costs to support these improvements.

The estimated private investment is anticipated at over \$13 million. The development is anticipated to provide between 25 - 35 jobs as part the commercial/retail component, a portion of which will be the relocated businesses and the balance will be new jobs.

1.2 Eligible Property Information

The Eligible Property includes four parcels, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent
	•	TOTAL	3.48	

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former Olesons property will remove underutilized buildings and significantly increase the value of downtown property, upgrading public infrastructure, increasing property taxes, providing retail space and employment, and meeting a critical need for downtown walkable housing. When completed, property taxes are estimated at \$170,070 per year (following the retirement of Brownfield obligations).

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 redevelopment of the former Oleson's property into a mixed use commercial residential development will transform downtown Cadillac and spur significant spin-off investment. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - o Phase I Environmental Site Assessment
 - o Phase II Environmental Site Assessment
 - o Baseline Environmental Assessment
- Due Care Activities
 - Due Care Planning and Documentation
 - o Due Care Response Activities
 - Vapor Mitigation

Non-Environmental Eligible Activities include:

- Site Preparation
- Public Infrastructure

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the CBRA with local tax capture only.
- Interest (Estimated at 2.5% for 10 years for MDEQ Brownfield Loan and 5.0% for 15 years for other Eligible Activities)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$98,325	\$665,435	\$763,760
Interest	\$11,140	\$210,370	\$221,510
ELIGIBLE ACTIVITY SUBTOTAL	\$109,465	\$875,805	\$985,270
Brownfield Plan Development and Approval	\$10,000	\$15,000	\$25,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$124,465	\$900,805	\$1,025,270
Administrative and Operating Cost (Local Only)	\$20,000	\$40,000	\$60,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

2.1 Summary of Eligible Activities MCL 125.2663(2)(b):

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

MDEQ Eligible Activities

- 1. <u>Baseline Environmental Assessment (BEA) Activities</u>: BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Baseline Environmental Assessments to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.
 - A. <u>Phase I ESA</u>: A Phase I ESA has been conducted for all parcels acquired by the Cadillac Lofts, LLC, consistent with ASTM Standard E1527-13. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following RECs:
 - 1. The historical use of the subject property as a dry-cleaning business;
 - 2. The historical use of the subject property as a photography/film developing business;
 - 3. The historical use of the subject property as commercial printing businesses;
 - 4. The historical use of the subject property as a paint shop;
 - 5. The historical use of the subject property as a furniture repair business; and
 - 6. Documented soil and groundwater impacts.
 - B. <u>Phase II ESA</u>: A Phase II Environmental Site Assessment was conducted for the Eligible Property in February 2018 to investigate the RECs as part of the environmental due diligence process for property acquisition. A Phase II ESA conducted in 2010 has previously identified the presence of

- tetrachloroethene (PCE) in soils and groundwater in excess of MDEQ Generic Cleanup Criteria (GCC). The Phase II ESA conducted in February 2018 also identified the presence of metals in soils in excess of MDEQ Generic Cleanup Criteria (GCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.
- C. <u>Baseline Environmental Assessment</u>: A Baseline Environmental Assessment (BEA) has been prepared on behalf of Cadillac Lofts, LLC to provide an exemption from environmental liability for pre-existing contamination. The BEA was completed in general accordance with the Michigan Department of Environmental Quality's (MDEQ's) "Contents of BEA Report," dated September 2015.
- 2. <u>Due Care Investigation and Activities</u>: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:
 - A. <u>Phase II ESA Investigation</u>: Due to the historical presence of contaminated soils on the Eligible Property, and the likely existence of an Underground Storage Tanks (USTs), additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
 - B. <u>Due Care Planning and Documentation</u>: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Due Care Plan. The Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-

- site workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
- C. <u>Due Care Exposure Pathway Mitigation</u>: The Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the MDEQ for State tax capture.

Other Activities

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities as a Local Only Cost. These costs are split between MDEQ Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the MDEQ Brownfield Loan and at 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

The following tables estimate the costs for Eligible Activities to be funded by tax increment revenues.

MDEQ Environmental Eligible Activity Cost

Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$19.000
Due Care Activities	\$66,500
Contingency (15%)	\$12,825
MDEQ Eligible Activities Subtotal	\$98,325

Eligible Activities	Estimated Cost
Interest	\$11,140
MDEQ Environmental Eligible Activities Total	\$109,465
Brownfield Plan/Work Plan Development and Approval Cost	<u>\$10,000</u>
Brownfield Plan/Work Plan Implementation Cost	<u>\$5,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$124,465
CBRA Administrative and Operation Costs	<u>\$20,000</u>

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include site preparation.

 <u>Site Preparation</u>: Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

Site Preparation	Total
Staking	\$7,500
Geotechnical Engineering	\$7,500
Temporary Facilities	\$62,000
Fill	\$10,000
Relocation of Active Utilities	\$30,000
Grading and Land Balance	\$30,000
Engineering	\$13,320
Contingency (15%)	<u>\$24,825</u>
TOTAL	\$190,345

2. Infrastructure: Infrastructure will include low-impact design stormwater improvements and public infrastructure and parking.

Infrastructure	Total
Low Impact Stormwater System	\$140,000
Engineering	\$12,250
Contingency (15%)	\$22,835
Public Infrastructure and Parking	<u>\$300,000</u>
TOTAL	\$475,085

Other Activities

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Administrative and Operating Costs:</u> An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities for Local Only capture. These costs are split between MDEQ Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the MDEQ Brownfield Loan and at 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

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

The initial taxable value or base value for the Eligible Property was set at the taxable value as of the original approval date of this Brownfield Plan by the CBRA and the Cadillac City Council in April 2018. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2016 and is \$561,600.

The MDEQ Environmental and MSF Non-Environmental Eligible Activity cost is \$763,760 plus an estimated \$221,510 in interest and \$40,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$1,025,270. The Brownfield Plan also includes \$50,000 in CBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$103,667 for this Brownfield Plan. The Brownfield Plan also provides deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for MDEQ Environmental Eligible Activities, estimated at \$51,315 and Local tax capture, estimated at \$231,829 for a total of \$283,144. The overall investment for the Project is estimated at over \$13,000,000.

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. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of captured local taxes (58.77%) to captured State taxes (41.23%).

The cash flow analysis for the project indicates payoff of the obligation in *nineteen (19) years* from 2019 for Local Capture and in *twenty (20)* years for State Capture, with an additional *five (5) years* for the Local Brownfield Revolving Fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended.

Redevelopment of the property is anticipated to be initiated in Winter 2019, with contaminated debris removal, other environmental response activities and site and building demolition. 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 summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Cap	otured Taxes
2020	\$45,478	\$	13,397
2021	\$46,160	\$	14,080
2022	\$42,626	\$	10,546
2023	\$76,686	\$	44,606
2024	\$77,837	\$	45,756
2025	\$79,004	\$	46,924
2026	\$80,189	\$	48,109
2027	\$81,392	\$	49,312
2028	\$82,613	\$	50,533
2029	\$83,852	\$	51,772
2030	\$85,110	\$	53,030
2031	\$86,387	\$	54,306
2032	\$90,690	\$	58,610
2033	\$92,051	\$	59,971
2034	\$93,431	\$	61,351

Year	Total Tax Revenues	Car	otured Taxes
2035	\$153,208	\$	121,128
			,
2036	\$155,506	\$	123,426
2037	\$157,839	\$	125,759
2038	\$160,206	\$	128,126
2039	\$162,609	\$	130,529
2040	\$165,049	\$	131,198
2041	\$167,524	\$	19,388
2042	\$170,037	\$	-
2043	\$172,588	\$	-
2044	\$175,177	\$	-
2045	\$177,804	\$	-
2046	\$180,471	\$	-
2047	\$70,001	\$	-
2048	\$70,544	\$	-
2049	\$71,095	\$	-

Total	\$3,259,734	\$	1,441,858
TOtal	<i>\$3,233,134</i>	Ş	1,441,636

2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by an MDEQ Brownfield Loan for certain Environmental and Non-Environmental Eligible Activities, by the Developer for additional Eligible Activities, and by the City for the public infrastructure component, with reimbursement from Brownfield TIF.

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

The maximum amount of Eligible Activities is anticipated to be will be \$985,270. No public notes or bond indebtedness is anticipated.

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

The anticipated beginning date of capture is 2020, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within 19 years for Local Capture and 20 years for State Capture, with an additional tax capture for the Local Brownfield Revolving Fund during the time of capture and five years, not to exceed the total cost of all Eligible Activities approved in the Brownfield plan and for MDEQ Environmental Eligible Activities for State tax capture.

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. Table 3 presents the allocation of tax capture for 20 years and the total tax increment for the 30-year duration of the Brownfield Plan. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$763,760 for Eligible Activities, plus an estimated \$221,510 in interest, \$40,000 in Brownfield Plan development, approval and implementation, \$50,000 in CBRA Administrative and Operating costs, an estimated \$83,437 for the State Brownfield Fund and an estimated \$283,144 for the Local

Brownfield Fund for a total capture of \$1,441,858. After the Brownfield obligation is met, tax revenues in an amount estimated at \$170,000 per year on into the future, totaling an additional estimated \$1,817,000 will accrue to the taxing jurisdictions and over the 30-year period of the Brownfield Plan.

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	Description	Acreage	Qualifying Status
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent
		TOTAL	3.48	

<u>Location:</u> The Eligible Property is located between Mitchell, Cass, Shelby, and Chapin Streets in downtown Cadillac, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

<u>Eligibility Determination</u>: A Phase II Environmental Site Assessment (ESA) was conducted on the subject property in January 2010 which identified the presence of tetrachloroethene (PCE) in soils and groundwater in concentrations above MDEQ Generic Cleanup Criteria (GCC) for Drinking Water Protection Criteria in soils and Drinking Water Criteria in groundwater.

An additional Phase II and Due Care Investigation was conducted on the subject property in February 2018 and included collection of soil samples in conjunction with a preliminary geotechnical investigation in the vicinity of the former dry cleaner and sampling of fill materials that exhibited evidence of potential impact. Laboratory analysis of the soil samples collected from the subject property during this investigation identified the presence of lead and mercury at concentrations above MDEQ GCC for Direct Contact Criteria and Groundwater Surface Water Interface Protection Criteria in selected areas, with anticipated impact in fill materials that will need to be excavated for the building foundations and parking area base and transported off-site.

During the investigation activities, soil gas samples were also collected from the subject property. PCE was identified in the soil gas samples collected beneath the basement of the former grocery store (VP-2) exceed screening values for the Volatilization to Indoor Air Pathway (VIAP), which indicates there is potential for PCE to migrate to indoor air at concentrations that exceed acceptable exposure levels. The following is summary of MDEQ Criteria Exceedances for Soil and Groundwater:

Summary of Soil Concentrations Above MDEQ GCC

Sample Number	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
GP-5	4.0'	Tetrachloroethene	127184	136	DWP- 100
GP-6	2.0'	Tetrachloroethene	127184	143	DWP- 100
MW-4	35.0′	Tetrachloroethene	127184	128	DWP- 100
SB-10	4-4.5	Lead	7439921	500,000	DC- 450,000
		Mercury	Varies	350	GSI – 50

DWP - MDEQ Part 201 Drinking Water Protection Criteria

GSI - MDEQ Part 201 Groundwater Surface Water Interface Protection Criteria

GCC - MDEQ Part 201 Generic Cleanup Criteria

DC - MDEQ Dart 201 Direct Contact Criteria

CAS # - Chemical Abstracts Service

ppb – Parts per billion

ug/Kg - Micrograms per kilogram or ppb

Summary of Groundwater Concentrations Above MDEQ GCC

Sample ID	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/L, ppb)	GCC Exceeded (ug/L, ppb)
MW-4	42-44'	Tetrachloroethene	127184	6	DWC - 5.0
MW-5	42-44'	Tetrachloroethene	127184	6	DWC - 5.0

DWC - MDEQ Part 201 Drinking Water Criteria

GCC - MDEQ Part 201 Generic Cleanup Criteria

CAS # - Chemical Abstracts Service

ppb – Parts per billion

ug/L - Micrograms per Liter (i.e., parts per billion)

<u>Personal Property</u>: Personal Property is included as part of the Eligible Property.

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)(I):

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

FIGU	RES
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Figure 1.1 Eligible Property Location Map

Figure 1.2 Downtown Location Map

Figure 2.1 Eligible Property Boundaries

Figure 2.2 Parcel Map

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

Table 1.3 Local Only Eligible Activities Cost and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

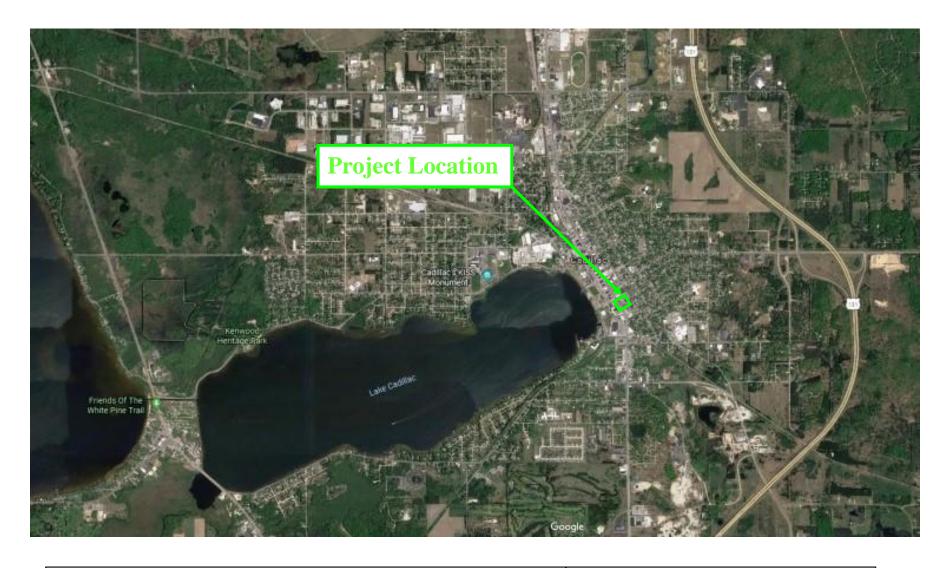
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A - Brownfield Plan Resolutions

Attachment B - Development and/or Reimbursement Agreement



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.1: Site Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.2: Downtown Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.1: Eligible Property Boundaries	
Cadillac Brownfield Redevelopment Authority	Date: April 2019	



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.2: Parcel Map	
Cadillac Brownfield Redevelopment Authority	Date: April 2019	

Table 1.1 DEQ Eligible Activities Costs and Schedule	e	
DEQ Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		
BEA Actiivities		
Phase I ESA	\$2,000	Spring 2018
Phase II ESA	\$15,000	Spring 2018
Baseline Environmental Assessment	\$2,000	Spring 2018
Subtotal	\$19,000	
Due Care Activities		
Section 7A Compliance Analysis	\$9,000	Winter 2018
Due Care Measures		
Soil Removal, Transport and Disposal	\$50,000	Spring 2021
Vapor Mitigation	\$7,500	Winter 2018
Subtotal	\$66,500	
DEQ Eligible Activities Subtotal	\$85,500	
Contingency (15%)	\$12,825	
Interest (5% for 15 Years)	\$11,140	
Combined Brownfield Plan Preparation	\$10,000	Spring 2019
Combined Brownfield Plan Implementation	\$5,000	on-going
DEQ Eligible Activities Total Costs	\$124,465	

Table 1.2 MSF Eligible Activities Costs an	d Schedule								
MSF Eligible Activities	Cost	Completion Season/Year							
Infrastructure Improvements									
Low Impact Stormwater System	\$140,000	Spring 2019							
Soft Costs	\$12,250	Winter 2018							
Public Infrastructure and Parking*	\$300,000	Fall 2019							
Subtotal	\$452,250								
Site Preparation									
Compaction and Sub-Base Preparation	\$15,000	Spring 2019							
Geotechnical Engineering	\$7,500	Spring 2018							
Grading and Land Balancing	\$30,000	Spring 2021							
Relocation of Active Utilities	\$30,000	Spring 2021							
Staking	\$7,500	Spring 2019							
Temporary Facilities, Site Control, Protection	\$62,200	Spring 2019							
Soft Costs	\$13,320	Winter 2018							
Subtotal	\$165,520								
MSF Eligible Activities Sub-Total	\$617,770								
Contingency (15%)*	\$47,665								
Interest (5%) for 15 years)	\$210,370								
Combined Brownfield Plan Preparation	\$15,000	Spring 2019							
Combined Brownfield Plan Implementation	\$10,000	on-going							
MSF Eligible Activities Total Costs	\$900,805								

^{*}Public Infrastructure and Parking Not Included in Contingency

Table 1.3 Local Only Eligible Activities Costs and Schedule										
Local-Only Eligible Activities Cost and Schedule	Line Item Cost	Eligible Activity Cost	Completion Season/Year Phase I/Phase II							
Environmental Subtotal		\$20,000								
Administrative and Operating Costs	\$20,000		On-Going							
Non-Environmental Subtotal		\$30,000								
Administrative and Operating Costs	\$30,000		On-Going							
Eligible Activities Subtotal		\$50,000								
Contingency (15%)										
Interest										
Brownfield Plan and/or Work Plan Preparation										
Brownfield Plan and/or Work Plan Implementation										
MSF Eligible Activities Total Costs		\$50,000								

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Cadillac Lofts Redevelopment Cadillac Brownfield Redevelopment Authority

	Estimated Taxable Value (TV) In	rease Rate: 1.50%	6												PA 2	255 Ends		NEZ	Ends							
		Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	25	30
		renue Year	2019		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2044	2049
		able Value		51,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090
		and Value		.28,229 \$	130,152 \$	132,105 \$	134,086 \$	136,098 \$	138,139 \$	140,211 \$	142,314 \$	144,449 \$	146,616 \$	148,815 \$	151,047 \$	153,313										
		G&D		66,137 \$	67,129 \$	68,136																				
	Annual Value Additions - C		6	\$	410,000		Ş	410,000																		
	Annual Value Additions -			\$	1,640,000	416.150 6	422.202. 6	1,640,000	0E1 200 C	064.070 6	877,040 \$	890,195 \$	903,548 \$	917,102 \$	020.050 6	044 021	. 000.000 ¢	072.270 ¢	987,979 \$	1,002,799 \$	1 017 041 . 6	1,033,108 \$	1,048,605 \$	1,064,334 \$	1,146,590 \$	1 225 202
	Cumulative Value Additions - C Cumulative Value Additions -			÷	410,000 \$ 1,640.000 \$	416,150 \$ 1.664.600 \$	422,392 \$ 1.689.569 \$	838,728 \$ 3.354.913 \$	851,309 \$ 3,405,236 \$	864,079 \$ 3,456,315 \$	3.508.159 \$	3.560.782 \$	3.614.194 \$	3.668.407 \$	930,858 \$ 3,723,433 \$	944,821 \$ 3,779,284 \$	958,993 \$ 3.835.973 \$	973,378 \$ 3,893,513 \$	3,951,916 \$	4.011.194 \$	1,017,841 \$ 4.071,362 \$	4.132.433 \$	4.194.419 \$	4.257.336 \$	4.586.359 \$	1,235,203 4,940,812
		ed New TV	\$ 55	51,090 \$	1,222,281 \$	1,240,616 \$	1,190,067 \$	2,232,918 \$	2,266,412 \$	2,300,408 \$	2,334,914 \$	2,369,938 \$	2,405,487 \$	2,441,569 \$	2,478,193 \$	2,515,365	\$ 2,397,483 \$	2,433,446 \$	2,469,947 \$	2.506.996 \$	2,544,601 \$	2,582,770 \$	2,621,512 \$	2,660,835 \$	2,866,475 \$	3,088,007
	Incremental Difference (New T)		, J.	\$	671,191 \$	689,526 \$	638,977 \$	1,681,828 \$	1,715,322 \$	1,749,318 \$	1,783,824 \$	1,818,848 \$	1,854,397 \$	1,890,479 \$	1,927,103 \$	1,964,275	\$ 1,846,393 \$	1,882,356 \$	1,918,857 \$	1,955,906 \$	1,993,511 \$	2,031,680 \$	2,070,422 \$	2,109,745 \$	2,315,385 \$	2,536,917
	Base Taxes - State			13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226	\$ 13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226
	Base Taxes - Local (w/ou	CAPS debt)		18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854	\$ 18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854
	Base Taxes - Total		\$ 3	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080	\$ 32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080
PA 255 Value - State		50% School Operat	ting		\$1,845	\$1,873	\$1,901	\$3,774	\$3,831	\$3,888	\$3,947	\$4,006	\$4,066	\$4,127	\$4,189	\$4,252										
PA 255 Value - Local PA 255 Value - Total		50%			\$3,507 \$5,352	\$3,559 \$5.432	\$3,613 \$5,514	\$7,174 \$10.948	\$7,281 \$11,112	\$7,391 \$11.279	\$7,501 \$11,448	\$7,614 \$11.620	\$7,728 \$11.794	\$7,844 \$11.971	\$7,962 \$12,151	\$8,081 \$12,333										
Cumulative PA 255 Value - State					\$1,845	\$3,718	\$5,618	\$9,393	\$13,224	\$17,112	\$21,059	\$25,065	\$29,130	\$33,257	\$37,446	\$41,698										
Cumulative PA 255 Value - Local					\$3,507	\$7,066	\$10,679	\$17,853	\$25,134	\$32,524	\$40,026	\$47,640	\$55,368	\$63,212	\$71,173	\$79,254										
Cumulative PA 255 Value - Total				\$	5,352 \$	10,784 \$	16,297 \$	27,245 \$	38,357 \$	49,636 \$	61,084 \$	72,704 \$	84,498 \$	96,469 \$	108,620 \$	120,952										
NEZ Value - State		50% SET/School Op	perating		\$9,840	\$9,988	\$10,137	\$20,129	\$20,431	\$20,738	\$21,049	\$21,365	\$21,685	\$22,010	\$22,341	\$22,676	\$23,016	\$23,361	\$23,711							
NEZ Value - Local		50%			\$14,027	\$14,237	\$14,451	\$28,695	\$29,125	\$29,562	\$30,005	\$30,456	\$30,912	\$31,376	\$31,847	\$32,324	\$32,809	\$33,301	\$33,801							
Cumulative NEZ Value - State Cumulative NEZ Value - Local					\$9,840 \$14.027	\$19,828 \$28,264	\$29,965 \$42,715	\$50,094 \$71,410	\$70,526 \$100 535	\$91,264 \$130,097	\$112,313 \$160,103	\$133,677 \$190.558	\$155,363 \$221,471	\$177,373 \$252.847	\$199,714 \$284 693	\$222,389	\$245,405 \$349.827	\$268,766 \$383 129	\$292,478 \$416.929							
Cumulative NEZ Value - Local					\$23,867	\$48,092	\$72,680	\$121,505	\$171,061	\$221,361	\$272,416	\$324,236	\$376,833	\$430,220	\$484,407	\$539,407	\$595,232	\$651,895	\$709,407							
						, ,,,,	, ,		, ,,	, , ,	, ,	, , , , , , , , , , , , , , , , , , , ,	, ,	, ,		, , , ,	, ,	, , , , , , , , , , , , , , , , , , , ,	, ,							
				\$	186,459 \$	140,299																				
Total School Revenue		Millage Rate																								-
		39.27% 24.0000) \$ 1	13,226 \$	17,650 \$	17,915 \$	16,523 \$	29,686 \$	30,132 \$	30,584 \$	31,042 \$	31,508 \$	31,981 \$	32,460 \$	32,947 \$	33,441	\$ 34,524 \$	35,042 \$	35,567 \$	60,168 \$	61,070 \$	61,986 \$	62,916 \$	63,860 \$	68,795 \$	74,112
Total Local Revenue		Millage Rate	.																							
		60.73% 37.1122	2 \$ 2	20,452 \$	27,828 \$	28,245 \$	26,102 \$	47,000 \$	47,705 \$	48,421 \$	49,147 \$	49,884 \$	50,632 \$	51,392 \$	52,163 \$	52,945	\$ 56,167 \$	57,009 \$	57,864 \$	93,040 \$	94,436 \$	95,852 \$	97,290 \$	98,749 \$	106,381 \$	114,603
Total Revenue		Millage Rate		22.570 4	45 470 4	45.4504	42.525. 4	75.505 4	77.007.4	70.004 4	20.422 4	04.000 4	02.5424	02.052 4	05.440 4	05 207		02.054 4	00.404	452.200 4	455.505.4	457.000 4	450.005 4	452.500 4	475 477 4	400 745
		61.1122	2 \$ 3	33,678 \$	45,478 \$	46,160 \$ 28,482 \$	42,626 \$ 28,629 \$	76,686 \$ 25,605 \$	77,837 \$ 25,508 \$	79,004 \$ 25,409 \$	80,189 \$ 25,309 \$	81,392 \$ 25,207 \$	82,613 \$ 25,104 \$	83,852 \$ 25,000 \$	85,110 \$ 24,893 \$	86,387 \$ 24,786 \$	\$ 90,690 \$ \$ 25,127	92,051 \$	93,431 \$	153,208 \$	155,506 \$	157,839 \$	160,206 \$	162,609 \$	175,177 \$	188,715
					,	20,402 3	20,029 3	23,003 3	23,306 \$	23,405 3	23,303 3	25,207 \$	23,104 3	25,000 3	24,055 \$	24,780	23,127									
School Capture		Millage Rate	41.23%	%																						
State Education Tax (SET)		25% 6.0000		- Ś	1,106 \$	1,172 \$	824 \$	4,115 \$	4,226 \$	4,339 \$	4,454 \$	4,570 \$	4,689 \$	4,809 \$	4,930 \$	5,054	\$ 5,324 \$	5,454 \$	5,585 \$	11,735 \$	11,961 \$	12,190 \$	12,423 \$	12,658 \$	13,892 \$	15,222
School Operating Tax		75% 18.0000		- \$	3,318 \$	3,516 \$	2,473 \$	12,345 \$	12,679 \$	13,018 \$	13,362 \$	13,711 \$	14,066 \$	14,426 \$	14,791 \$	15,161	\$ 15,973 \$	16,362 \$	16,756 \$	35,206 \$	35,883 \$	36,570 \$	37,268 \$	37,975 \$	41,677 \$	45,665
	School Total	24.0000) \$	- \$	4,424 \$	4,688 \$	3,297 \$	16,460 \$	16,905 \$	17,357 \$	17,816 \$	18,282 \$	18,754 \$	19,234 \$	19,721 \$	20,215	\$ 21,298 \$	21,815 \$	22,341 \$	46,942 \$	47,844 \$	48,760 \$	49,690 \$	50,634 \$	55,569 \$	60,886
Local Capture		Millage Rate	58.77%	%	2.050 ^	2.020 4	2.055 4	44 474 ^	44.7634	12.052 4	12.250 4	12.550 4	12.055 4	12.205 ^	12.570 ^	13.000	^ 4F 344 ^	45.555. ^	15.003	20.242 4	20.012 ^	24 200 4	24.076 ^	22.574 ^	25.602. *	20.02*
City Operating Fire/Police Pension		40.77% 13.9473 7.60% 2.6000	-	- \$	3,658 \$ 682 \$	3,829 \$ 714 \$	2,955 \$ 551 \$	11,474 \$ 2.139 \$	11,762 \$ 2.193 \$	12,053 \$ 2,247 \$	12,350 \$ 2.302 \$	12,650 \$ 2.358 \$	12,955 \$ 2.415 \$	13,265 \$ 2.473 \$	13,579 \$ 2.531 \$	13,898 \$	\$ 15,211 \$ \$ 2,836 \$	15,555 \$ 2,900 \$	15,903 \$ 2,965 \$	30,243 \$ 5.638 \$	30,812 \$ 5.744 \$	31,390 \$ 5.852 \$	31,976 \$ 5.961 \$	32,571 \$ 6.072 \$	35,682 \$ 6,652 \$	39,034 7.277
DDA		7.60% 2.6000 5.71% 1.9548	, ,	- >	513 \$	714 \$ 537 \$	551 \$ 414 \$	2,139 \$ 1,608 \$	2,193 \$ 1,648 \$	1,689 \$	2,302 \$ 1,731 \$	2,358 \$ 1,773 \$	2,415 \$ 1,816 \$	2,473 \$ 1,859 \$	1,903 \$	1,948 \$	\$ 2,836 \$	2,900 \$	2,965 \$	5,638 \$ 4,239 \$	4,319 \$	5,852 \$ 4,399 \$	5,961 \$ 4,482 \$	4,565 \$	5,001 \$	5,471
County Allocated		19.82% 6.7797		- \$	1,778 \$	1.861 S	1.436 \$	5.578 \$	5,717 \$	5,859 \$	6,003 \$	6,149 \$	6.297 \$	6.448 \$	6,601 \$	6,756	\$ 7,132 \$	7,561 \$	7,731 \$	14,701 \$	14,978 \$	15.258 \$	15.543 \$	15,833 \$	17.345 \$	18,974
Public Safety		2.78% 0.9500	, ,	- \$	249 \$	261 \$	201 \$	782 \$	801 \$	821 \$	841 \$	862 \$	882 \$	904 \$	925 \$	947 \$	\$ 1,036 \$	1,059 \$	1,083 \$	2,060 \$	2,099 \$	2,138 \$	2,178 \$	2,219 \$	2,430 \$	2,659
Animal Control		0.58% 0.2000		- \$	52 \$	55 \$	42 \$	165 \$	169 \$	173 \$	177 \$	181 \$	186 \$	190 \$	195 \$	199 \$	\$ 218 \$	223 \$	228 \$	434 \$	442 \$	450 \$	459 \$	467 \$	512 \$	560
MSUE		0.50% 0.1700	•	- \$	45 \$	47 \$	36 \$	140 \$	143 \$	147 \$	151 \$	154 \$	158 \$	162 \$	166 \$	169 \$	\$ 185 \$	190 \$	194 \$	369 \$	376 \$	383 \$	390 \$	397 \$	435 \$	476
Veterans Relief		0.29% 0.1000		- \$	26 \$	27 \$	21 \$	82 \$	84 \$	86 \$	89 \$	91 \$	93 \$	95 \$	97 \$	100 \$	\$ 109 \$	112 \$	114 \$	217 \$	221 \$	225 \$	229 \$	234 \$	256 \$	280
Library		2.19% 0.7500	\$	- \$	197 \$	206 \$	159 \$	617 \$	632 \$	648 \$	664 \$	680 \$	697 \$	713 \$	730 \$	747 \$	\$ 818 \$	836 \$	855 \$	1,626 \$	1,657 \$	1,688 \$	1,719 \$	1,751 \$	1,919 \$	2,099
CWTA	-	1.75% 0.6000	\$	- \$	157 \$	165 \$	127 \$	494 \$	506 \$	519 \$	531 \$	544 \$	557 \$	571 \$	584 \$	598 \$	\$ 654 \$	669 \$	684 \$	1,301 \$	1,326 \$	1,350 \$	1,376 \$	1,401 \$	1,535 \$	1,679
ISD		18.01% 6.1604	4 \$	- \$	1,616 \$	1,691 \$	1,305 \$	5,068 \$	5,195 \$	5,324 \$	5,455 \$	5,587 \$	5,722 \$	5,859 \$	5,998 \$	6,139 \$	\$ 6,719 \$	6,870 \$	7,024 \$	13,358 \$	13,610 \$	13,865 \$	14,124 \$	14,386 \$	15,761 \$	17,241
	Local Total	34.2122	2 \$	- \$	8,974 \$	9,391 \$	7,248 \$	28,146 \$	28,851 \$	29,567 \$	30,293 \$	31,030 \$	31,778 \$	32,538 \$	33,309 \$	34,091	\$ 37,313 \$	38,155 \$	39,010 \$	74,186 \$	75,582 \$	76,998 \$	78,436 \$	79,895 \$	87,527 \$	95,749
State and Local Capture		Millage Rate																								
TOTAL		58.2122	\$	- \$	13,397 \$	14,080 \$	10,546 \$	44,606 \$	45,756 \$	46,924 \$	48,109 \$	49,312 \$	50,533 \$	51,772 \$	53,030 \$	54,306	\$ 58,610 \$	59,971 \$	61,351 \$	121,128 \$	123,426 \$	125,759 \$	128,126 \$	130,529 \$	143,096 \$	156,635
	<u>Cumulative Capture</u>				\$	27,477 \$	38,023 \$	82,629 \$	128,385 \$	175,309 \$	223,418 \$	272,730 \$	323,263 \$	375,035 \$	428,065 \$	482,371		600,952 \$	662,303 \$	783,431 \$	906,857 \$	1,032,616 \$	1,160,742 \$	1,291,272 \$	1,981,245 \$	2,736,939
Non-Capturable Millages		Millage Rate																								
Non-Capturable Williages		0.0000) Ś	- Ś	- \$	- S	- \$	- S	- s	- S	- S	- \$	- \$	- S	- \$		s - s	- S	- s	- \$	- \$	- S	- \$	- S	- S	
CAPS Debt		2.9000		- Ś	3,545 \$	3,598 \$	3,451 \$	6,475 \$	6,573 \$	6,671 \$	6,771 \$	6,873 \$	6,976 \$	7,081 \$	7,187 \$	7,295	\$ 6,953 \$	7,057 \$	7,163 \$	7,270 \$	7,379 \$	7,490 \$	7,602 \$	7,716 \$	8,313 \$	8,955
		5000	\$	- \$	3,545 \$	3,598 \$	3,451 \$	6,475 \$	6,573 \$	6,671 \$	6,771 \$	6,873 \$	6,976 \$	7,081 \$	7,187 \$	7,295 \$		7,057 \$	7,163 \$	7,270 \$	7,379 \$	7,490 \$	7,602 \$	7,716 \$	8,313 \$	8,955
																			• •							

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - PA 210/NEZ

Cadillac Lofts Redevelopment

Cadillac Brownfield Redevelopment Authority

				Cauma	DIC	Willicia ita	uc	velopment
Maximum Reimbursement	Proportionality	ool & Local Taxes	State cownfield Fund	LBRF	Lo	ocal-Only Taxes		Total
State	41.2%	\$ 422,705	\$ 83,437	\$ 51,315			\$	557,458
Local	58.8%	\$ 602,570	\$ -	\$ 231,829	\$	50,000	\$	884,399
TOTAL	100.0%	\$ 1,025,276	\$ 83,437	\$ 283,144			\$	1,441,857
MDEQ		\$ 124,465						
MSF		\$ 900,811						
TOTAL		\$ 1,025,276						

Estimated Total
Years of Capture: 22

 Estimated Capture
 \$ 1,025,276

 Administrative Fees
 \$ 50,000

 State Revolving Fund
 \$ 83,437

 LSRRF
 \$ 283,144

 TOTAL
 \$ 1,441,857

Estimated Taxable	e Value (TV) Increase Ra		6				_												-=		
	Plan Ye				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Revenue Ye			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	*Base Taxable Val		\$	551,090 \$	551,090 \$	551,090 \$, +		, 7	, +	,							551,090 \$	551,090 \$,
	Annual Value Addition			\$	410,000 \$	- \$	- \$	410,000 \$	- \$		- \$	- \$		- \$	- \$	•		- \$	- \$	- \$	
Cum	nulative Value Additio	ons		\$	410,000 \$	416,150 \$	422,392 \$	838,728 \$	851,309 \$	864,079 \$	877,040 \$	890,195 \$	903,548 \$	917,102 \$	930,858 \$	944,821 \$	958,993 \$	973,378 \$	987,979 \$	1,002,799 \$	1,017,841
	Estimated New	TV	\$	551,090 \$	756,090 \$	759,165 \$	762,286 \$	970,454 \$	976,745	\$ 983,129 \$	989,610 \$	996,188 \$	1,002,864 \$	1,009,641 \$	1,016,519 \$	1,023,501 \$	1,030,587 \$	1,037,779 \$	1,045,079 \$	1,052,489 \$	1,060,010
Incremental Differe	ence (New TV - Base 1	TV)			\$	208,075 \$	211,196 \$	419,364 \$	425,655	\$ 432,039 \$	438,520 \$	445,098 \$	451,774 \$	458,551 \$	465,429 \$	472,411 \$	479,497 \$	486,689 \$	493,989 \$	501,399 \$	508,920
Plan Year					1	2	2	4	-	6	7	0	0	10	11	10	13	14	15	16	17
Calendar Year	notes		2	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	Hotes		Ś	- \$	2020	4,688 \$	LULL	2020										21,815 \$	200 .		
State Brownfield Revolving Fund (50% of SET)		50%	6 \$	- \$	2,014 \$	1,034 \$	958 \$	2,523 \$	2,573	2,624 \$	2,676 \$	2,728 \$	2,782 \$	2,836 \$	2,891 \$	2,946 \$	2,770 \$	2,824 \$	5,757 \$	5,868 \$	
State TIR Available for Reimbursement			\$	- \$	2,410 \$	3,654 \$	2,339 \$	13,937 \$	14,332 \$	\$ 14,733 \$	15,140 \$	15,554 \$	15,973 \$	16,398 \$	16,830 \$	17,269 \$	18,528 \$	18,992 \$	16,585 \$	41,074 \$	41,864
Total Legal Ingramental Dayanya			Ś	ć	8,974 \$	9,391 \$	7,248 \$	28,146 \$	28,851 \$	\$ 29,567 \$	30,293 \$	31,030 \$	31,778 \$	32,538 \$	33,309 \$	34,091 \$	37,313 \$	38,155 \$	39,010 \$	74,186 \$	75,582
Total Local Incremental Revenue BRA Administrative Fee		6%	Š	- \$ - \$	538 \$	563 \$	435 \$	28,140 \$ 1.689 \$	1,731	29,307 \$ 1.774 \$	1.818 \$	1.862 \$	1,907 \$	1,952 \$	1.999 \$	2,045 \$	2,239 \$	2,289 \$	2,341 \$	4,451 \$	4,535
Local TIR Available for Reimbursement		<u> </u>	\$	- \$	8,435 \$	8,828 \$,		, ,	/ !	,			31,310 \$			35,866 \$	36,670 \$		
Total State & Local TIR Available			\$	- \$	10,845 \$	12,482 \$	9,152 \$	40,395 \$	41,452 \$	\$ 42,526 \$	43,616 \$	44,722 \$	45,845 \$	46,984 \$	48,141 \$	49,315 \$	53,602 \$	54,858 \$	53,254 \$	110,809 \$	112,911
Developer Reimbursement		Principal		387,285	0%	0%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
-		Interest		177,095	\$	- \$	5,949 \$	26,257 \$	26,944 \$		21,962 \$	22,663 \$	23,374 \$	24,096 \$	24,047 \$	24,772 \$	27,419 \$	28,195 \$	27,205 \$		
Cumulative Capture		Total		564,380	\$	- \$	5,949 \$		59,150		108,062 \$	130,725 \$		178,196 \$	202,243 \$	227,015 \$		282,629 \$	309,834 \$		449,572
Developer Reimbursement Balance			\$.	564,380 \$	563,841 \$	563,841 \$	557,893 \$	531,636 \$	504,692	\$ 477,741 \$	455,779 \$	433,116 \$	409,742 \$	385,646 \$	361,599 \$	336,827 \$	309,407 \$	281,212 \$	254,007 \$	187,661 \$	114,269
		Principal		\$76,475 Pa	ıyment					\$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738 \$	8,738	
MDEQ Brownfield Loan	Beginning	Interest		10,905																	
	Balance	Total	11 :	\$87,380 % A	Allocation						0.720 4	0.700 4	0.700 4	0.700 4	0.700 Å	0.700 4	0.720 4	0.700 4	0.700 4	0.700 4	
MDEQ Loan Reimbursement City Reimbursement Balance					\$87,380 \$	87,380 \$	- \$ 87,380 \$	- \$ 87,380 \$				8,738 \$ 69,904 \$			8,738 \$	8,738 \$	8,738 \$ 26,214 \$	8,738 \$ 17,476 \$	8,738 \$		
City Reimbursement Balance		Principal	ıĊ	340,000 \$	343,000	87,380 3	87,380 3	87,380 3	07,380 3	3 87,380 3	78,642 \$	69,904 3	51,100 3	52,428 3	43,030 3	34,952 3	20,214 3	17,476 \$	8,738 \$	- \$	-
	Beginning	Interest		43,000	343,000																
CITY	Balance	Total		383,000	100%	100%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
City Reimbursement				\$	10,845 \$	12,482 \$	3,203 \$	14,138 \$	14,508 \$	14,884 \$	12,207 \$	12,594 \$	12,987 \$	13,386 \$	13,791 \$	14,202 \$	15,702 \$	16,142 \$	15,581 \$	35,725 \$	39,519
Cumulative Capture			Ś	15,685																	
City Reimbursement Balance			Ť	\$	383,000 \$	370,518 \$	367,315 \$	353,177 \$	338,668 \$	\$ 323,784 \$	311,577 \$	298,983 \$	285,995 \$	272,609 \$	258,818 \$	244,617 \$	228,914 \$	212,772 \$	197,192 \$	161,467 \$	121,948
MSF Non-Environmental Costs	MDEQ/EA %	State/Local %	\$	900,811 \$	9,529 \$	10,967 \$	8,041 \$	35,491 \$	36,420 \$	36,429 \$	37,363 \$	38,310 \$	39,272 \$	40.248 \$	40.182 \$	41,162 \$	44.740 S	45,788 \$	44.450 \$	90,055 \$	91,763
State Tax Reimbursement	87.86%	41.23%	1.0	371,390 \$	2,117 \$	3,210 \$	2,055 \$	12,245 \$			12,970 \$	13,324 \$		14,047 \$	14,048 \$	14,414 \$	15,465 \$	15,852 \$	13,843 \$	33,381 \$	
Local Tax Reimbursement	87.86%	58.77%	\$	529,420 \$	7,411 \$	7,756 \$	5,986 \$	23,245 \$	23,828	23,808 \$	24,393 \$	24,987 \$		26,201 \$	26,134 \$	26,748 \$	29,275 \$	29,936 \$	30,607 \$	56,674 \$	
Total MSF Reimbursement Balar				\$	891,282 \$	880,315 \$		836,783 \$			726,571 \$	688,260 \$	648,988 \$	608,740 \$	568,558 \$	527,396 \$	482,656 \$	436,868 \$	392,418 \$	302,363 \$	
State MSF Balance to Be Reimburs				\$	369,273 \$	366,063 \$									258,477 \$			212,746 \$	198,903 \$		
Local MSF Balance to Be Reimburs	sed			\$	522,009 \$	514,253 \$	508,267 \$	485,021 \$	461,193	\$ 437,385 \$	412,992 \$	388,005 \$	362,416 \$	336,215 \$	310,081 \$	283,334 \$	254,058 \$	224,122 \$	193,515 \$	136,841 \$	79,100
MDEQ Environmental Costs			\$	124,465 \$	1,317 \$	1,515 \$	1,111 \$	4,904 \$	5,032 \$	5,033 \$	5,162 \$	5,293 \$	5,426 \$	5,561 \$	5,552 \$	5,687 \$	6,182 \$	6,327 \$	6,142 \$	12,443 \$	12,679
State Tax Reimbursement	12.14%	41.23%	\$	51,315 \$	293 \$	444 \$	284 \$	1,692 \$			1,792 \$	1,841 \$	1,891 \$	1,941 \$	1,941 \$	1,992 \$	2,137 \$	2,190 \$	1,913 \$	4,612 \$	
Local Tax Reimbursement	12.14%	58.77%	\$	73,150 \$	1,024 \$	1,072 \$	827 \$	3,212 \$			3,370 \$	3,452 \$	3,536 \$	3,620 \$	3,611 \$	3,696 \$	4,045 \$	4,136 \$	4,229 \$	7,831 \$	7,978
Total MDEQ Reimbursement Balance				\$	123,148 \$	121,633 \$, ,	115,618 \$			100,390 \$	95,097 \$		84,110 \$	78,558 \$	72,870 \$	66,689 \$	60,362 \$	54,220 \$	41,777 \$	
State MDEQ Balance to Be Reimburs				\$	51,022 \$	50,579 \$		48,603 \$			43,327 \$	41,486 \$			35,714 \$	33,722 \$	31,585 \$	29,395 \$	27,482 \$	22,870 \$	
Local MDEQ Balance to Be Reimburs	sed			\$	72,126 \$	71,054 \$	70,227 \$	67,015 \$	63,723 \$	60,433 \$	57,063 \$	53,611 \$	50,075 \$	46,455 \$	42,844 \$	39,148 \$	35,103 \$	30,967 \$	26,738 \$	18,907 \$	10,929
<u>Local Only Costs</u>	5%		\$	50,000 \$	538 \$	563 \$	435 \$	1,689 \$	1,731 \$	\$ 1,774 \$	1,818 \$	1,862 \$	1,907 \$	1,952 \$	1,999 \$	2,045 \$	2,239 \$	2,289 \$	2,341 \$	4,451 \$	4,535
Local Tax Reimbursement																					
Total Local Only Reimbursement Balance				,	49,462 \$	48,898 \$	48,463 \$	46,774 \$	45,043 \$	\$ 43,269 \$	41,452 \$	39,590 \$	37,683 \$	35,731 \$	33,732 \$	31,687 \$	29,448 \$	27,159 \$	24,818 \$	20,367 \$	15,832
Total Annual Reimbursement				\$	10,845 \$	12,482 \$	9,152 \$	40,395 \$	41,452 \$	\$ 41,463 \$	42,525 \$	43,604 \$	44,698 \$	45,809 \$	45,734 \$	46,849 \$	50,922 \$	52,115 \$	50,591 \$	102,498 \$	104,442
LOCAL PROMINEIELD REVOLVING FUND			•							2.500/	2.500/	2.500/	2.500/	2.500/	5.000/	5.000/	5.000/	5.000/	5.000/	7.500/	7.500/
LOCAL BROWNFIELD REVOLVING FUND			Alloc	cation %			- \$	- \$		2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	7.50%	7.50%
LBRF Deposits *			ć	\$	- \$	- \$		<u>*</u>		, <u>1,000</u>		3,272 \$	4,418 \$	5,592 \$ 410 \$	7,999 \$			15,888 \$	18,551 \$	26,861 \$	
State Tax Capture Local Tax Capture	\dashv		5	- Ş - S	- \$ - \$	- \$ - \$,	379 \$ 712 \$	389 \$ 729 \$	399 \$ 747 \$	765 \$	1,566 \$	863 \$ 1,602 \$	926 \$ 1,754 \$	1,793 \$	829 \$ 1,833 \$		
Total LBRF Capture		+	\$	- S	- S	- S									2,407 \$	2,466 \$	2,680 \$	2,743 \$	2,663 \$		
. Otto abit ouptain		witios ara raimbursas		1 7	۲	۲	۲	7	7	2,003 7	1,050 5	2,110 7	1,170 7	2,273 7	2,407	2,400 9	2,000 7	2,773 7	2,003 7	5,511 7	3,400

* Up to five years of capture | \$

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Footnotes:			

				!	<u>.</u>	I	II														
			Local EA	1	State EA	Local LBRF	II	te LBRF													
Estimated Taxable Va	<u> </u>		Capture			Capture Ends	Сар	ture Ends							_						
		18 2037	19 203		20 2039	21 2040		22 2041	23 2042		043	25 2044	26 2045	204		28 2047		29 048		0	TOTALS
	* \$	551.090					ے ا	551,090					551.090			551.090					
Anı		551,090	\$ 33	1,090	\$ 551,090	\$ 551,090	\$	331,090	\$ 551,090	\$	551,090 \$	551,090 \$	551,090	Ş 33	51,090 \$	331,090	Þ	551,090	پ د	51,090	
		1 022 108	\$ 104	8 605	\$ 1,064,334	\$ 1,080,299	\$	1 006 503	\$ 1,112,951	¢ 11	120 645 \$	1 1/6 500 \$	1 162 780	¢ 119	21 246 ¢	1 100 064	¢ 1	216,949	¢ 12	25 202	
Cumula		1,067,644		5,392	\$ 1,083,257	\$ 1,000,233	11 '	1,099,342	\$ 1,107,565			1,124,385 \$						159,564	. ,	68,691	
Incremental Difference				4,302	\$ 532,167	\$ 540,149	Ś	548,252	\$ 556,475		564,823 \$	573,295 \$			90,623 \$	599,482				17,601	
		,		.,	,,	1	*	,	, ,,,,,,		,	, +	,		, +		•	,		,	
Plan Year		18	19		20	21		22	23	2	24	25	26	27	7	28		29	3	0	
Calendar Year		2037	203		2039	2040		2041	2042	20	043	2044	2045	204	46	2047	2	048	20	49	TOTAL
Total State Incremental Revenue	\$	48,760		9,690		\$ 51,592	\$	32,101												15	570,172
State Brownfield Revolving Fund (50% of SET) State TIR Available for Reimbursement	\$	6,095 42,665	т	6,211 3,479		\$ 6,449 \$ 45,143	\$	6,571 25,530													83,437 486,734
State TIX Available for Reinibursement	Ţ	42,003	, -	3,473	3 44,303	3 43,143	'	23,330												7	400,734
Total Local Incremental Revenue	\$	76,998	\$ 7	8,436	\$ 79,895	\$ 81,377														\$	886,169
BRA Administrative Fee	\$.,		4,706		\$ 3,483	Ļ			_										Ş	51,771
Local TIR Available for Reimbursement	\$	72,378	\$ 7	3,730	\$ 75,102	\$ 77,894	\$	-	\$ -	Ş	-										834,398
Total State & Local TIR Available	\$	115,044	\$ 11	7,209	\$ 119,406	\$ 123,036	Ś	25,530	\$ -	¢	- \$	- \$	-	¢	- \$		\$	-	¢	- 9	1,321,133
Total State & Local Tilk Available	,	113,044	7 11	7,203	3 113,400	3 123,030	7	23,330	,	7	- •	- 7		7	- 7		Ÿ		7	- ,	1,321,133
Developer Reimbursement		65%		33%	35%	0%		0%	0%		0%	0%	0%		0%	0%	ś	0%		0%	
	\$,		8,679		\$ -	\$	-	\$ -	\$	- \$	- \$	-	\$	- \$	-	\$	-	\$	- \$	563,842
Cumulative Capture	\$	524,350		3,029		ć (o)	_	(0)	ć (a)	,	(a) ć	(a) ¢	(01)	,	(a) ć	(0)	11 6	(01)	,	(0)	
Developer Reimbursement Balance	\$	39,491	\$	812	\$ (0)	\$ (0)	\$	(0)	\$ (0)	Ş	(0) \$	(0) \$	(0)	Ş	(0) \$	(0)) \$	(0)	\$	(0)	-
MDEQ Brownfield Loan																					
MDEQ Loan Reimbursement	\$	-	\$	-	\$ -	\$ -	Ś	_	\$ -	\$	- \$	- \$	-	\$	- \$	-	\$	-	\$	- \$	87,380
City Reimbursement Balance	\$		\$	-	•	\$ -	\$	-		\$	- \$	- \$		\$	- \$		\$		\$	- 5	-
			•									•									
CITY																					
CITY	_	35%	, -	67%	65%	0%	_	0%	0%		0%	0%	0%	<u> </u>	0%	0%		0%	<u> </u>	0%	202.000
City Reimbursement	\$	40,265	\$ 7	8,530	\$ 3,153	\$ -	\$	-	\$ -	\$	- \$	- \$	-	\$	- \$	-	\$	-	\$	- \$	383,000
Cumulative Capture		81,683	,	3,153	ć (0)	ć (o)	<u> </u>	(0)	\$ (0)	<i>*</i>	(0) ¢	(a) ¢	(01	<u> </u>	(0) ¢	(0)	ı ć	(0)	ć	(0)	
City Reimbursement Balance	Ş	01,003	,	5,133	3 (0)	\$ (0)		(0)	\$ (0)	7	(0) \$	(0) \$	(0)	7	(0) \$	(0)) \$	(0)	Ą	(0) \$	<u>-</u>
							E														
							L										1 .				
MSF Non-Environmental Costs	\$	<i>93,497</i> 34,674		8,478 8,201		\$ 19,699	\$	-	\$ -	•	- \$	- \$	-		- \$		\$	-	•	- 5	900,811 371,392
State Tax Reimbursement Local Tax Reimbursement	\$	58,823		0,277		\$ 19,699 \$ -	\$		\$ -	\$	- \$ - \$	- \$ - \$	-	\$	- \$ - \$	-	\$	-		- 5	
Total MSF Reimbursement Balance		117,103		8,625		\$ (0)	\$	(0)	\$ (0)		(0) \$	(0) \$	(0)		(0) \$) \$	(0)		(0) \$	- 525,725
State MSF Balance to Be Reimbursed		96,825		8,624		\$ (0)	\$	(0)	\$ (0)	\$	(0) \$	(0) \$	(0)	\$	(0) \$	(0)) \$	(0)	\$	(0)	
Local MSF Balance to Be Reimbursed	\$	20,277	\$	0	\$ 0	\$ 0	\$	0	\$ 0	\$	0 \$	0 \$	0	\$	0 \$	0	\$	0	\$	0	
MDEQ Environmental Costs	\$	12,918	\$	8,080	\$ 5,378	\$ 2,722	Ś		\$ -	\$	- \$	- \$	-	\$	- \$		\$	-	\$	_ (124,465
State Tax Reimbursement	\$	4,791		5,278		\$ 2,722	\$	-		\$	- \$	- \$		\$	- \$	-			\$	- 5	51,315
				2,802		\$ -	\$	-	\$ -	\$	- \$	- \$	-	\$	- \$	-	\$	-	\$	- Ş	73,150
Local Tax Reimbursement	\$	8,128	٧	/			á	(0)	\$ (0)	4	(0) \$	/O1 ¢	(01	Ċ	(0) \$	(0)	ul ć		_	441	
Total MDEQ Reimbursement Balance	\$	16,180	\$	8,100	\$ 2,722	\$ (0)	\$	(0)				(0) \$	(0)) \$	(0)		(0) \$	_
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	\$	16,180 13,378	\$ \$	8,100 8,100	\$ 2,722 \$ 2,722	\$ (0)	\$ \$ \$	(0)	\$ (0)	\$	(0) \$	(0) \$	(0)	\$	(0) \$	(0)) \$	(0)	\$	(0)	
Total MDEQ Reimbursement Balance	\$	16,180	\$ \$	8,100	\$ 2,722 \$ 2,722		\$			\$				\$		(0)			\$		
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	\$	16,180 13,378	\$ \$ \$	8,100 8,100	\$ 2,722 \$ 2,722 \$ 0	\$ (0)	\$ \$ \$		\$ (0) \$ 0	\$	(0) \$	(0) \$	(0) 0	\$	(0) \$	(0) 0) \$	(0) 0	\$	(0)	50,000
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement	\$ \$ \$	16,180 13,378 2,802	\$ \$ \$	8,100 8,100 0	\$ 2,722 \$ 2,722 \$ 0	\$ (0) \$ 0	\$ \$		\$ (0) \$ 0	\$ \$	(0) \$ 0 \$	(0) \$ 0 \$	(0) 0	\$	(0) \$ 0 \$	(0) 0) \$ \$	(0) 0	\$ \$	(0) 0	
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs	\$ \$ \$	16,180 13,378 2,802	\$ \$ \$	8,100 8,100 0	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794	\$ (0) \$ 0 \$ 1,712	\$ \$		\$ (0) \$ 0	\$ \$	(0) \$ 0 \$	(0) \$ 0 \$	(0) 0	\$	(0) \$ 0 \$	(0) 0 -) \$ \$	(0) 0	\$ \$	(0) 0	50,000
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	\$ \$ \$	16,180 13,378 2,802 4,620	\$ \$ \$	8,100 8,100 0 4,706	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712	\$ (0) \$ 0 \$ 1,712 \$ -	\$ \$		\$ (0) \$ 0 \$ -	\$ \$ \$	(0) \$ 0 \$ - \$	(0) \$ 0 \$ - \$	(0) 0 -	\$ \$ \$	(0) \$ 0 \$ - \$	(0) 0 -	\$	(0) 0	\$ \$ \$	(0) 0	50,000
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement	\$ \$ \$	16,180 13,378 2,802 4,620	\$ \$ \$	8,100 8,100 0 4,706	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712	\$ (0) \$ 0 \$ 1,712 \$ -	\$ \$		\$ (0) \$ 0 \$ -	\$ \$	(0) \$ 0 \$	(0) \$ 0 \$	(0) 0	\$ \$ \$	(0) \$ 0 \$	(0) 0 -) \$ \$	(0) 0	\$ \$ \$	(0) 0	50,000
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Total Annual Reimbursement	\$ \$	16,180 13,378 2,802 4,620 11,212 106,415	\$ \$ \$ \$ \$	8,100 8,100 0 4,706 6,506	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712 \$ 44,305	\$ (0) \$ 0 \$ 1,712 \$ -	\$ \$		\$ (0) \$ 0 \$ -	\$ \$ \$	(0) \$ 0 \$ - \$	(0) \$ 0 \$ - \$	(0) 0 -	\$ \$ \$	(0) \$ 0 \$ - \$	(0) 0 -	\$	(0) 0	\$ \$ \$	(0) 0	50,000
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	\$ \$	16,180 13,378 2,802 4,620 11,212 106,415	\$ \$ \$ \$ \$ \$ 0.00	8,100 8,100 0 4,706 6,506 6,558	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712 \$ 44,305	\$ (0) \$ 0 \$ 1,712 \$ - \$ 22,421	7		\$ (0) \$ 0 \$ - \$ - \$ -	\$ \$ \$	(0) \$ 0 \$ - \$	(0) \$ 0 \$ - \$	(0) 0	\$ \$	(0) \$ 0 \$ - \$	(0) 0	\$	(0) 0	\$ \$ \$ \$	(0) 0	5 50,000 5 - 5 1,025,276
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Total Annual Reimbursement LOCAL BROWNFIELD REVOLVING FUND	\$ \$	16,180 13,378 2,802 4,620 11,212 106,415	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	8,100 8,100 0 4,706 6,506 6,558	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712 \$ 44,305 0.00% \$ 169,711	\$ (0) \$ 0 \$ 1,712 \$ - \$ 22,421	7	(0) 0	\$ (0) \$ 0 \$ - \$ - \$ -	\$ \$ \$	(0) \$ 0 \$ - \$ - \$	(0) \$ 0 \$ - \$ - \$	(0) 0	\$ \$ \$	(0) \$ 0 \$ - \$ - \$	(0) 0	\$ \$	(0) 0	\$ \$ \$ \$ \$	(O) O - \$	5 50,000 5 - 5 1,025,276
Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Total Annual Reimbursement LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits *	\$ \$ \$ \$	16,180 13,378 2,802 4,620 11,212 106,415 7.50% 43,958	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	8,100 8,100 0 4,706 6,506 6,558	\$ 2,722 \$ 2,722 \$ 0 \$ 4,794 \$ 1,712 \$ 44,305 0.00% \$ 169,711 \$ 5 75,102	\$ (0) \$ 0 \$ 1,712 \$ - \$ 22,421 \$ 270,326 \$ 22,722 \$ 77,894	\$ \$	(0) 0	\$ (0) \$ 0 \$ - \$ - \$ -	\$ \$	(0) \$ 0 \$ - \$ - \$	(0) \$ 0 \$ - \$ - \$	(0) 0	\$ \$ \$ \$ \$ \$	(0) \$ 0 \$ - \$ - \$	- - - - -	\$	(0) 0	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(O) O - \$	5 50,000 5 - 5 1,025,276 6 - 6 51,315 6 231,829

* Up to five years of capture for LBRF Deposits a taken from DEQ & Local TIR only.

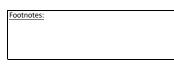


TABLE 3 IMPACT ON TAXING JURISDICTIONS

BROWNFIELD PLAN - THIRTY YEAR DURATION

CADILLAC LOFTS

CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

		Millages	Millage	Percent	Total Capture	Total Revenues
			Total	Allocation	\$1,441,858	\$1,817,876
City of Cadillac			16.5473	48.37%	\$427,754	\$879,246
Allocated		13.9473				
Police Fire Retirement		2.6000				
Wexford County			8.9497	26.16%	\$231,353	\$475,545
County Allocated		6.7797				
Public Safety		0.9500				
Animal Control		0.2000				
MSUE		0.1700				
Veterans Relief		0.1000				
Library		0.7500				
DDA		1.9548	1.9548	5.71%	\$50,532	\$103,869
CWTA		0.6000	0.6000	1.75%	\$15,510	\$31,881
Cadillac Area Public Schools				0.00%		\$0
School Debt*		5.8000				
ISD		6.1604	6.1604	18.01%	\$159,249	\$327,335
Local Taxes Total	58.77%	40.0122	34.2122	100.00%	\$884,398	\$1,817,876
State Taxes	41.23%		24.0000		\$474,022	\$983,935
School Operating		18.0000				
State Educ Tax		3.0000				
State Brownfield Fund		3.0000			\$83,437	
Total		64.0122	58.2122		\$1,441,858	\$8,087,543
		.				

^{*} Debt Millage not captured as part of brownfield plan

City Council

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



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Robert Engels
Stephen King

RESOLUTION NO		
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RESOLUTION DESIGNATING A COMMERCIAL REDEVELOPMENT DISTRICT CASS / MITCHELL COMMERCIAL REDEVELOPMENT DISTRICT NO. 1

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held at the City Hall, 200 North Lake Street, Cadillac, Michigan 49601, on the 15th day of April, 2019, at 6:00 p.m.

PRESENT:		 _
ABSENT:		 _
The following	resolution was offered by	 and supported by

WHEREAS, Section 5 of Act 255 of the Public Acts of Michigan of 1978, as amended ("Act 255"), provides that the City Council may, on its own initiative, designate one or more commercial redevelopment districts within the City; and

WHEREAS, the City wishes to adopt a resolution designating the property described on **Exhibit A** as the Cass / Mitchell Commercial Redevelopment District No. 1; and

WHEREAS, there exists a need for the Cass / Mitchell Commercial Redevelopment District No. 1 in the City; and

WHEREAS, the establishment of a Cass / Mitchell Commercial Redevelopment District No. 1 is consistent with the City's master plan and the economic development goals

of the City; and

WHEREAS, on April 1, 2019, the City Council adopted Resolution No. ___, Resolution to Designate a Commercial Redevelopment District; Notice of Public Hearing; and

WHEREAS, the City Council conducted a public hearing at a meeting of the City Council at 6:00 p.m. on April 15, 2019 at the City Hall in the City at which any owner of real property within the proposed CRD and any other resident or taxpayer of the City was permitted to appear and be heard; and

WHEREAS, the City Clerk caused to be published a notice of public hearing in a newspaper of general circulation within the City at least one time 10 days prior to the public hearing, and a proof of publication of such notice was filed with the City Clerk; and

WHEREAS, the City Clerk, not less than 10 days prior to the public hearing, notified by certified mail the owners of all real property within the proposed CRD of the public hearing, and at least 10 days before the public hearing on April 15, 2019, the notice of public hearing was provided to the City Assessor and to the governing body of each taxing unit that levies ad valorem property taxes within the proposed CRD; and

WHEREAS, the public health, safety and welfare will be served by designating a commercial redevelopment district in the City.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby designates a commercial redevelopment district under Act 255 known as the "Cass / Mitchell Commercial Redevelopment District No. 1" (the "CRD") consisting of certain parcels of land, the descriptions of which are set forth in the attached **Exhibit A**, and which descriptions are incorporated by reference.

- 2. The CRD shall remain in effect for a period of up to twelve (12) years, or the maximum permitted under the Act, whichever is less.
- 3. The City Council finds, as required by Section 5 of the Act, that the real property within the CRD is one or more of the following:
 - (a) Obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity.
 - (b) Land which has been cleared or is to be cleared as a result of major fire damage, or cleared or to be cleared as a blighted area under Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws.
 - (c) Cleared or vacant land included within a redevelopment plan adopted by a downtown development authority.
- 4. All actions heretofore taken by City officials, employees, and agents with respect to the CRD and proceedings under Act 255 are hereby ratified and confirmed.

YEAS:	
NAYS:	
THE RESOLUTION WAS DECLA	ARED ADOPTED.
STATE OF MICHIGAN)
COUNTY OF WEXFORD)

I, the undersigned, the duly qualified and acting City Clerk of the City of Cadillac, Wexford County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Council at a meeting held on the 15th day of April, 2019, at 6:00 p.m.

Sandra Wasson, City Clerk

EXHIBIT A

CITY OF CADILLAC COUNTY OF WEXFORD, MICHIGAN

DESCRIPTION OF LAND INCLUDED WITHIN CASS / MITCHELL COMMERCIAL REDEVELOPMENT DISTRICT NO. 1

Parcel Number	Address	Description
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC

CITY OF CADILLAC COUNTY OF WEXFORD, MICHIGAN

NOTICE OF PUBLIC HEARING

CASS / MITCHELL NEIGHBORHOOD ENTERPRISE ZONE NO. 1

NOTICE IS HEREBY GIVEN that the City Council of the City of Cadillac, Wexford County, Michigan, wishes to designate a Cass / Mitchell Neighborhood Enterprise Zone No. 1 (the "NEZ"), pursuant to Act 147 of the Public Acts of Michigan of 1992, as amended.

The City Council has tentatively determined that the following described parcels shall be included within the NEZ:

Owner	Parcel Number	Address	Description
Cadillac Lofts, LLC	10-086-00-207-00	201 South	LOT 6, BLK 7 MITCHELLS
		Mitchell	REVISED PLAT OF THE VILLAGE
		Street	OF CLAM LAKE, CITY OF
			CADILLAC EASE REC IN L 371 PG
			331 & AMENDED IN L 387 PG
			839
Cadillac Lofts, LLC	10-086-00-198-00	207 South	E 1/2 OF LOT 1 & S 1/2 OF LOT
		Mitchell	5, BLOCK 7, MITCHELL'S
		Street	REVISED PLAT OF THE VILLAGE
			OF CLAM LAKE CITY OF
			CADILLAC
Cadillac Lofts, LLC	10-086-00-196-00	215 South	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N
		Mitchell	1/2 LOT 5, LOTS 7 THRU 12 AND
		Street	VACATED ALLEY IN BLOCK 7
			ALSO THAT PORTION OF VAC S
			SHELBY ST DESC AS COM AT
			THE SE COR OF LOT 10, E ALG E
			CHAPIN ST 47 FT, N 175 FT, W 7
			FT, N 125 FT, W 40 FT, S TO POB.
			MITCHELLS REVISED PLAT OF
			THE VILLAGE OF CLAM LAKE
			CITY OF CADILLAC EASE REC IN
			L 371 PG 331.
Cadillac Lofts, LLC	10-086-00-280-00	208 E. Cass	THE N 85 FT. OF LOT 7, AND E
		Street	1/2 VAC. S SHELBY ST ADJ AND
			LOTS 8 AND 9, BLOCK 12
			MITCHELLS REVISED PLAT OF
			THE VILLAGE OF CLAM LAKE
			CITY OF CADILLAC

TAKE NOTICE that the City Council of the City of Cadillac will hold a public hearing at a meeting of the City Council on April 15, 2019 at 6:00 p.m., at the City Hall, 200 North Lake Street, Cadillac, Michigan 49601, to hear and consider any objections to the proposed NEZ and all other matters relating to the NEZ.

This Notice was authorized by the City Council of the City of Cadillac.

Sandra Wasson, City Clerk



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

Today's Date 4-11 -19

City Received Date

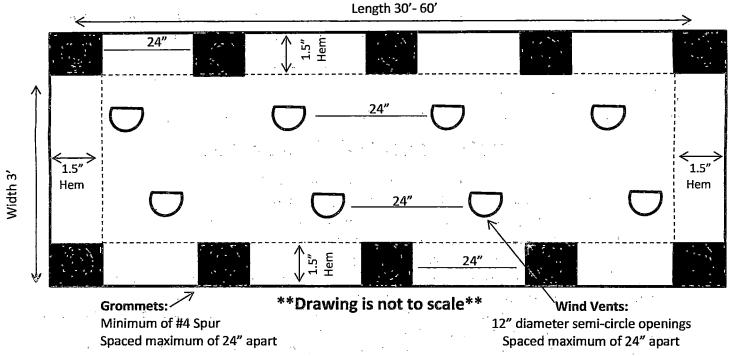
MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

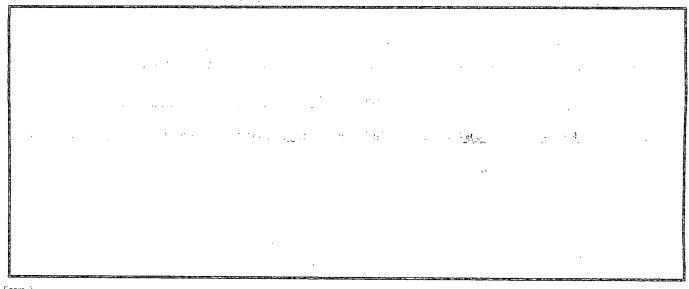
Monday Banner Start Date 4/16/19 Monday Banner End Date 4/29/19
(Banners are installed and removed on Mondays unless it is a Holiday, then it will be the following day) (Banners may only be requested for one week at a time per form)
Reason for Banner Sexual Assault Awarness Month
Organization Dasis FRC Contact Person Courtney Civole
Contact Phone 775-7299 Contact Email Courtney Citore a Cadillaconsis-Fre. o
City of Cadillac & State of Michigan Guidelines:
Banner requested date is a minimum of 2 months prior to display date requested.
Banner picture or a design proof is <u>attached with this request form</u> or it will not be approved.
The City reserves the right to determine when the banner is hung during inclement weather.
The City is not responsible for any damages to the banner.
Banner requested is for a reasonable and public purpose.
Banner does not display any legend or symbol which may be construed to advertise, promote the sale of, or publicize any merchandise or commodity, or be political in nature.
The legend may contain the name of the sponsor paying for the banner if such is not an obvious advertising of
and promotion of the sale of the sponsor's goods or services.
The lettering of the sponsor's name or a logo does not exceed three inches if on a single line or two-inches if on more than one line.
Banner does not contain an address or directions to location.
Banner meets all the design specifications on the back of this form.
The banner will be delivered to City Garage a minimum of 1 week before banner is to be displayed.
City Garage is located at 1001 6 th Street and hours. Call Street Supervisor at (231)920 -7800 to schedule time.
Banner will be picked up within <u>1 week after</u> being displayed; if it is not picked up, the banner will be disposed or
Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net (No Faxes accepted)
understand and agree to these requirements & understand if these are not met the request will be denied.
Print Name / M CITON Signature
Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

Banner Specifications

- -Banner must be made of a minimum of 18 oz. vinyl or of comparable material
- -Hem must be 1.5" double folded and stitched on inside & outside
- -Grommets must be a minimum of # 4 Spur and not more than 24" apart along top & bottom
- -Wind Vents must 12-18" semi-circle openings and not be more than 24" apart



Attach a photo of the banner or provide a detailed design proof (Request will not be approved without a proof or picture)



Form 3



SEXUAL ASSAULT AWARENESS MONTH



Date: April 15, 2019

Council Communication

Re: Healing Private Wounds

Introduction

Healing Private Wounds is asking to place a yard type sign on April 24th in the City Park promoting their walk scheduled for Saturday April 27th. They would like to place it on the east side of Lake Street and remove it the day of the walk. On the morning of the walk Healing Private Wounds would like to place a yard type sign at the intersection of Mitchell Street and Cass Street to help direct people to the start of the walk, removing it after the walk.

The two locations the group is requesting are;

- 1. City Park on the east side of Lake Street from April 24 th until April 27 the day of the walk.
- 2. Mitchell Street at Cass Street the morning of April 27 to help direct people to the start of the walk. If will be removed shortly after the walk.

The sign copy will read "Stomp out Sexual Abuse".

Included is a communication dated April 4, 2019 from the Executive Director of Healing Private Wounds.

Requested Council Action

Consider granting permission for Healing Private Wounds to place one-yard type sign in the City Park from April 24th until April 27th to promote their walk on the 27th. and on April 27 a sign at the corner of Mitchell Street and Cass Street on the morning of the walk to help direct people to the starting location.

April 4, 2019

City Council % Mike Coy 200 Lake Street Cadillac, MI 49601

Dear Mayor Filkins and City Council,

Because April is Child Abuse Prevention month, Healing Private Wounds is having a Stomp Out Sexual Abuse Walk. We are requesting your approval to place an off-premise marque sign on the corner of Mitchell and Cass street the morning of Saturday April 27th to help direct people to the start of this walk. The marque in front of the pavilion is already being used. We also are requesting to display the Stomp Out Sexual Abuse Walk sign April 24, thru 1 pm on April 27 on the east side of Lake Street in the City Park.

The walk is April 27, 11-noon. The event begins at the City Park and ends at the Presbyterian Church.

We would be honored to have the members of the City Council join us for this important event.

Thank you for your consideration.

Sincerely,

Shirley Petersen

Executive Director of Healing Private Wounds

Date: April 15, 2019

Council Communication

Re: Seventh-day Adventist Church Free Hot Meals

Introduction

The Seventh-day Adventist Church at 801 East Division Street is asking to place five-yard type sign on Saturday April 20th in city Right-of-Way (ROW) at locations to direct persons to their Free Hot Meals being served at the Cadillac Wexford Library Community Room. The youth group at the church recently started to serve Free Hot Meals as a mission project. The youth group plan is to serve a free meal once a month. The library is allowing them to use the community room but there is not set schedule as the library frequently has other programs on Saturdays in the community room.

The locations the group is requesting are;

- 1. Mitchell and Cass Street
- 2. Mitchell and Chapin Street
- 3. S Lake Street and W. Cass Street intersection
- 4. S Lake Street and W. Chapin Street
- 5. S. Lake Street and South Street/Holly Road intersection

The sign copy will read "Free Hot Meals 1 pm - 3 pm".

Requested Council Action

Consider granting permission for the Seventh-day Adventist Church youth group to place five-yard type signs in the locations listed above two hours prior to the serving of the free meals and removing them immediately after 3:00 pm. Staff will work with the youth group advisor to make sure the placement is in the city right-of-way and not in the MDOT ROW.

Council Communication

Re: Out of State Travel Request

The City of Cadillac's Travel Expense Reimbursement Policy requires that the City Council consent to any work-related out-of-state travel for City employees.

The City currently has one (1) travel request that is being presented for Council consideration:

1. Annual Conference of the International City Management Association (ICMA) – The City Manager is requesting consent to travel to the ICMA Annual Conference, which takes place this October in Nashville, TN. ICMA has sponsored an annual conference for over 100 years, and this event is the single largest gathering of local government managers. The conference provides an opportunity to discuss management issues, local government development across a variety of topics, and network with professionals from around the world. Costs of the conference are anticipated to be approximately \$3,000, and the FY2020 budget has adequate appropriations.

Recommended Action

It is recommended that the City Council approve the out-of-state travel request for the City Manager as presented above.

City Council

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



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

RESOLUTION NO. 2019- xxxx

RESOLUTION INTRODUCING AND SETTING PUBLIC HEARING FOR ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 10%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 15th day of April, 2019, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBER:
The following preamble and resolution was offered by and seconded by
WHEREAS, the City has established a water supply system for the residents and
businesses of the City;
WHEREAS, the City charges for the use of the water system for the purpose of
recovering the cost of construction, reconstruction, maintenance, repair, and operation of
the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the water system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable water rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the water supply system rates and has recommended a rate increase of 10%;

WHEREAS, the City wishes to consider increasing rates for the water supply system by 10%.

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

- 2. A public hearing regarding the Ordinance shall be held on May 20, 2019, 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 of Cadillac, 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.

City of Cadillac Resolution No. 2019-xxxx Page 3 of 3

5.	Any and all resolut	tions that are i	n conflict wi	th this Resolu	ition are hereby	7
repealed to t	he extent necessary t	to give this Reso	olution full fo	rce and effect.		
YEAS: COUN	CIL MEMBERS:					
NAYS:						
STATE OF MI	ICHIGAN)				
COUNTY OF	WEXFORD)ss)				
complete cop	asson, City Clerk of by of Resolution No. on the 15th day of A	2019- <u>xxxx</u> , du	•	•		
				ra Wasson lac City Clerk	_	

City Council

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



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

ORDINANCE NO. 2019-xx

AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 10.0%.

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends Section 42-201 of the Cadillac City Code, entitled "Service rates," which shall read as follows:

The rates for water service furnished by the city water supply system shall be as follows:

(1) *Monthly service charges.*

Meter Size (in inches)	Charge (per month)
5/8	\$7.24
3/4	\$10.65
1	\$17.74
1 1/2	\$35.56
2	\$56.72
3	\$124.21
4	\$212.95
6	\$443.70
8	\$638.90

(2) Commodity charge.

Volume (100 cubic-foot unit)	Per Month (per unit)
0 to 600 cu. ft.	\$1.52
601 to 10,000 cu. ft.	\$1.29
10,001 to 100,000 cu. ft.	\$1.14
100,001 to 250,000 cu. ft.	\$1.00
250,001 and above	\$0.87

Section 2.

The City hereby amends Section 42-202(3) of the Cadillac City Code, which shall read as follows:

The rates for providing fire protection sprinklers shall be as follows:

Line Size (in inches)	Charges (per month)
3/4	\$2.59
1	\$4.43
1 ½	\$8.80
2	\$14.20
3	\$30.84
4	\$53.04
6	\$110.69
8	\$159.50
10	\$256.89
12	\$380.78

Section 3.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4.

This Ordinance shall take effect July 1, 2019.

City of Cadillac Ordinance No. 2019-xx Page 3 of 3	
Approved this 20th day of May, 2019.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor
I, Sandra Wasson, City Clerk of the City of C	Cadillac, Michigan, do hereby certify that Ordinance
No. 2019-xx was published in the Cadillac N	ews on the, 2019.
	Sandra Wasson, City Clerk



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Council Chambers, Cadillac, Municipal Complex, 200 Lake Street, Cadillac, Michigan, on May 20, 2019, at 6:00 p.m., at a Regular Meeting of the City Council, to consider the adoption of Ordinance No. 2019-xx, which Ordinance shall amend Sections 42-201 and 42-202(3) of the Cadillac City Code to increase water service rates and charges in the City of Cadillac ten percent (10%).

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.

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

City Council

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

PRESENT: COUNCIL MEMBERS:



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

RESOLUTION NO. 2019-xxxx

RESOLUTION INTRODUCING AND SETTING PUBLIC HEARING FOR ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 1.5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 15th day of April, 2019, at 6:00 p.m.

TREBEITT GO OTTGE FEBRUARY
ABSENT:
The following preamble and resolution was offered by and seconded by
WHEREAS, the City has established a sewer supply system for the residents and
businesses of the City;
WHEREAS, the City charges for the use of the sewer system for the purpose of
recovering the cost of construction, reconstruction, maintenance, repair, and operation of
the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the sewer system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable sewer rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the sewer supply system rates and has recommended a rate increase of 1.5%;

WHEREAS, the City wishes to consider increasing rates for the sewer supply system by 1.5%.

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 Ordinance No. 2019-xx, Ordinance to Amend Section 42-374 of Chapter 42 of the City Code to Increase Sewer Rates in the City of Cadillac 1.5% (the "Ordinance," attached as Exhibit A).
- 2. A public hearing regarding the Ordinance shall be held on May 20, 2019, 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 of Cadillac, 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.

City of Cadillac Resolution No. 2019-xxxx Page 3 of 3

5.	Any and all resolut	ions that are i	in conflict with this Resolution are hereby
repealed to t	he extent necessary t	o give this Resc	colution full force and effect.
YEAS: COUN	CIL MEMBERS:		
NAYS:			
STATE OF M	ICHIGAN))ss	
COUNTY OF	WEXFORD)	
complete cop	•	2019-xxxx, dul	dillac, hereby certify this to be a true and ly adopted at a regular meeting of the City
			Sandra Wassan
			Sandra Wasson Cadillac City Clerk

City Council

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



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

ORDINANCE NO. 2019-XX

AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 1.5%.

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends Section 42-374 of the Cadillac City Code, entitled "Monthly wastewater user services charges," which shall read as follows:

No free service shall be furnished by the system to the city or to any person, firm or corporation, public or private, or to any public agency or instrumentality.

(1) *Metered users.*

a. *Base Rate.* The base rate for metered users is as follows:

Meter Size (in inches)	Service Charge (per month)
5/8	\$10.77
3/4	\$16.19
1	\$26.96
1 1/2	\$53.91
2	\$86.28
3	\$188.87
4	\$323.57
6	\$674.23
8	\$970.86

b. *Commodity charges*. A charge of \$2.50 per 100 cubic feet of metered water used will be charged each month.

- (2) *Unmetered users (flat rate).* Unmetered users will be charged according to the following rate schedule:
 - a. Room charge: Count living, dining, bedrooms and kitchens. **DO NOT COUNT** bathrooms, halls, storage closets. This charge includes lavatories, dishwashing, laundry, and all other domestic uses except bathtubs, showers and toilets.

Rooms	Per Month
1 to 3 rooms, inclusive	\$9.32
4 to 6 rooms, inclusive	\$10.44
7 to 8 rooms, inclusive	\$12.32
Each additional room	\$1.71

- b. For each additional bathtub or shower, add \$4.47 per month.
- c. For each additional toilet, add \$4.91 per month
- (3) *Surcharges.* Additional charges will be in accordance with the following schedule:

Parameter	Parameter Surcharge (per month-per pound)	Base Concentration (in mg/L)
Suspended Solids	\$0.36	215
Biochemical oxygen demand	\$0.52	185
Phosphorus	\$3.49	10
Nitrogen	\$8.16	20
Total organic carbon	\$2.93	600
Chemical oxygen demand	\$1.26	600
Total chlorides	\$0.66	600

- (4) *Unmetered users with private water systems.* The monthly wastewater user service charges for those homes, businesses and other customers who do not have city water available, and are using a private water supply system shall be as follows:
 - a. All commercial, industrial, and institutional accounts shall have a water meter installed. The meter shall be installed under the direction of the city utilities department. The cost of installation shall be borne by the owner. The cost of replacement shall be borne by the utilities department.

City of Cadillac Ordinance No. 2019-XX Page 3 of 4

- b. All residential customers shall be given the option of having a water meter installed as provided for above, or the residential customer shall be billed a flat rate sewer charge equal to the average billing as determined on an annual basis.
- The average monthly residential sewer bill, as of July 1, 2019, is c. a charge of \$28.25.
- (5) Watering adjustment basis.
 - For all residential users, charges for sewer for the months of a. May, June, July, August and September shall be computed for each account based on the average metered water consumption for the base period of the preceding October, November, December January and February. If no previous base history is available, a citywide residential average will be used.
 - b. For all other users, a separate meter may be purchased and installed at owner's expense, which will be utilized for watering only with the billing to reflect that amount.

Section 2.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Sandra Wasson, Clerk	Carla J. Filkins, Mayor
Approved this 20th day of May, 2019.	
Time or amance shan care one of july 1, 2019.	
This Ordinance shall take effect July 1, 2019.	
Section 3.	

Page 4 of 4	
I, Sandra Wasson, City Clerk of the City of Cadillac, Mi	chigan, do hereby certify that Ordinance
No. 2019-xx was published in the Cadillac News on the	day of, 2019.
San	dra Wasson, City Clerk

City of Cadillac Ordinance No. 2019-XX



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Council Chambers, Cadillac, Municipal Complex, 200 Lake Street, Cadillac, Michigan, on May 20, 2019, at 6:00 p.m., at a Regular Meeting of the City Council, to consider the adoption of Ordinance No. 2019-xx, which Ordinance shall amend Section 42-374 of the Cadillac City Code to increase sewer service rates and charges in the City of Cadillac one and a half percent (1.5%).

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.

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