



City Council Meeting

October 7, 2019

6:00 p.m.

Cadillac Municipal Complex

Council Chambers

200 N. Lake St.

Cadillac, MI 49601



October 7, 2019 City Council Meeting Agenda
6 p.m. at City Hall – 200 N. Lake St. – Cadillac, MI 49601

We are continuous learners

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 September 16, 2019.
Support Document III-A

IV. PUBLIC HEARINGS

- A. Public hearing to consider adoption of Resolution Designating a Commercial Rehabilitation District (Cadillac West Commercial Rehabilitation District No. 1).
Support Document IV-A

- A. Public hearing to consider adoption of Resolution Designating a Commercial Redevelopment District (Cadillac West Commercial Redevelopment District No. 1).
Support Document IV-B

Cadillac City Council Agenda

October 7, 2019

Page 2

V. COMMUNICATIONS

- A. Cadillac Roller Derby
Support Document V-A
- B. Cadillac Band Boosters
Support Document V-B
- C. Cadillac Symphony Orchestra
Support Document V-C
- D. First Church of the Nazarene
Support Document V-D

VI. CITY MANAGER'S REPORT

- A. Bids and recommendation regarding Police In-Car and Body-Worn Cameras.
Support Document VI-A

VII. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

- A. Zoning Board of Appeals
Support Document VII-A

VIII. PUBLIC COMMENTS

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

IX. GOOD OF THE ORDER

X. CLOSED SESSION

Adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with 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.

XI. ADJOURNMENT

Cadillac City Council Agenda

October 7, 2019

Page 3

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 – September 16, 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, Mayor Filkins
Council Absent: Engels, King
Staff Present: Peccia, Roberts, Wallace, Hicks, Wasson

APPROVAL OF AGENDA

2019-197 Approve agenda as amended.

Motion was made by Schippers and supported by Spoelman to approve the agenda as amended to add a Market Heat Request under the City Manager's Report as Item VI-C.

Motion unanimously approved.

PUBLIC COMMENTS

Craig Gerstenberger expressed concerns about vehicles speeding on E. Division Street and asked about a surface street impact study regarding the development of Cadillac Junction.

CONSENT AGENDA

2019-198 Approve consent agenda as presented.

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

Motion unanimously approved.

COMMUNICATIONS

A. Craft Beer Festival

2019-199 Approve banner, alcoholic beverages, and signs for Craft Beer Festival.

Motion was made by Schippers and supported by Spoelman to approve the display of a banner from September 23-30, 2019; the serving of alcoholic beverages from 2:00 pm to 10:00 pm on September 28, 2019; and the display of signs at the locations noted from September 27-28, 2019 for the Craft Beer Festival.

Motion unanimously approved.

B. Homecoming Parade

2019-200 Approve parade route for Homecoming Parade.

Motion was made by Schippers and supported by Spoelman to approve the parade route for the Homecoming Parade beginning at 5:00 pm on September 27, 2019 with set-up starting at 3:30 pm.

Motion unanimously approved.

C. Friends of the Library

2019-201 Approve banner for Friends of the Library.

Motion was made by Spoelman and supported by Schippers to approve the display of a banner from October 21-28, 2019 for the Friends of the Library.

Motion unanimously approved.

D. Downtown Sidewalk Café

2019-202 Approve sidewalk café for Clam-Torch RMPL, Inc.

Motion was made by Spoelman and supported by Schippers to approve the request from Clam-Torch RMPL, Inc. to allow for placement of tables and chairs for use as a sidewalk café for the remainder of 2019.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Planning Commission.

2019-203 Approve reappointment to the Planning Commission.

Motion was made by Schippers and supported by Spoelman to approve the reappointment of Kevin Fent to the Planning Commission for a 3-year term to expire on October 1, 2022.

Schippers noted Kevin Fent was originally appointed in 2001.

Motion unanimously approved.

B. Recommendation regarding reappointment to the Downtown Development Authority.

2019-204 Approve reappointment to the Downtown Development Authority.

Motion was made by Spoelman and supported by Schippers to approve the reappointment of Bob Levand to the Downtown Development Authority for a 4-year term to expire on October 6, 2023.

Spoelman noted Bob Levand has served on the DDA since 2003.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Recommendation regarding Mitchell-Bentley demolition and debris removal.

Peccia stated the Brownfield Redevelopment Authority met today and supports the recommendation to award the contract to Pitsch Companies for cleanup of the Mitchell-Bentley site.

Peccia noted the City is fortunate to have the collaboration of the Cadillac Industrial Fund, Wolverine Power Cooperative, Cadillac Brownfield Redevelopment Authority, and the State of Michigan Department of Environment, Great Lakes & Energy to make this happen.

Peccia stated the costs provided make a significant assumption of the volume and weight of contaminated material on the site. He noted removal of the contaminated debris will be closely monitored. He stated if the tonnage is close to or above the rough estimate, there will likely need to be reductions in the overall scope of work to meet the budget.

Peccia noted the site is approximately 14-15 acres in size. He stated Consumers Energy is planning to utilize approximately 5 acres for the Solar Garden which will leave the remaining acreage available for industrial redevelopment.

Peccia stated it is being recommended to award the contract to the lowest bidder, Pitsch Companies. He noted the plan is to have the site cleaned up by the end of fall and ready for Consumers Energy to start construction of the Solar Garden next spring.

Mac McClelland, Otwell Mawby, P.C., stated there is a rough estimate of the volume of debris on the site. He noted removal of debris will be the first activity performed. He stated if the amount of debris is less than anticipated then other work can be performed such as removal of underground structures. He noted if the volume of debris is higher than the amount anticipated then additional activities on the north end may be set aside for future redevelopment.

Peccia stated a \$700,00 grant and a \$300,000 loan was awarded from the Michigan Department of Environment, Great Lakes & Energy (EGLE) for this project. He noted the City and the Cadillac Industrial Fund allocated up to \$100,00 for any costs not covered by the EGLE Brownfield Grant and Loan.

2019-205 Award contract regarding Mitchell-Bentley demolition and debris removal.

Motion was made by Schippers and supported by Spoelman to award the contract to Pitsch Companies for contaminated debris removal, asbestos abatement, universal waste disposal, building and site demolition, and site restoration for the Mitchell-Bentley property, in accordance with the contract documents and pricing.

Motion unanimously approved.

B. Bids and recommendation regarding Fire Pumper.

Peccia stated the Cadillac Fire Department (CFD) operates a fleet of two fire pumpers (engines) and one ladder tower (ladder truck). He noted the expected life span for pumpers is 15-20 years, depending on use.

Peccia noted that although Engine 2 is the younger of the two pumpers, it has been the primary pumper for the CFD. He stated that recently it has spent a significant amount of time out of service due to pump, electrical, and mechanical failures so the CFD has recommended replacing Engine 2 before Engine 1.

Peccia stated it is being recommended to award the contract for a new fire pumper to Alexis Fire Equipment in the amount of \$560,606.

Spoelman asked what will happen to the fire pumper that is being replaced.

Owen Roberts, Director of Finance, stated the current fire pumper will be sold after the new fire pumper is built which will take approximately one (1) year.

2019-206 Award contract for Fire Pumper.

Motion was made by Schippers and supported by Spoelman to award the contract for a new Fire Pumper to Alexis Fire Equipment in accordance with their bid.

Motion unanimously approved.

C. Market Heat Request

Peccia stated the radiant style heating system at The Market at Cadillac Commons needs to be upgraded in order to fully function as intended for the vast space it heats. He noted there are funds available in the project budget to cover this change to the heating system. He stated quotes have been received ranging in cost from \$18,000 to \$25,000. He recommended Council waive competitive bidding and authorize up to \$30,000 for this project.

2019-207 Waive competitive bidding regarding heating system.

Motion was made by Schippers and supported by Spoelman to waive competitive bidding regarding the heating system at The Market at Cadillac Commons.

Motion unanimously approved.

2019-208 Authorize spending on heating system project.

Motion was made by Spoelman and supported by Schippers to move forward with this project in the amount up to \$27,000 utilizing the contract that provides the optimal quote once all quotes have been received.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt Resolution Regarding Intent to Designate a Commercial Rehabilitation District and set a public hearing for October 7, 2019.

Peccia stated the City established a Commercial Redevelopment District specifically for the Cadillac Lofts property. He noted the State of Michigan also has a Commercial Rehabilitation program that can be utilized on projects that have already begun the rehabilitation process.

Peccia stated the Commercial Rehabilitation Act, Public Act 210 of 2005, as amended, encourages the rehabilitation of commercial property by abating the property taxes generated from new investment for a period up to 10 years.

Peccia stated the Commercial Redevelopment Act, Public Act 255 of 1978, as amended, encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years.

Peccia noted the legal counsel and owners of the former Sands Hotel, now called the Lake Cadillac Resort, have inquired as to whether there were any programs available to incentivize their project. He stated the Commercial Rehabilitation District program would fit that project because work has already begun on the site.

Peccia stated the City is looking at applying the rehabilitation and redevelopment incentive programs to the Cadillac West Area rather than applying them to just the one site. He stated the City is also looking at doing these same activities in the downtown area to create more of an opportunity for people to be incentivized to complete projects.

Peccia noted setting of the public hearings would initiate the process that would create an abatement to incentivize commercial redevelopment and rehabilitation.

Peccia stated the thresholds for investment will be included in the legal documents provided at the public hearings.

2019-209 Set public hearing Regarding Intent to Designate a Commercial Rehabilitation District.

Motion was made by Spoelman and supported by Schippers to adopt the Resolution Regarding Intent to Designate a Commercial Rehabilitation District and set a public hearing for October 7, 2019.

Motion unanimously approved.

- B. Adopt Resolution Regarding Intent to Designate a Commercial Redevelopment District and set a public hearing for October 7, 2019.

2019-210 Set public hearing Regarding Intent to Designate a Commercial Redevelopment District.

Motion was made by Spoelman and supported by Schippers to adopt the Resolution Regarding Intent to Designate a Commercial Redevelopment District and set a public hearing for October 7, 2019.

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

GOOD OF THE ORDER

Peccia noted there is a Household Hazardous Waste Disposal Day scheduled for Saturday, October 19, 2019 from 9:00 am to 2:00 pm at the Cadillac Wastewater Treatment Plant.

Peccia stated a collapsed sewer line will be repaired at the intersections of Farrar St., Lake St, W. River St. and Wright St. beginning on September 17, 2019.

Spoelman asked about the recent closure of Cass Street.

Peccia stated it was closed for utility work for the Cadillac Lofts project.

Peccia stated the City has one (1) speed trailer that is moved around based on complaints or requests that are received.

A brief discussion ensued regarding vehicles speeding on City streets.

Spoelman asked for a report/plan on what is being done or will be done to address speeding.

Peccia stated the City is looking at acquiring portable tree and/or signpost mounted radar signs. He noted a few years ago the Cadillac Police Department began an initiative under the ideology of 21st Century Policing. He stated part of that initiative was to move away from the issuing of citations and to gain more voluntary compliance through contacts and communications. He noted the message being received is that there is a need to rebalance our approach.

Schippers expressed concerns about pedestrian safety in the mid-block crosswalks on Mitchell Street. She asked if signs, like those on Lake St., can be put in those crosswalks.

Peccia addressed the question asked by Mr. Gerstenberger about an impact study for the Cadillac Junction development. He stated an impact study has not been conducted but future development will likely trigger an impact study required by MDOT.

John Wallace, Director of Community Development, stated the DDA has been working on a plan regarding the installation of a formal protected median on Mitchell Street.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

Side-by-Side

PA 210 of 2005 Commercial Rehabilitation Act

PA 255 of 1978 Commercial Redevelopment Act



Property taxes from new investment can be abated up to 10 years.

YEARS



Property taxes from new investment can be abated up to 12 years.



Cities, villages, and townships are all entities eligible to establish a district.

ELIGIBLE



Cities and villages are the only entities eligible to establish a district.



County may reject district. This is not an opt-out, and results in no district being established.

COUNTY



PA 255 does not provide for a county rejection of a district.



Abatement district has to be at least 3 acres (with some exceptions).

SIZE/
WHERE



Has to be in a "qualified" downtown revitalization district;" within a DDA qualifies.



Property owner has 6 months after construction starts to file a tax abatement application.

TIMING



Property owner cannot start construction before filing the abatement application.



100% of local taxes for a new building can be abated; school taxes are still levied.

\$\$\$



Max. abatement is 50% for new/replacement facility. For restored, it is 100%. SET is exempt.



Currently, no new individual exemptions can be granted after 12-31-2020.

SUNSET



Currently, no new individual exemptions can be granted after 12-31-2020.

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 J. Engels
Stephen King

RESOLUTION NO. _____

RESOLUTION DESIGNATING A COMMERCIAL REHABILITATION DISTRICT

(CADILLAC WEST COMMERCIAL REHABILITATION 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 7th day of October, 2019, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Section 3 of Act 210 of the Public Acts of Michigan of 2005, as amended ("Act 210"), provides that the City Council may, on its own initiative, designate one or more commercial rehabilitation districts within the City; and

WHEREAS, the City wishes to adopt a resolution designating the property described on **Exhibit A** as the Cadillac West Commercial Rehabilitation District No. 1; and

WHEREAS, there exists a need for the Cadillac West Commercial Rehabilitation District No. 1 in the City; and

WHEREAS, the establishment of a Cadillac West Commercial Rehabilitation District No. 1 is consistent with the City's master plan and the economic development goals of the City; and

WHEREAS, the City Clerk, not less than 10 days prior to the public hearing, provided Wexford County and the owners of all real property within the proposed CRHD written notice by certified mail of the public hearing. At least 10 days before the public hearing on October 7, 2019, a 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 CRHD; and

WHEREAS, the City Council conducted a public hearing at a meeting of the City Council at 6:00 p.m. on October 7, 2019 at the City Hall in the City at which any owner of real property within the proposed CRHD, any other resident or taxpayer of the City, and any other interested parties (including taxing authorities), could appear and be heard

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby designates a commercial rehabilitation district under Act 210 known as the "Cadillac West Commercial Rehabilitation District No. 1" (the "CRHD") 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 City determines that the CRHD shall remain in effect for a period of up to ten (10) years, or the maximum permitted under Act 210, whichever is greater.

3. The City hereby determines that the CRHD meets the requirements set forth in Section 3 of the Act in that the CRHD consists of one or more parcels or tracts of land or portions thereof that comprise one or more "Qualified Facilities" within the meaning of Section 2(h) of Act 210.

4. The City will require that any applicant for a Commercial Rehabilitation Exemption Certificate shall commit to spending, and actually spend, a minimum of \$150,000 on improvements for a Qualified Facility (as described in Section 2 of Act 210) within the CRHD.

5. The CRHD is intended to foster economic development in the Cadillac West area, and will be a useful tool for providing economic development advantages to the Cadillac West area.

6. In accordance with Section 3 of Act 210, the Clerk shall provide a copy of this Resolution to Wexford County by certified mail.

7. All actions heretofore taken by City officials, employees and agents with respect to the proposed CRHD and proceedings under Act 210 are hereby ratified and confirmed.

8. All resolutions or portions of resolutions that are inconsistent with this Resolution are hereby repealed.

YEAS: _____

NAYS: _____

THE RESOLUTION WAS DECLARED 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 7th day of October, 2019, at 6:00 p.m.

Sandra Wasson, City Clerk

EXHIBIT A

**CITY OF CADILLAC
COUNTY OF WEXFORD, MICHIGAN**

**DESCRIPTION OF LAND TO BE INCLUDED WITHIN PROPOSED
CADILLAC WEST COMMERCIAL REHABILITATION DISTRICT NO. 1**

DISTRICT BOUNDARY

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING EASTERLY OF THE EASTERLY LINE OF STATE HIGHWAY M-115 AND WESTERLY OF A LINE BEING 500 FEET EASTERLY OF THE EAST LINE OF SAID HIGHWAY M-115, AND SOUTHERLY OF THE CITY LIMITS OF THE CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING EASTERLY OF THE EASTERLY LINE OF STATE HIGHWAY M-115 AND WESTERLY OF A LINE BEING 500 FEET EASTERLY OF THE EAST LINE OF SAID HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING WESTERLY AND SOUTHERLY OF THE WEST LINE OF STATE HIGHWAY M-115 AND SOUTHERLY OF THE SOUTH LINE OF STATE HIGHWAY M-55 AND NORTHERLY OF A LINE BEING 500 FEET WESTERLY AND 500 SOUTHERLY OF THE WEST LINE OF SAID HIGHWAY M-115 AND THE SOUTHERLY LINE OF SAID HIGHWAY M-55, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 OF SECTION 7, T21N, R9W, LYING WESTERLY OF THE WEST LINE OF STATE HIGHWAY M-115 AND NORTHERLY OF THE NORTH LINE OF STATE HIGHWAY M-55, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING WESTERLY OF THE WESTERLY LINE OF STATE HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

Parcel Number	Owner	Address		Owner Address	City	State	Zip
10-042-00-001-00	HOFFMAN, CLARENCE & BETTY TRUST	0	SUNSET AV	396 DAVENPORT LANE	CADILLAC	MI	49601
10-042-00-002-00	FELIX FAMILY TRUST	392 S	LAKE MITCHELL DR	5590 STONY VIEW DR NE	BELMONT	MI	49306
10-042-00-003-00	DUNHAM, BRENDA J	0 E	M-55 HWY	7225 TIMBERLANE	CHEBOYGAN	MI	49721
10-042-00-003-01	DUNHAM, BRENDA J	0	BETWEEN M-55 & LAKE ST.	7225 TIMBERLANE	CHEBOYGAN	MI	49721
10-042-00-004-00	DUNHAM, BRENDA J	0 E	M-55 HWY	7225 TIMBERLANE	CHEBOYGAN	MI	49721
10-042-00-005-01	VOS, RICHARD L & KRISTIE L	290 E	LAKE MITCHELL DR	14824 24TH AVE	MARNE	MI	49435
10-042-00-006-01	KLEIN, LARRY L.	294 E	LAKE MITCHELL DR	3217 E. WINTERGREEN DR	SAGINAW	MI	48603
10-042-00-007-00	HERMANSON, JEFFREY M & JOSEPHINE A	298 E	LAKE MITCHELL DR	298 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-042-00-008-00	HALL, KEVIN	308 E	LAKE MITCHELL DR	111 OHIO AVE	CADILLAC	MI	49601
10-081-00-001-00	KNAISEL, SUSAN L TRUST	181 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-103-00-003-00	MICHIGAN DEPT OF NATURAL RESOURCES	6087 E	M-115 HWY	PO 30735	LANSING	MI	48909-8235
10-103-00-004-00	CADILLAC DEVELOPMENT CORP	6083 E	M-115 HWY	PO BOX 246	CADILLAC	MI	49601
10-103-00-004-01	CADILLAC WEST DEVELOPMENT GROUP	6001 E	M-115 HWY	PO BOX 246	CADILLAC	MI	49601
10-103-00-004-02	LAKE CADILLAC HOSPITALITY, INC	6001 E	M-115 HWY	5900 M-115	CADILLAC	MI	49601
10-103-00-004-03	CADILLAC WEST DEVELOPMENT GROUP	6001 E	M-115 HWY	PO BOX 246	CADILLAC	MI	49601
10-103-00-005-00	CITY OF CADILLAC	0	NORTH BLVD	200 N LAKE STREET	CADILLAC	MI	49601
10-103-00-006-00	MI DEPT OF NATURAL RESOURCES	6093 E	M-115 HWY	PO BOX 30735	CADILLAC	MI	49601
10-104-00-001-00	BLACKMER HOLDINGS-CADILLAC LLC	0 W	M-55 HWY	PO BOX 961	JENISON	MI	49429-8961
10-104-00-003-00	BURKE, LARRY & MARY	2403	SUNNYSIDE DR	2403 SUNNYSIDE DRIVE	CADILLAC	MI	49601
10-104-00-004-00	BURKE, LARRY & MARY	0	SUNNYSIDE DR	2403 SUNNYSIDE DRIVE	CADILLAC	MI	49601
10-104-00-005-00	PRACHI HOSPITALITY, LLC	2501	SUNNYSIDE DR	2501 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-007-00	FAGERMAN, WILLA W TRUSTE	0	SUNNYSIDE DR	1434 SUNNYSIDE DRIVE	CADILLAC	MI	49601
10-104-00-009-00	ERICKSON, CHRISTOPHER	2601	SUNNYSIDE DR	2601 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-010-01	GRETZINGER, JOSEPH S	2605	SUNNYSIDE DR	2605 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-013-00	PATTERSON, DIANE J	2701	SUNNYSIDE DR	2701 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-014-00	GARLETS, NATHAN & LARENE M	2705	SUNNYSIDE DR	2705 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-016-00	BAPA MOTEL INC	0 E	M-55 HWY	6080 E M-55 HWY	CADILLAC	MI	49601
10-104-00-017-00	CZEKAI, CHRISTOPHER A. &	2713	SUNNYSIDE DR	2713 SUNNYSIDE DR	CADILLAC	MI	49601
10-104-00-018-00	SCHMIDT LAND COMPANY	0	SUNNYSIDE DR	402 FRONT STREET	TRAVERSE CITY	MI	49685
10-104-00-019-00	SCHMIDT LAND COMPANY	2721	SUNNYSIDE DR	402 FRONT STREET	TRAVERSE CITY	MI	49685
10-104-00-020-00	BAPA MOTEL INC	6080 E	M-55 HWY	6080 E M-55 HWY	CADILLAC	MI	49601
10-104-00-022-00	RICKS CARWASH INC	2811	SUNNYSIDE DR	19829 HOXYVILLE RD	WELLSTON	MI	49689
10-104-00-024-00	BUISCH & O'NEILL, LLC	2604	SUNNYSIDE DR	2604 SUNNYSIDE DR	CADILLAC	MI	49601

10-104-00-026-00	HOST, JOSEPH E	6240 E	M-115 HWY	6240 E M-115 HWY	CADILLAC	MI	49601
10-104-00-029-00	BLARNEY CASTLE, INC	2704	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-031-00	BLARNEY CASTLE INC	2716	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-033-00	BLARNEY CASTLE INC	2718	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-035-00	SCHAFER, SHIRLEY ET AL	2722	SUNNYSIDE DR	1202 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-039-00	BLARNEY CASTLE INC	6224 E	M-115 HWY	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-041-00	MI DEPT OF TRANSPORTATION	0 W	M-55 & M-115 HWY	PO BOX 30050	LANSING	MI	48909
10-104-00-044-00	THREE BROKE DUDES LLC	6184 E	M-115 HWY	3867 WINDWOOD DR NE	ROCKFORD	MI	49341
10-104-00-046-00	JONES, GINA L	2816	SUNNYSIDE DR	2385 S 30TH AVE	SEARS	MI	49679
10-104-00-046-01	MYERS, RANDALL E & DEBORAH L	2814	SUNNYSIDE DR	108 SHORE LN	CADILLAC	MI	49601
10-104-00-047-00	THOMPSON, JOSEPH P	2820	SUNNYSIDE DR	4765 FOREST RIDGE DR	CADILLAC	MI	49601
10-104-00-048-00	KRISHNA CADILLAC INC	301 S	LAKE MITCHELL DR	301 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-052-00	HALLHK, LLC	301 S	LAKE MITCHELL DR	111 OHIO AVE	CADILLAC	MI	49601
10-104-00-054-00	KNAISEL, SUSAN L TRUST	217 S	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-055-00	WALRAVEN, WILLIAM J SR & MARLENE N	6120 E	M-115 HWY	PO BOX 797	HARRISON	MI	48625
10-104-00-056-00	KNAISEL, SUSAN L TRUST	209 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-057-00	KNAISEL, SUSAN L TRUST	197 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-058-00	KNAISEL, SUSAN L TRUST	199 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-059-00	KNAISEL, SUSAN L TRUST	0	LAKESHORE DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-061-00	A & H INVESTMENTS	6101 E	M-115 HWY	109 E BROADWAY	MT PLEASANT	MI	48858
10-104-00-065-00	DEDARI LLC	6121 E	M-115 HWY	9833 RAMSDELL DR NE	ROCKFORD	MI	49341
10-104-00-067-00	MICHIGAN DEPT OF NATURAL RESOURCES	0 E	M-115 HWY	PO BOX 30735	LANSING	MI	48909-8235
10-104-00-069-00	VOLLMAR, GERALD LEE & NANCY JEAN	162	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-071-00	VOLMAR RENTALS LLC	158	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-073-00	VOLMAR RENTALS LLC	154	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-075-00	CONSUMERS ENERGY	0 E	M-115 HWY	ONE ENERGY PLAZA	JACKSON	MI	49201-9938
10-104-00-077-00	PETERSON SERVICES INC	6183 E	M-115 HWY	9550 E 50 MILE ROAD	CADILLAC	MI	49601
10-104-00-079-00	KULHAVI BLACKMER MCCULLOUGH LLC	0 E	M-115 HWY	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-079-01	MCDONALD'S CORPORATION	6231 E	M-115 HWY	PO BOX 589	TRAVERSE CITY	MI	49685
10-104-00-081-00	KULHAVI BLACKMER MCCULLOUGH LLC	6319 E	M-115 HWY	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-085-00	KULHAVI BLACKMER MCCULLOUGH LLC	2404	SUNNYSIDE DR	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-085-01	PRIMOS HOLDINGS LLC	2420	SUNNYSIDE DR	2420 SUNNYSIDE DR	CADILLAC	MI	49601

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 J. Engels
Stephen King

RESOLUTION NO. _____

RESOLUTION DESIGNATING A COMMERCIAL REDEVELOPMENT DISTRICT

CADILLAC WEST 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 7th day of October, 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 Cadillac West Commercial Redevelopment District No. 1; and

WHEREAS, there exists a need for the Cadillac West Commercial Redevelopment District No. 1 in the City; and

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

WHEREAS, on September 16, 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 October 7, 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, or taxing authority, 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 October 7, 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 “Cadillac West 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 and applicable guidelines and information from the Michigan Economic Development Authority, 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 pursuant to Act No. 197 of the Public Acts of 1975, as amended, being sections 125.1651 to 125.1680 of the Michigan Compiled Laws, or adopted by an urban redevelopment corporation pursuant to Act No. 250 of the Public Acts of 1941, as amended, being sections 125.901 to 125.922 of the Michigan Compiled Laws, or Act No. 120 of the Public Acts of 1961, being sections 125.981 to 125.986 of the Michigan Compiled Laws.

4. The City will require that any applicant for a Commercial Facilities Exemption Certificate commit to spending, and actually spend, a minimum of \$250,000 on improvements for a Facility (as described in Section 3 of Act 255) within the CRD.

5. Permits and inspections for construction on property in the CRD shall be conducted on an expedited basis.

6. 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.

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

YEAS: _____

NAYS: _____

THE RESOLUTION WAS DECLARED 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 7th day of October, 2019, at 6:00 p.m.

Sandra Wasson, City Clerk

EXHIBIT A

**CITY OF CADILLAC
COUNTY OF WEXFORD, MICHIGAN**

**DESCRIPTION OF LAND TO BE INCLUDED WITHIN
CADILLAC WEST COMMERCIAL REDEVELOPMENT DISTRICT NO. 1**

DISTRICT BOUNDARY

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING EASTERLY OF THE EASTERLY LINE OF STATE HIGHWAY M-115 AND WESTERLY OF A LINE BEING 500 FEET EASTERLY OF THE EAST LINE OF SAID HIGHWAY M-115, AND SOUTHERLY OF THE CITY LIMITS OF THE CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING EASTERLY OF THE EASTERLY LINE OF STATE HIGHWAY M-115 AND WESTERLY OF A LINE BEING 500 FEET EASTERLY OF THE EAST LINE OF SAID HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING WESTERLY AND SOUTHERLY OF THE WEST LINE OF STATE HIGHWAY M-115 AND SOUTHERLY OF THE SOUTH LINE OF STATE HIGHWAY M-55 AND NORTHERLY OF A LINE BEING 500 FEET WESTERLY AND 500 SOUTHERLY OF THE WEST LINE OF SAID HIGHWAY M-115 AND THE SOUTHERLY LINE OF SAID HIGHWAY M-55, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 OF SECTION 7, T21N, R9W, LYING WESTERLY OF THE WEST LINE OF STATE HIGHWAY M-115 AND NORTHERLY OF THE NORTH LINE OF STATE HIGHWAY M-55, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING WESTERLY OF THE WESTERLY LINE OF STATE HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

Parcel Number	Owner	Address		Owner Address	City	State	Zip
10-042-00-001-00	HOFFMAN, CLARENCE & BETTY TRUST	0		SUNSET AV	396 DAVENPORT LANE	CADILLAC	MI 49601
10-042-00-002-00	FELIX FAMILY TRUST	392 S		LAKE MITCHELL DR	5590 STONY VIEW DR NE	BELMONT	MI 49306
10-042-00-003-00	DUNHAM, BRENDA J	0 E		M-55 HWY	7225 TIMBERLANE	CHEBOYGAN	MI 49721
10-042-00-003-01	DUNHAM, BRENDA J	0		BETWEEN M-55 & LAKE ST.	7225 TIMBERLANE	CHEBOYGAN	MI 49721
10-042-00-004-00	DUNHAM, BRENDA J	0 E		M-55 HWY	7225 TIMBERLANE	CHEBOYGAN	MI 49721
10-042-00-005-01	VOS, RICHARD L & KRISTIE L	290 E		LAKE MITCHELL DR	14824 24TH AVE	MARNE	MI 49435
10-042-00-006-01	KLEIN, LARRY L.	294 E		LAKE MITCHELL DR	3217 E. WINTERGREEN DR	SAGINAW	MI 48603
10-042-00-007-00	HERMANSON, JEFFREY M & JOSEPHINE A	298 E		LAKE MITCHELL DR	298 S LAKE MITCHELL DR	CADILLAC	MI 49601
10-042-00-008-00	HALL, KEVIN	308 E		LAKE MITCHELL DR	111 OHIO AVE	CADILLAC	MI 49601
10-081-00-001-00	KNAISEL, SUSAN L TRUST	181 E		LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI 49601
10-103-00-003-00	MICHIGAN DEPT OF NATURAL RESOURCES	6087 E		M-115 HWY	PO 30735	LANSING	MI 48909-8235
10-103-00-004-00	CADILLAC DEVELOPMENT CORP	6083 E		M-115 HWY	PO BOX 246	CADILLAC	MI 49601
10-103-00-004-01	CADILLAC WEST DEVELOPMENT GROUP	6001 E		M-115 HWY	PO BOX 246	CADILLAC	MI 49601
10-103-00-004-02	LAKE CADILLAC HOSPITALITY, INC	6001 E		M-115 HWY	5900 M-115	CADILLAC	MI 49601
10-103-00-004-03	CADILLAC WEST DEVELOPMENT GROUP	6001 E		M-115 HWY	PO BOX 246	CADILLAC	MI 49601
10-103-00-005-00	CITY OF CADILLAC	0		NORTH BLVD	200 N LAKE STREET	CADILLAC	MI 49601
10-103-00-006-00	MI DEPT OF NATURAL RESOURCES	6093 E		M-115 HWY	PO BOX 30735	CADILLAC	MI 49601
10-104-00-001-00	BLACKMER HOLDINGS-CADILLAC LLC	0 W		M-55 HWY	PO BOX 961	JENISON	MI 49429-8961
10-104-00-003-00	BURKE, LARRY & MARY	2403		SUNNYSIDE DR	2403 SUNNYSIDE DRIVE	CADILLAC	MI 49601
10-104-00-004-00	BURKE, LARRY & MARY	0		SUNNYSIDE DR	2403 SUNNYSIDE DRIVE	CADILLAC	MI 49601
10-104-00-005-00	PRACHI HOSPITALITY, LLC	2501		SUNNYSIDE DR	2501 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-007-00	FAGERMAN, WILLA W TRUSTE	0		SUNNYSIDE DR	1434 SUNNYSIDE DRIVE	CADILLAC	MI 49601
10-104-00-009-00	ERICKSON, CHRISTOPHER	2601		SUNNYSIDE DR	2601 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-010-01	GRETZINGER, JOSEPH S	2605		SUNNYSIDE DR	2605 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-013-00	PATTERSON, DIANE J	2701		SUNNYSIDE DR	2701 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-014-00	GARLETS, NATHAN & LARENE M	2705		SUNNYSIDE DR	2705 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-016-00	BAPA MOTEL INC	0 E		M-55 HWY	6080 E M-55 HWY	CADILLAC	MI 49601
10-104-00-017-00	CZEKAI, CHRISTOPHER A. &	2713		SUNNYSIDE DR	2713 SUNNYSIDE DR	CADILLAC	MI 49601
10-104-00-018-00	SCHMIDT LAND COMPANY	0		SUNNYSIDE DR	402 FRONT STREET	TRAVERSE CITY	MI 49685
10-104-00-019-00	SCHMIDT LAND COMPANY	2721		SUNNYSIDE DR	402 FRONT STREET	TRAVERSE CITY	MI 49685
10-104-00-020-00	BAPA MOTEL INC	6080 E		M-55 HWY	6080 E M-55 HWY	CADILLAC	MI 49601
10-104-00-022-00	RICKS CARWASH INC	2811		SUNNYSIDE DR	19829 HOXYVILLE RD	WELLSTON	MI 49689
10-104-00-024-00	BUISCH & O'NEILL, LLC	2604		SUNNYSIDE DR	2604 SUNNYSIDE DR	CADILLAC	MI 49601

10-104-00-026-00	HOST, JOSEPH E	6240 E	M-115 HWY	6240 E M-115 HWY	CADILLAC	MI	49601
10-104-00-029-00	BLARNEY CASTLE, INC	2704	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-031-00	BLARNEY CASTLE INC	2716	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-033-00	BLARNEY CASTLE INC	2718	SUNNYSIDE DR	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-035-00	SCHAFER, SHIRLEY ET AL	2722	SUNNYSIDE DR	1202 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-039-00	BLARNEY CASTLE INC	6224 E	M-115 HWY	PO BOX 246	BEAR LAKE	MI	49614
10-104-00-041-00	MI DEPT OF TRANSPORTATION	0 W	M-55 & M-115 HWY	PO BOX 30050	LANSING	MI	48909
10-104-00-044-00	THREE BROKE DUDES LLC	6184 E	M-115 HWY	3867 WINDWOOD DR NE	ROCKFORD	MI	49341
10-104-00-046-00	JONES, GINA L	2816	SUNNYSIDE DR	2385 S 30TH AVE	SEARS	MI	49679
10-104-00-046-01	MYERS, RANDALL E & DEBORAH L	2814	SUNNYSIDE DR	108 SHORE LN	CADILLAC	MI	49601
10-104-00-047-00	THOMPSON, JOSEPH P	2820	SUNNYSIDE DR	4765 FOREST RIDGE DR	CADILLAC	MI	49601
10-104-00-048-00	KRISHNA CADILLAC INC	301 S	LAKE MITCHELL DR	301 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-052-00	HALLHK, LLC	301 S	LAKE MITCHELL DR	111 OHIO AVE	CADILLAC	MI	49601
10-104-00-054-00	KNAISEL, SUSAN L TRUST	217 S	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-055-00	WALRAVEN, WILLIAM J SR & MARLENE N	6120 E	M-115 HWY	PO BOX 797	HARRISON	MI	48625
10-104-00-056-00	KNAISEL, SUSAN L TRUST	209 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-057-00	KNAISEL, SUSAN L TRUST	197 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-058-00	KNAISEL, SUSAN L TRUST	199 E	LAKE MITCHELL DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-059-00	KNAISEL, SUSAN L TRUST	0	LAKESHORE DR	181 S LAKE MITCHELL DR	CADILLAC	MI	49601
10-104-00-061-00	A & H INVESTMENTS	6101 E	M-115 HWY	109 E BROADWAY	MT PLEASANT	MI	48858
10-104-00-065-00	DEDARI LLC	6121 E	M-115 HWY	9833 RAMSDELL DR NE	ROCKFORD	MI	49341
10-104-00-067-00	MICHIGAN DEPT OF NATURAL RESOURCES	0 E	M-115 HWY	PO BOX 30735	LANSING	MI	48909-8235
10-104-00-069-00	VOLLMAR, GERALD LEE & NANCY JEAN	162	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-071-00	VOLMAR RENTALS LLC	158	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-073-00	VOLMAR RENTALS LLC	154	LEISURE RD	507 ARBUTUS DR	CADILLAC	MI	49601
10-104-00-075-00	CONSUMERS ENERGY	0 E	M-115 HWY	ONE ENERGY PLAZA	JACKSON	MI	49201-9938
10-104-00-077-00	PETERSON SERVICES INC	6183 E	M-115 HWY	9550 E 50 MILE ROAD	CADILLAC	MI	49601
10-104-00-079-00	KULHAVI BLACKMER MCCULLOUGH LLC	0 E	M-115 HWY	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-079-01	MCDONALD'S CORPORATION	6231 E	M-115 HWY	PO BOX 589	TRAVERSE CITY	MI	49685
10-104-00-081-00	KULHAVI BLACKMER MCCULLOUGH LLC	6319 E	M-115 HWY	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-085-00	KULHAVI BLACKMER MCCULLOUGH LLC	2404	SUNNYSIDE DR	100 E CHAPIN ST STE B	CADILLAC	MI	49601
10-104-00-085-01	PRIMOS HOLDINGS LLC	2420	SUNNYSIDE DR	2420 SUNNYSIDE DR	CADILLAC	MI	49601



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

Today's Date 9/7/2019

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Request Planning Guide

This form must be completed and return to the City 60 days before an event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 120 if you have questions.

Applicant Name (Print) Cadillac Roller Derby Contact Address _____
_____ Contact Email _____

Sponsoring Organization n/a ☐ Private ☒ Non-Profit _____

Purpose of Event End-of-season Roller Derby Awards Party Approx # of Attendees 75

Beginning Date: 10 / 19 / 2019 Ending Date: 10 / 19 / 2019 Reoccurring: YES ☐ NO ☒

1st Day _____	Set-up <u>3</u> : <u>00</u> AM/PM ☒	Start <u>7</u> : <u>00</u> AM/PM ☒	End <u>11</u> : <u>00</u> AM/PM ☒	Clean-up <u>11</u> : <u>01</u> AM/PM ☒
2nd Day _____	Set-up ____ : ____ AM/PM	Start ____ : ____ AM/PM	End ____ : ____ AM/PM	Clean-up ____ : ____ AM/PM
3rd Day _____	Set-up ____ : ____ AM/PM	Start ____ : ____ AM/PM	End ____ : ____ AM/PM	Clean-up ____ : ____ AM/PM
4th Day _____	Set-up ____ : ____ AM/PM	Start ____ : ____ AM/PM	End ____ : ____ AM/PM	Clean-up ____ : ____ AM/PM

Please answer the following questions:

YES ____ NO X Will you be requesting permission to close any streets or parking lots?
YES ____ NO X Will you be requesting permission to display any off site signage?
YES ____ NO X Will you be requesting permission to display a banner over Mitchell Street?
YES X NO ____ Will you be requesting permission to reserve any of the City of Cadillac facilities

Please Circle

Market at Cadillac Commons

Rotary Pavilion

City Park

Cadillac Commons Plaza

YES ____ NO X Will you be requesting permission to have a parade?
YES ____ NO X Will you be requesting permission to hold any races?
YES X NO ____ Will you be requesting permission to serve alcoholic beverages?
YES ____ NO X Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

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

Forms can be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net

All events require liability insurance: Required Min. general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



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

Today's Date 9/7/2019

City Received Date

The Market at the Cadillac Commons Reservation Form

Please Submit 60-days Prior to Event Date

Event Cadillac Roller Derby End-of-Season Awards Party

Special Requests: Please Circle

Electricity/Lights

Heat

Wind Screens

Usage Rules:

1. Profanity and offensive language is strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace, and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Market, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Any signage or decorations must be removed immediately following any event.
5. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
6. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
7. Quilted floor **MUST BE** protected at all times please make sure tables; chairs and etc. are equipped with rubber or felt protection.

Reservation Fees:

- Daily Rate (4 hours or more) \$100
- Hourly Rate (less than 4 hours) \$55 per hour
- Non-Profit Daily Rate (4 hours or more) \$50
- Non-Profit Hourly Rate (less than 4 hours) \$25 per hour

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

- Daily Rate of \$25:
- Non-Profit Daily Rate of \$15

All Fee options require a deposit of \$25 that will be applied to your total cost to hold your date(s), and would only be refunded if event was denied for any reason.

Market Hours 7:00 AM through 11:00 PM

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

Signature

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

Print Name Erin Guesno Total Fees Required: _____ Total Fees Paid: _____ Date / /



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

Today's Date 9/7/2019

City Received Date

City of Cadillac
9/7/2019

Alcoholic Beverage Request Form

Event Name Cadillac Roller Derby End-of-Season Awards Party

Requesting Organization Cadillac Roller Derby

Contact Person(s) Erin Guesno/ Danielle Edberg

[Redacted] Contact Email [Redacted]

Date of Event 10-19-2019 Approx. number of participating groups 75

Starting Time 3PM Ending Time 11:59 PM

City of Cadillac & State of Michigan Guidelines:

- Double fence
- Inspection of site

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

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

Print Name Erin Guesno Signature  Date 9 / 7 / 2019

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

City Office Use Only



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

Today's Date _____

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday Banner Start Date 11/4/2019

Monday Banner End Date 11/11/2019

(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 Band Boosters Hobby + Craft Show

Organization Cadillac High Band Boosters Contact Person Heather Koczan

Contact Email cadillacbands@gmail.com

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 **attached with this request form** 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 6th Street and hours. Call Street Supervisor at (231)920-7800 to schedule time.

☒ Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

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

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

Print Name Heather Koczan Signature Heather Koczan Date 9/12/2019

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

For Office Use Only

Streets _____	Date Approved _____	Comments _____
City Manager _____	Date Approved _____	Comments _____
State of Michigan _____	Date Approved _____	Comments _____
City Council _____	Date Approved _____	Comments _____

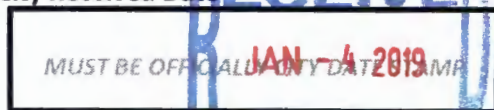




200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 1-4-19

City Received Date



BY: _____

Banner Request Form

Monday Banner Start Date 11/11/19

Monday Banner End Date 11/18/19

(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

Concert announcement

Organization

Cadillac Area Symphony Orchestra

Contact Person

Liz MacCord

Contact Email _____

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 **attached with this request form** 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 6th Street and hours. Call Street Supervisor at (231)920-7800 to schedule time.
- ☐ Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

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

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

Print Name

Liz MacCord

Signature

Liz MacCord

Date

1/4/19

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

For Office Use Only

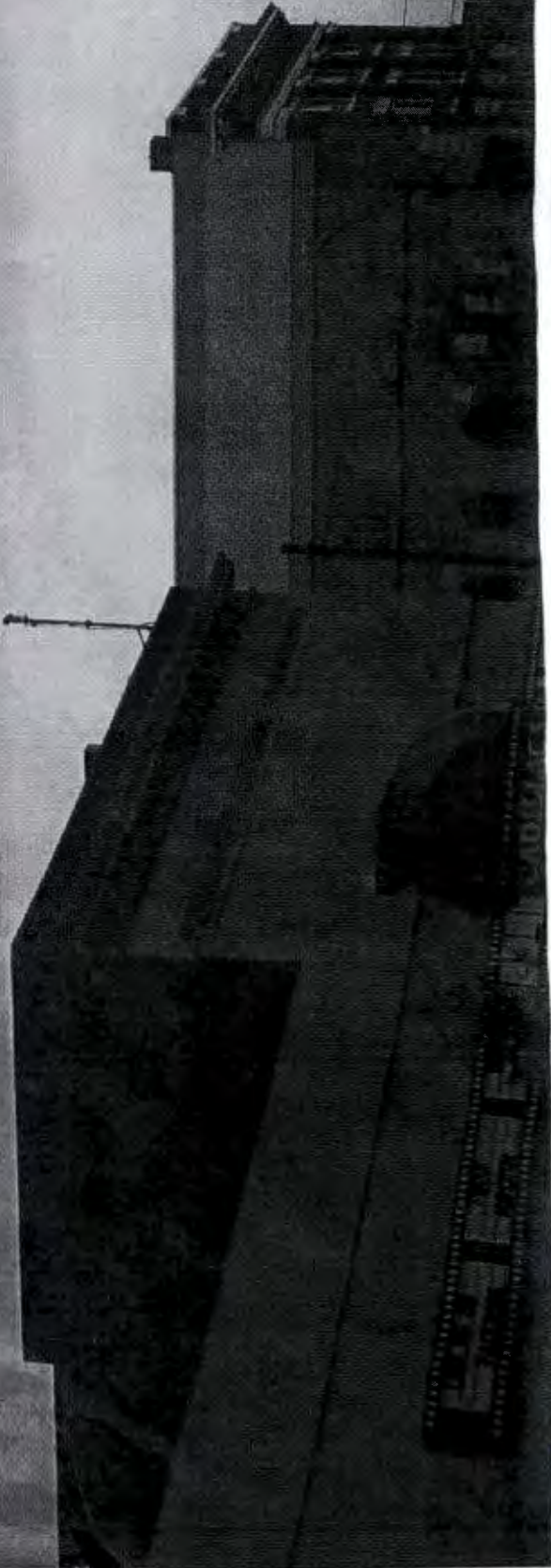
Streets _____
City Manager _____
State of Michigan _____
City Council _____

Date Approved _____
Date Approved _____
Date Approved _____
Date Approved _____

Comments _____
Comments _____
Comments _____
Comments _____

Cadillac Area Symphony Orchestra

Concert This Weekend
Community Auditorium



Date: October 7, 2019

Council Communication

Re: First Church of the Nazarene Craft Show & Bake Sale

Introduction

First Church of the Nazarene is asking to place yard type sign(s) in the City Right-Of-Way (ROW) in front of the church on East Division Street for two weeks prior to their Craft Show/Bake Sale on November 1st and 2nd, 2019. What makes the location unique is that unlike a normal 66 feet city street Right-of-Way, East Division Street between the Nazarene Church and the Christian Reformed Church has a combined Right-of-Way width of 120 feet. If the ROW in front of the church were closer to the paved portion of East Division Street no council approval would be needed.

The fundraiser will benefit their youth ministry. The location they are requesting permission for is;

1. The right-of-way in the front yard of the church property at 1125 E. Division

Staff Recommendations

- Follow the size and height requirements in the Code of Ordinances for temporary signs.
- Limit the number of signs in this area to three during this two-week period.

Requested Council Action

Consider granting permission for the First Church of the Nazarene to place up to three temporary signs in the right-of-way in front of the church property which includes the residence immediately west of the church on East Division Street from October 18, through November 2nd, 2019.



200 Lake Street
Cadillac, MI 49601
Phone: (231) 775-0181

SIGN PERMIT APPLICATION/PERMIT

Office Use Only	Permit #	Date
Zoning District <u>R-2</u>	Fee (CIRCLE ONE)	Permanent \$20.00 Temporary \$10.00
Approved By _____		

Applicant's Name Melissa Ruhl Phone _____

Address _____

Site Address 1125 W. Division St Bus. Name Cadillac First Church of Nazarene

Property Owner's Name Cadillac First Church of Nazarene

Address 1125 W. Division St

Circle Sign Type (Wall, Pole, Projecting, Monument) If Temp? Days 2wks

Purpose: (Institution, Business, Display) Value _____ Height _____

Setback(s) _____

For Wall Signs: Weight _____ Building Height _____ Width _____

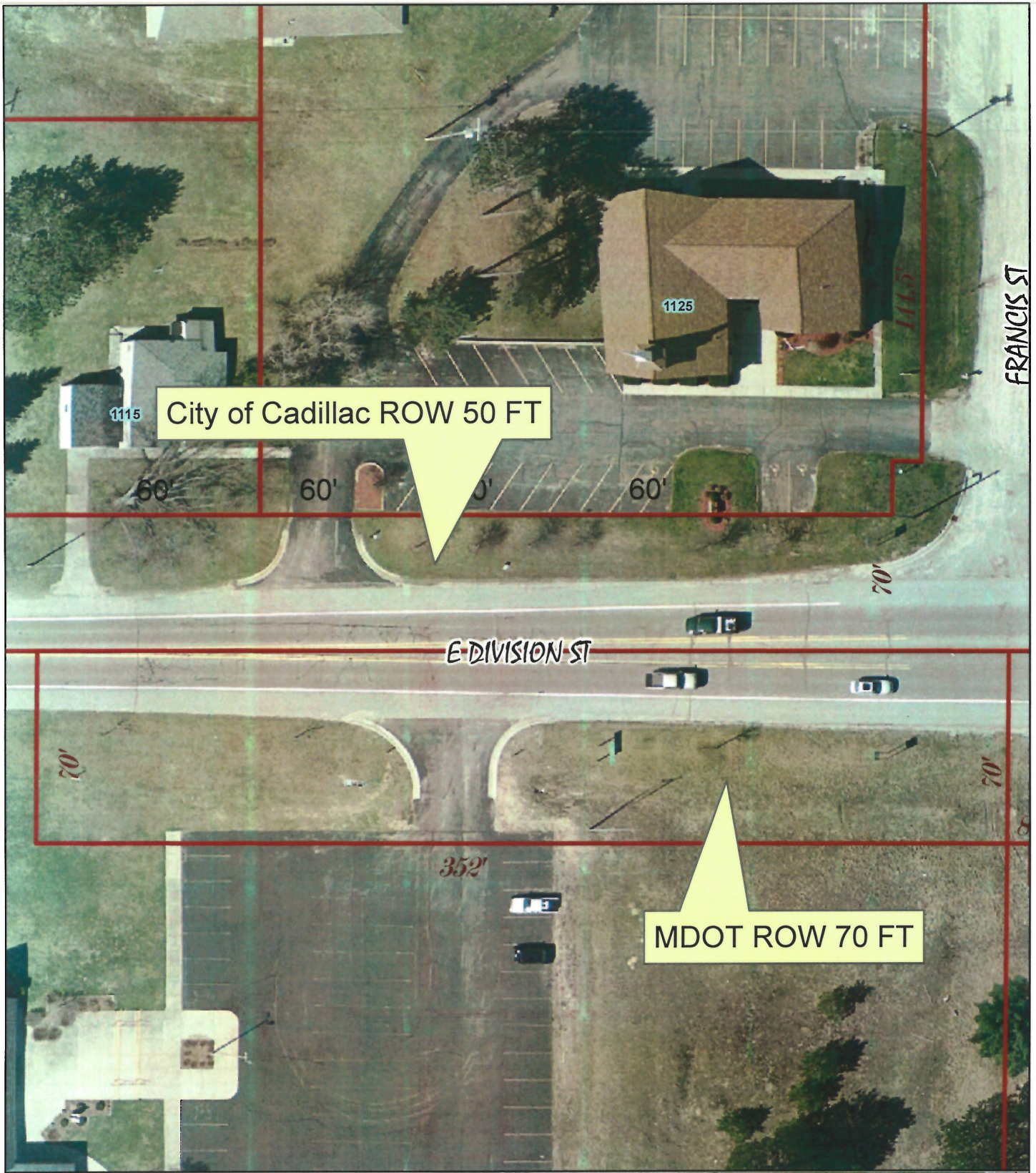
SHOW SIGN COPY, AN ATTACHED CONCEPT OR SKETCH IS PREFERRED

	H	--	
	E	--	18'
	I	--	
	G	--	14'
	H	--	
	T	--	10'
		--	6'
		--	2'
TOTAL DISPLAY AREA <u>1</u>		DIMENSIONS: HGT <u>18"</u> WIDTH <u>32"</u>	

I hereby certify that the proposed work is authorized by the property owner and will comply with all local and state laws. This permit will become null and void if work is not started within six months from date of permit.

APPLICANT'S SIGNATURE X Melissa Ruhl DATE 10/1/19

Nazarene Church, zoned R-2



Prepared By
Community Development
City of Cadillac
Cadillac, MI 49601
231-775-0181



0510203040

Feet

Date of Aerials
April 2010

CITY OF
CADILLAC
MICHIGAN

Note:
This is not a LAND or
BOUNDARY LINE SURVEY
and may not be used for the
construction of any improvements.

October 7, 2019

Council Communication

Re: In-Car and Body Camera Bids

The FY2020 Annual Operating Budget for the Police Department includes an appropriation of \$35,000 for the purchase of body-worn cameras and the replacement of in-car cameras for six (6) front line patrol vehicles. Bids were recently solicited and the following were received

Vendor	Hardware Purchase and Installation	Annual Cloud-Based Hosting Service
Pro-Vision Video Systems Byron Center, MI	\$31,209	\$4,320
Digital Ally, Inc. Lenexa, KS	\$43,268	\$7,620

The following list contains the justification for the purchase/replacement project:

- The current in-car camera system was purchased in 2006 and then upgraded in 2012.
- The current system is inoperable at times and regularly fails to record on incidents or fails to allow footage to be viewed.
- The current system has on-site storage hosted on City hardware that needs to be maintained and regularly replaced, however the new camera system relies on vendor cloud-based storage.
- The current system vendor requires a maintenance fee of \$175.00 per hour rate for IT support.
- The new camera system allows for video sharing with Prosecutor electronically through the cloud.
- The new camera system allows remote access for trial DVDs to be burned by the Prosecutors Office limiting the times officers need to hand deliver videos prior to trial.
- The new camera system will include body worn cameras that allow officers in the field, administrators and citizens access to full transparency.
- The new in-car camera system includes 360-degree view from the patrol car. This is an improvement over the current system and is important in OWI cases for sobriety evaluations to be fully recorded while not requiring Officers to readjust their cameras. This option also gives multiple angles of video while viewing an incident.
- Low bidder is a Michigan-based company.

Council Communication – In-Car and Body Worn Camera Bids

October 7, 2019

Page 2

The low bidder has offered an additional 5% savings for paying for the equipment and installation upfront. This is a savings of \$1,560 and reduces the price for the purchase and installation of all hardware to \$29,649. Additionally, the City is recommending the cloud-hosted solution based on the efficiencies and features highlighted in the list above. The City can purchase 50GB of storage per device for the cost of \$4,320 per year. The low bidder has also offered a 5% discount from this price if the City prepays for the cost of five (5) years of hosted storage. This would save an additional \$1,080 over the life of the 5-year agreement.

The appropriated budget for this project is \$35,000. The total cost of purchase and installation (\$29,649) and five years of hosted storage (\$20,520) is \$50,169. Based on departmental savings from longer-than-anticipated vacancies there are sufficient appropriations in the department to cover the additional \$15,169. This will enable the department to take advantage of all available discounts with no additional costs for the next five years.

Recommended Action

It is recommended that the in-car and body-worn camera system purchase be awarded to Pro-Vision Video Systems in accordance with their bid, including five years of hosted support for 50GB of storage per device. Funds are available in the Police Department budget within the General Fund.



MEETING MINUTES
Cadillac Zoning Board of Appeals
5:30 P.M.
July 18, 2019

CONVENE MEETING

Chairperson Nichols called to order a meeting of the Cadillac Zoning Board of Appeals at 5:30 p.m. on July 18, 2019.

ROLL CALL

MEMBERS PRESENT: Nichols, Ault, Bontrager, and Knight
MEMBER ABSENT: Genzink, Paveglio, & Walkley
STAFF PRESENT: Coy

APPROVAL OF MEETING AGENDA

Motion by Knight to approve the July 18, 2019 agenda. Support by Ault. The motion was unanimously approved on a roll call vote.

APPROVE THE MAY 16, 2019 MEETING MINUTES

Motion by Knight to approve the May 16, 2019 meeting minutes as presented. Support by Bontrager. The motion was unanimously approved on a roll call vote.

Nichols turned the meeting over to Coy. Using a power-point presentation Coy went through the staff report prepared for this public hearing.

PUBLIC HEARINGS

A Variance Application from James Carriveau, 24884 Saxony Ave., Eastpointe, MI for a side yard setback variance of seven feet on the west side of the vacant lot located at the corner of 2320 Mohawk Place and Huron Place for the construction of a new home.

Mr. Carriveau attended this meeting and was available to answer questions and explain the project.

Using a power point Coy showed a picture of the vacant lot on the northeast corner at Mohawk Place and Huron Place where the applicant and his wife plan to build a new home with a two-car garage. Coy also showed a GIS aerial of the surrounding neighborhood. The property line is off the curb line on Huron Place approximately eight feet. With this variance the west wall of the home should be approximately 21 feet off the curb line on Huron.

Coy explained that the applicants original site plan was for a 32 foot wide structure but after discussion narrowed it to 30 feet in width to allow for two additional feet of clearance from the curb to the garage thus allowing vehicles to park in the drive and not stick out onto Huron Place.

Coy went on to explain that the corner lot setback in the ordinance under Section 46-630 footnote (h) reads, “On corner lots, there shall be provided a setback of not less than 20 feet from the side street lot line.” He added that the side yard setback in the R-3 residential district is a combined 15 feet with a least yard minimum setback of 7 feet. The site plan shows the east side setback at 7 feet and the west side setback at 13 feet for a total of 20 feet. The 7 feet difference from the 13 feet west side setback on the site plan and the 20 feet corner lot side yard setback is the amount of the variance request. Coy went on to discuss the GIS aerial he included in the staff report showing a total of 11 residential homes within two blocks of 2320 Mohawk Place all located on corner lots which have one or more sides non-conforming in their setbacks.

Coy read the standard in Section 46.69(2) from the City Code of Ordinances which reads “To authorize, upon an appeal, a variance from the strict application of the provisions of this chapter where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this chapter or by reason of exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter.”

Finding – Coy feels that the non-conforming standard previously applied through-out this neighborhood may create an exceptional condition that would be a hardship for the Carriveau’s if not allowed for their project. Coy referred to a GIS aerial included in the staff report of a two-block area surrounding the corner of Mohawk and Huron Place. He added that there are eleven residential homes in this two-block area that do not meet the corner lot setback requirement on both sides. The home directly across the street on the southwest corner does not meet the setback.

Next Coy went over the standards in Section 46-69(4) of the Cadillac City Code. He added that the findings are in the opinion of staff. The standards state that in consideration of a variance, the Zoning Board of Appeals shall first determine that the proposed variance will not result in conditions which:

Standard – *The variance will not impair an adequate supply of light and air to adjacent property.*

Finding – The requested variance is not anticipated to impair an adequate supply of light and air to adjacent properties.

Standard - *The requested variance will not unreasonably increase congestion in public streets.*

Finding – The requested variance will have no impact on traffic volumes.

Standard – *The requested variance will not increase the danger of fire or endanger the public safety.*

Finding – The requested variance will not increase the danger of fire or endanger the public safety. Building inspectors and the Fire Marshal will need to do inspections before an occupancy permit is issued.

Standard – *The requested variance will not unreasonably diminish or impair established property values within the surrounding area.*

Finding – Staff feels this will not negatively impact neighboring property values and may increase property values for the immediate neighbors.

Standard – *The requested variance will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.*

Finding – The requested variance is not anticipated to impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

PUBLIC NOTICES

Coy said that notification of the public hearing on this application was given via first-class mail to all property owners and residents within 300 feet of the subject site 15 days prior to this meeting as was a notice placed in the Cadillac News. It was also posted on the City Website. He then added that after the ZBA staff reports were delivered he received two letters asking that the variance not be granted. One was from the neighbor immediately to the north on Huron Place and the second letter was from the property owner of the home immediately to the east. The home to the east is a rental.

Coy concluded his presentation with “based on a finding of compliance or non-compliance with the standards of the ordinance, the Board shall approve, approve with conditions, or deny the variance application.” Reasonable conditions may be attached to an approval in-order to achieve compliance with the standards of the ordinance. Coy stated that two conditions he recommends if the variance is granted would be that a survey be conducted on the east property line prior to construction and also that gutters be installed to control storm water off the roof.

Nichols opened the meeting to public comments.

The applicant Mr. Carriveau spoke and asked that the variance be granted. He and his wife who have their current home in Eastpoint, MI wish to build a retirement home on the site.

Bontrager asked if he planned to use this as a rental home also. Carriveau replied no they plan to make this their permanent residence.

Mr. Ron M (cannot read his name on the sign in sheet) spoke for Mr. Nemish the owner of the rental home to the east who could not attend and asked that Mr. Nemish’s letter opposing the variance be read.

Mr. Carriveau added that he plans to build an attractive home and that gutters are in their plans.

There being no other public comments or questions from this Board of Appeals, Nichols asked for a motion.

Knight made a motion to approve the request from the applicant for a seven-foot, west side yard variance for the construction of the Carriveau's new home with the following two conditions;

- A survey by a licensed surveyor be performed prior to the start of construction.
- Gutters be installed on the home to make sure drainage is away from neighboring homes.

Support by Ault. The motion passed with a unanimous vote.

BOARD MEMBER COMMENTS –

None

ADJOURN

Chairperson Nichols adjourned the meeting at 5:54 pm.