City Council Meeting

April 20, 2020
6:00 p.m.

By Remote Electronic Participation

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

April 20, 2020 City Council Meeting Agenda
6 p.m. by Remote Electronic Participation
200 N. Lake St. – Cadillac, MI 49601

We trust and assume goodness in intentions

CALL TO ORDER
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 work session held on April 6, 2020.
Support Document III-A

B. Minutes from the regular meeting held on April 6, 2020.
Support Document III-B

IV. PUBLIC HEARINGS

A. Public hearing to consider approval of the Fiscal Year 2021-2026 Capital Improvement Program.

B. Public hearing to discuss the 2020/2021 Annual Operating Budget.

V. PROCLAMATION

A. Arbor Day

VI. CITY MANAGER'S REPORT

A. COVID-19 Update

VII. ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution for the Cadillac Lofts Brownfield Plan Amendment and set a public hearing for May 18, 2020.
Support Document VII-A

B. Adopt Resolution Approving Amendment to Sketch Plan for Teri-Dee (Cadillac Junction)
Support Document VII-B

VIII. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

A. Joint Planning Commission

IX. PUBLIC COMMENTS

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

X. GOOD OF THE ORDER

XI. 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 Work Session Minutes
April 6, 2020
By Remote Electronic Participation

CALL TO ORDER
Mayor Filkins opened the meeting at approximately 4:25 pm.

ROLL CALL
Present: Council Members: Elenbaas, Schippers, King, Engels, Mayor Filkins
Absent: None

Staff Present: Peccia, Roberts, Dietlin, Wallace, Ottjepka, Homier, Wasson

APPROVAL OF AGENDA
Motion was made by King and supported by Elenbaas to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS
There were no public comments.

DISCUSSION AND REVIEW OF THE DRAFT FISCAL YEAR 2021 ANNUAL OPERATING BUDGET

City Manager Peccia noted we are in an unprecedented time with respect to the global pandemic. He noted there is a lot of unknown at this time, but we are proud to report that we are coming off a very good year fiscally. He stated the City is in a position to respond and react to changes in any public meeting of the City Council because we do have the authority and ability to amend the budget as deemed necessary.

Peccia stated in preparing the draft Fiscal Year 2021 budget document, we thought it would be best to continue progressing the City and utilizing the funds as best as we can while at the same time acknowledging the uncertainties in the global economy and in the local economy.

Owen Roberts, Director of Finance, summarized the highlights of the draft Fiscal Year 2021 Annual Operating Budget. (see attachment)

Conversation occurred between City Council and City Staff regarding some of the information presented such as the issuance of bonds for street projects, water/sewer rate increases, funding for the new well field, capital spending, and the backup generator in City Hall.

Roberts noted the draft budget is available on the City's website a www.cadillac-mi.net/budget.

ADJOURNMENT
Mayor Filkins adjourned the meeting at 5:35 pm.

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

FY2021 Budget Discussion Items
April 6, 2020 Work Session

SIGNIFICANT QUESTIONS AND UNKNOWNS

- How big of an impact will current pandemic have on City revenues?
  - State Shared Revenue (based on statewide sales taxes)
  - Act 51 Major/Local Street Revenues (based on gas taxes/vehicle registrations)
  - Water and Sewer Revenues (residential should be no impact; but 25% of total system revenues provided by 5 largest users)
  - Future impact on Taxable Values?
    - Currently 23% gap ($54.7 million) between assessed value and taxable value; should provide some short-term protection against potential value losses.
    - No impact for FY21 as values were set as of 12/31/19.

- How big of an impact will current pandemic have on City costs?
  - Additional supplies (PPE, etc.)
  - Will we require any outside agencies to assist? (water/sewer crews, etc.)
  - Gas prices help
  - Impact on contribution costs for retirement; value of system assets on 6/30/20 will have significant impact on next several years of required contributions; impact on funded status.

CURRENT PROPOSED BUDGET HIGHLIGHTS

GENERAL FUND

- **Revenue Highlights**
  - Property Taxes
    - 4% Increase in Taxable Value
    - Headlee Rollback from 13.9166 mills to 13.7774 mills; due to uncappings that result from more active real estate market
    - Total levy up about $100,000; budgeted for $70,000 more than anticipated FY20 revenue

  - State Shared Revenue – budget includes $15,000 in additional revenue over what should be received in FY2020. Total revenue $1,120.000.
    - What will happen to this? 10-30% loss? $112,000-$336,000 revenue hit
    - But – how fast will economy recover and sales tax receipts go back up?

  - Fire Protection – contract with Clam Lake Township ends December 31, 2020.

  - Solid Waste Contracts – final rates will be finalized when March CPI figures are released; anticipating small increase of about $0.25 per month, or $3.00 per year.

- **Expenditure Highlights**
  - Personnel - Salaries/Benefits account for $4.7 million (65.5%) of FY2021 budget
    - No additional staff/adding of people; some reallocation of staffing accounts for most of the departmental cost increases.
    - COLA of 2.5% (Unions per CBA, nonunion estimate)

  - Capital – Proposed $157,000 in capital investment

Backup Generator	$50,000	*Can be delayed*
Staff Car	27,000	*Can be delayed*
Police Patrol Vehicle	40,000	*Essential*
Patrol Rifles	15,000	*Essential*
Lakefront Lighting	10,000	*Can be delayed*
Shoreline Stabilization	7,500	*Can be delayed*
Riding Mower	7,500	*Essential*
	$157,000	

- Capital is an area that can be approached cautiously; Police patrol vehicle most likely not optional or fleet replacement will fall too far behind; did not replace a PPV in FY2020. Riding mower may be purchased in FY2020 with sign project bids coming in $10k below appropriation.

<u>WATER AND SEWER FUND</u>

- **Revenue Highlights**
  - User Charges: Based on staff projections (see p. 119-120) and update of projections by Baker Tilly, system will need higher than average rate increases to cover upcoming capital investment needs.
    - Proposed FY2021: 7.5% Water, 5% Sewer; blended increase of 6%; average homeowner bill will increase $2.76 per month ($33.12 per year).
    - Rejected for 40-year financing from USDA because rates were too low.
    - Applying for Drinking Water Revolving Fund (DWRF) financing; do not qualify for disadvantaged community status because of low rates; 20-year financing is only option; shorter amortization causes need for additional rate increases.
  - LMSA revenue will increase at the same rate as City sewer rates.

- **Expense Highlights**
  - No additional staff/adding of people; 2.5% COLA per CBA contract; same estimate for nonunion
  - Overall expense increase of $40,630 – just 0.9%.
  - Interest Expense and Depreciation will increase significantly when loan for well field project is closed. 5-year projections (see p. 119-120) and Baker Tilly study results reflect need to resolve upcoming cash flow issues.

- **Capital Investments**
  - Well field – up to $10 million
  - Other infrastructure - $393,500
  - Equipment - $530,500
  - Vehicles - $28,000
  - Other - $85,000

<u>MAJOR AND LOCAL STREET HIGHLIGHTS</u>

- **Revenue Highlights**
  - Act 51 Revenue – Based on existing projection data, original projections included an increase of about $50,000 combined- $40,000 Major Street and $10,000 Local Street.

    - Plan to issue $3.5 million capital improvement bonds to fund significant street construction in next three (3) years.
    - Significant work needs to be done to watch for Act 51 revenue projection updates; additionally, prior to finalizing the issuance of the street bonds an analysis will be done to insure that updated projections in revenue will provide sufficient funds to comfortably pay debt service on the bonds.

- **Expenditure Highlights**
    - Bond funds and reserves on hand will fund reconstruction of approximately one mile of streets, including portions of Chestnut, Evart and Stimson Streets.
    - Budget appropriates for same high level of street maintenance.

OTHER BUDGETARY HIGHLIGHTS

- Plan to replace the fifth of five frontline plow trucks in the City's fleet.
- Budget includes $40,000 for road work at Maple Hill Cemetery in addition to $7,500 for replacing a riding lawn mower for Cemetery maintenance.
- The city has planned for several years to complete a wireless project to connect ancillary buildings to the main City network. This project is reliant on the Merit fiber network as a backbone. This project has been delayed due to the extended time it has taken for Merit to get the fiber network connected. This is anticipated to take place in the coming months.
- The budget plans for the completion of The Trailhead at Cadillac Commons. In order to fully fund the project, an additional $175,000 in project funds needs to be identified.

CITY COUNCIL MEETING MINUTES
April 6, 2020
By Remote Electronic Participation
200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

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

ROLL CALL

Council Present:	Elenbaas, Schippers, Engels, King, Mayor Filkins
Council Absent:	None
Staff Present:	Peccia, Roberts, Wallace, Keway, Payne, Homier, Wasson

APPROVAL OF AGENDA

2020-046 Approve agenda as presented.
Motion was made by Schippers and supported by Elenbaas to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

King requested the time he joined the meeting to be added to the Roll Call section of the regular meeting minutes from March 16, 2020.

2020-047 Approve consent agenda as amended.
Motion was made by Schippers and supported by King to approve the consent agenda with the amendment as stated by Council Member King.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. COVID-19 Operational Update

City Manager Peccia provided a COVID-19 operational update. He summarized activities that are and are not permitted under the Stay Home, Stay Safe Executive Order issued by the Governor. He noted additional information can be found at Michigan.gov/coronavirus, CDC.gov/coronavirus, dhd10.org, and at www.munsonhealthcare.org. He stated the phone number for the COVID-19 hotline is 888-535-6136 and is available from 8:00 am to 5:00 pm daily.

Peccia referenced the Press Release issued earlier in the day. He noted in an effort to address questions, concerns, and complaints related to the Executive Order, Jason Elmore, Wexford County Prosecutor, has established a phone line (231-942-7651) and an email address (covid19@wexford county.org). He stated this is being done with the cooperation of local city, county, and state police agencies: city and county administration and emergency services; and District Health Department #10.

Peccia noted City offices are still closed in terms of physical public access to our facilities. He briefly explained the service changes regarding refuse and yard waste. He stated there is information available on the City's website at www.cadillac-mi.net regarding how residents can continue to conduct business with the City, report a problem, and download applications and permits. He noted the automated phone number for the City is 231-775-0181. He stated public meetings can be viewed at www.cctv-cadillac.org. He noted there is a Drop Box located in the City's main parking lot that can be used to deposit utility bills, applications, and other documents.

Peccia stated the Cadillac Visitors Bureau has information regarding COVID-19 Area Resources available on their website at www.cadillacmichigan.com. He discussed the current COVID-19 data sent out by District Health Department #10. He noted the source of the information provided was John Hopkins University.

Schippers asked about the guidelines regarding groups of children in the playground.

Peccia stated people should not be gathering in groups, other than with those living in the same household. He noted City parks are still open but when approaching the parks, if other people are already present then people should go to a different park. He added people should not be travelling to other areas for recreational outlets. He noted restricting access to the City parks may occur in the future.

B. Bids and recommendation regarding Plow Truck Chassis.

Peccia stated the FY2020 Annual Operating Budget and the proposed FY2021 budget each include an appropriation for the purchase of a single axle plow truck. He noted these purchases will replace the oldest two trucks in the frontline snow maintenance fleet. He added once these trucks are received and deployed in the fleet, all five main trucks will be four seasons old or less. He noted competitive bids were solicited and the recommendation is to award the purchase of two (2) plow truck chassis to the lowest bidder, Grand Traverse Diesel, in the amount of $226,000.

King expressed concern about big item spending with the current uncertainty and suggested waiting sixty (60) days or even thirty (30) days to reevaluate the situation.

Owen Roberts, Director of Finance, stated he doesn't disagree that it is a difficult time to evaluate the importance, need, and desire to balance conservative cash outflow with not knowing what the future will hold. He noted that while operational dollars will be used to repay the funds for this purchase, the funds are segregated. He stated these are not General Fund reserves or other operational type reserves being utilized that would hinder our ability to continue to respond to what we need. He stated it is important to update the equipment, so we don't find ourselves in a situation where we have two fifteen (15) to seventeen (17) year old trucks in the fleet trying to provide major snow maintenance next winter.

Ken Payne, DPW Operations Manager, stated there were issues with the two older trucks during recent snow events.

Elenbaas stated that while it is a difficult time to spend this amount of money, he agrees that the trucks are needed.

Engels stated he understands the concern expressed by Council Member King, but the plow trucks could be considered emergency management equipment.

2020-048 Award purchase of Plow Truck Chassis.
Motion was made by Engels and supported by Schippers to award the purchase of two (2) single axle plow truck chassis to Grand Traverse Diesel in the amount of $226,000.

Ayes: Elenbaas, Schippers, Engels, Mayor Filkins
Nays: King

Motion carried.

C. Bids and recommendation regarding Snow Maintenance Equipment.

Peccia stated one (1) bid was received and it is being recommended to award the purchase and installation of snow maintenance equipment for two (2) single axle plow truck chassis to Truck and Trailer Specialties in the amount of $155,846.

2020-049 Award purchase of Snow Maintenance Equipment.
Motion was made by Schippers and supported by Elenbaas to award the purchase and installation of snow maintenance equipment for two (2) single axle plow truck chassis to Truck and Trailer Specialties in the amount of $155,846.

Ayes: Elenbaas, Schippers, Engels, Mayor Filkins
Nays: King

Motion carried.

D. Bids and recommendation regarding Return Activated Sludge Pumps.

Peccia noted the FY2020 budget for the Water and Sewer Fund includes an appropriation of $30,000 for the replacement of two (2) return activated sludge (RAS) pumps at the Cadillac Wastewater Treatment Plant. He stated three (3) bids were received and it is being recommended to award the purchase of two (2) return activated sludge pumps to the lowest bidder, Kennedy Industries, in the amount of $18,870.

2020-050 Award purchase of Return Activated Sludge Pumps.
Motion was made by Engels and supported by Elenbaas to award the purchase of two (2) return activated sludge pumps to Kennedy Industries in the amount of $18,870.

Motion unanimously approved.

E. Bids and recommendation regarding Make-Up Air Unit Replacement.

Peccia noted the FY2020 budget for the Water and Sewer Fund includes an appropriation of $25,000 for the replacement of the bio area make-up air unit, an important part of the mechanical system at the facility. He stated three (3) bids were received and it is being recommended to award the purchase and replacement of the make-up air unit at the Cadillac Wastewater Treatment Plant to the lowest bidder, Advance Mechanical & Electrical Service, LLC in the amount of $24,391.49.

2020-051 Award purchase of Make-Up Air Unit.
Motion was made by Schippers and supported by Elenbaas to award the purchase and replacement of the make-up air unit at the Cadillac Wastewater Treatment Plant to Advance Mechanical & Electrical Service, LLC in the amount of $24,391.49.

Motion unanimously approved.

F. Bids and recommendation regarding Rotary Pavilion Sign Upgrade.

Peccia noted the FY2020 Annual Operating Budget includes an appropriation of $30,000 for the purchase and installation of an electronic message board insert to upgrade the informational sign at the Cadillac Rotary Pavilion. He stated the upgrade will enable the sign messaging to be changed via smartphone or computer and will enhance the messaging capabilities of the sign. He noted six (6) bids were received. He stated the low bidder, United Signs, is from out of state and provided no references for any work done in the State of Michigan. He noted the second lowest bidder, Pro Image Design, Inc. offered a full 5-year warranty on the sign. He added local service will be an important part of this project and potential warranty work in the future.

Peccia stated when discussing the project with Pro Image Design, Inc. they recommended the City explore a higher resolution sign for the project. He noted the quote provided for the higher resolution sign was $19,992.20 which is well within the available budget for the project which is $30,000.

Peccia stated it is being recommend the Rotary Pavilion Sign Upgrade project be awarded to Pro Image Design, Inc. in the amount of $19,992.20.

King stated although he believes it would be a good upgrade to the community, he doesn’t believe now is the time to spend those funds from the General Fund.

Engels asked if there is a downside to waiting on this project.

Roberts stated the new sign would offer the ability to provide enhanced messaging and provide it very quickly. He noted we don’t know if postponing the project will impact the pricing of the project.

Mayor Filkins asked about the lead time on the sign.

Roberts stated the sign would be removed and then would take approximately two weeks once it is scheduled.

Mayor Filkins stated the project may be delayed if the company is not considered an essential company.

King asked if the item could be tabled and brought back at a future meeting.

Roberts stated if the item is tabled it can be brought back to Council for consideration at a future meeting.

2020-052 Table Rotary Pavilion Sign Upgrade.
Motion was made by King and supported by Elenbaas to table the Rotary Pavilion Sign Upgrade project.

Motion unanimously approved.

G. Schedule a public hearing for April 20, 2020 to discuss the 2020/2021 Annual Operating Budget.

2020-053 Schedule public hearing for the 2020/2021 Annual Operating Budget.
Motion was made by King and supported by Elenbaas to schedule a public hearing for April 20, 2020 to discuss the 2020/2021 Annual Operating Budget.

Motion unanimously approved.

H. Schedule a public hearing for April 20, 2020 to consider approval of the Fiscal Year 2021-2026 Capital Improvement Program.

2020-054 Schedule public hearing for the Fiscal Year 2021-2026 Capital Improvement Program.
Motion was made by King and supported by Elenbaas to schedule a public hearing for April 20, 2020 to consider approval of the Fiscal Year 2021-2026 Capital Improvement Program.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution Approving Michigan Water/Wastewater Agency Response Network Mutual Aid and Assistance Agreement.

Peccia stated this agreement provides the City with access, if needed, to professionals that can assist in water and wastewater facilities if City personnel are unable to make it to work.

2020-055 Adopt Resolution Approving MIWARN Mutual Aid and Assistance Agreement.
Motion was made by King and supported by Schippers to adopt the Resolution Approving Michigan Water/Wastewater Agency Response Network Mutual Aid and Assistance Agreement.

Motion unanimously approved.

B. Adopt Resolution Authorizing Issuance of Michigan Transportation Fund Bonds, Series 2020.

Roberts stated the resolution authorizes the issuance of up to $4.5 million of capital improvement bonds to pay the cost of certain improvements for major and local street system and related improvements. He noted the resolution is required and is pursuant to Act No. 175 of 1952. He stated this resolution does not bind the City to issue $4.5 million of bonds. He noted this is the final action Council would have to take pursuant to the issuance of the bonds. He stated after this step an RFP would be issued and banks and other financial institutions would have the opportunity to bid on the purchase of those bonds.

Roberts noted the City can move forward quickly or can choose to wait until we see what happens with the current situation. He stated they are 15-year bonds which is less than the life of the underlying assets that the bonds will be used to construct.

Roberts stated that while it is incumbent on us all to be very careful in the use of our dollars we can't completely stop doing what we are required to do and one of those foundational requirements is to make sure our streets are safe and passable.

King asked if the funds are needed to complete the work on the worst streets.

Roberts stated that we could do a small amount of work but would not be able to take care of the worst of the worst.

King stated with the current market conditions the City could potentially acquire the debt at a better rate.

Roberts stated he is estimating a rate of 2.5 % even from some local interests. He noted it is a good market as far as affordability on total cost of financing.

King stated the City will be able to analyze the critical street projects to decide how much needs to be issued at this time but is required to get authorization from Council to secure a sufficient level to complete the required projects.

2020-056 Adopt Resolution Authorizing Issuance of Michigan Transportation Fund Bonds, Series 2020.
Motion was made by Elenbaas and supported by Schippers to adopt the Resolution Authorizing Issuance of Michigan Transportation Fund Bonds, Series 2020.

Motion unanimously approved.

C. Adopt Resolution to Approve Financing of Two (2) Wheel Loaders.

Peccia stated a bid opening was held for the purchase or lease of a new wheel loader which is a critical component of the City's snow removal operations. He noted it is being recommended to award a five-year lease to the lowest bidder, Alta Equipment. He stated the original plan was to purchase the current leased 2015 Volvo loader for $110,000. He noted the loader is in good condition but is just beginning to show some signs of needed repairs. He added, the other frontline loader is a 2006 Case that has been taken out of service due to several maintenance issues. He stated once this occurred, the need for a decision on two (2) loaders instead of just one (1) was very evident.

Peccia noted Volvo has offered a five-year premier warranty on both units for the cost of one warranty which means the City will not be faced with significant repair costs on either unit for the entire term of the lease.

Peccia stated it is being recommended to adopt a resolution to approve a five-year lease for two (2) wheel loaders from Alta Equipment of Traverse City, MI with financing through KS State Bank of Manhattan, KS in the amount of $34,500 per year and to authorize the Mayor and City Clerk to execute the lease documents.

Roberts stated we are once again considering a major capital item during these difficult times but without doing something we would be down to one loader which it not an option due to the amount of activities we perform. He noted the original plan was to buy-out the $110,000 lease. He stated instead of spending $110,000 now we would be spending $35,000 for the first year of the lease for two brand new fully warranted units. He noted based on the value of the Case unit we will be selling it should completely cover year one of the cost of the lease.

<u>2020-057 Resolution to Approve Financing of Two (2) Wheel Loaders</u>.
Motion was made by Schippers and supported by Elenbaas to adopt the resolution to approve a 5-year lease for two (2) wheel loaders from Alta Equipment of Travers City, MI with financing through KS State Bank of Manhattan, KS in the amount of $34,500 per year and to authorize the Mayor and City Clerk to execute the lease documents.

Ayes: Elenbaas, Schippers, Engels, Mayor Filkins
Nays: King

Motion carried.

D. Adopt Resolution Providing for the Continued Basic Operations of the City and Suspending Late Fees and Shut Offs During the State of Emergency.

Peccia stated this resolution provides a formal framework for the continued basic operations of the City and to take actions authorized under the Emergency Management Act, Act 390 of 1976 and in compliance with Executive Orders issued by the Governor in response to the COVID-19 pandemic.

2020-058 Adopt Resolution Providing for the Continued Basic Operations of the City and Suspending Late Fees and Shut Offs During the State of Emergency.
Motion was made by King and supported by Elenbaas to adopt the Resolution Providing for the Continued Basic Operations of the City and Suspending Late Fees and Shut Offs During the State of Emergency.

Motion unanimously approved.

PUBLIC COMMENTS

Gerald Deer thanked everyone for working together during this terrible time.

GOOD OF THE ORDER

Elenbaas encouraged everyone to stay strong and stated that he hopes everything we will be back to normal soon.

Schippers thanked Marcus Peccia, Owen Roberts, Jeff Dietlin, and the rest of the City staff for keeping everything working during these extraordinary circumstances.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor　　　　Sandra L. Wasson, City Clerk

ARBOR DAY PROCLAMATION

WHEREAS, the legislature of this State has adopted an act designating Arbor Day; and

WHEREAS, it is the purpose of the designation of this day throughout the Nation to encourage the planting of shade and forest trees; to encourage the harvesting of our forest crops by approved conservation methods, and to encourage the protection of our forests from the scourge of devastating fires, insects, and diseases that destroy the beauty and usefulness of our woodlands as well as their wildlife; and

WHEREAS, through the cooperation of all residents of this City, the beneficial effects of forest tree planting, proper conservation practices in harvesting timber, and the protection from the natural enemies of the forest can be materially increased, and we can pass on an enduring heritage of vital natural resources to succeeding generations; and

THEREFORE, I, Carla J. Filkins, Mayor of the City of Cadillac, Michigan do hereby proclaim Friday, April 24, 2020 as

ARBOR DAY

in Cadillac, and urge everyone able to do so to observe this day by the planting of one or more trees during the year 2020.

GIVEN, under my hand and Seal of the City of Cadillac this 24th day of April in the year of our Lord Two Thousand Twenty.

Carla J. Filkins, Mayor
of the City of Cadillac, Michigan

City Council

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

Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO. _________

RESOLUTION SETTING PUBLIC HEARING FOR BROWNFIELD PLAN FOR CADILLAC LOFTS

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-48 on the 20th day of April, 2020, at 6:00 p.m., the following resolution was offered by

Councilperson _______________________________________ and supported by

Councilperson ____.

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended ("Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, 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, a Brownfield Plan for Cadillac Lofts was approved by the CBRA in March 2019 and the City Council in April 2019 that: (1) established the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlined Environmental and Non-Environmental Eligible Activities, and (3) provided for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property; and

WHEREAS, the Brownfield Plan included an allocation for Public Infrastructure Improvements to match a future proposal Community Development Block Grant (CDBG) and the CDBG grant is not available at this time; and

WHEREAS, there are short-term and mid-term infrastructure improvements that are necessary and benefit not only Cadillac Lofts but the broader community and an increase in the public infrastructure improvement budget in the Brownfield Plan is necessary to provide for reimbursement from the capture of increased State and Local taxes ; and

WHEREAS, a Brownfield Plan Amendment to increase the public infrastructure improvement budget was prepared, reviewed and approved by the CBRA at their March 16 , 2020 meeting and recommended approval of the Brownfield Plan Amendment to the City Council, finding the Brownfield Plan Amendment met the requirements of Act 381 and constitutes a public purpose of job creation, increased private investment and economic development, and increased property tax value; and

WHEREAS, Act 381 requires the governing body to hold a public hearing on the Brownfield Plan Amendment and provide notice of the public hearing and notice to taxing jurisdictions in compliance with the requirements of Act 381; and

WHEREAS, the City Council desires to hold a public hearing to receive comments on the adoption of the Brownfield Plan Amendment at its May 18, 2020 regular meeting.

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

1. Pursuant to Act 381, a public hearing for the Brownfield Plan Amendment for Cadillac Lofts shall be held on May 18, 2020, at 6:00 p.m. in the City Council Chambers, 200 North Lake Street, Cadillac, Michigan, if permitted by Executive Order. Otherwise, the public may participate in the meeting and make public comment electronically by video or telephone conference using the following information:

Online Meeting Link: https://global.gotomeeting.com/join/679802717
OR, you can dial in using your phone.
United States: 1 (872) 240-3212
Access Code/Conference Room: 679-802-717

2. The City Clerk is directed to provide notice of the public hearing to local taxing jurisdictions and the State of Michigan that levy taxes subject to capture not less than 10 days prior to the public hearing in accordance with Act 381. The notices shall be in substantially the form of **Exhibit A.**

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.

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

YEAS: ________________________

NAYS: ________________________

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 20th day of April 2020.

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

EXHIBIT A

Notice to Taxing Jurisdiction
(TAXING JURISDICTION)
Brownfield Plan Amendment – Cadillac Lofts
Cadillac Brownfield Redevelopment Authority
April 21, 2020

In consideration of a Brownfield Plan Amendment for the Cadillac Lofts redevelopment, the Cadillac City Council will hold a public hearing on Monday, May 18, 2020 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan if permitted by Executive Order. Otherwise, the public may participate in the meeting and make public comment electronically by video or telephone conference using the following information:

Online Meeting Link: https://global.gotomeeting.com/join/679802717
OR, you can dial in using your phone.
United States: 1 (872) 240-3212
Access Code/Conference Room: 679-802-717

This notice is being provided to *(taxing jurisdiction)* as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Olesons property with the following addresses and Parcel Identification Numbers: 201 S Mitchell Street (10-086-00-207-00); 207 S. Mitchell Street (10-086-00-198-00); 215 S. Mitchell Street (10-086-00-196-00); and 208 E. Cass Street (10-086-00-280-00).

The Brownfield Plan (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) provides for capture by the CBRA of increased incremental taxes generated by additional private investment on the Brownfield Eligible Property for reimbursement of the Brownfield Eligible Activity expenses. The proposed project will capture certain Eligible Expenses for Cadillac Lofts for its work to redevelop the subject property with estimated capital investment of $13 million.

The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of Community Development Block Grant (CDBG) funding from the State of Michigan.

With the support of brownfield incentives, the project is estimated to generate approximately *$______* in property taxes for *(taxing jurisdiction)* through the thirty-year term of the Brownfield Plan and will continue to accrue beyond the plan. As part of the Brownfield Plan, an estimated *$______* in *(taxing jurisdiction)* taxes would be captured for the proposed project.

The proposed Brownfield Plan Amendment , maps and descriptions of the properties are available for public review on the City's website at www.cadillac-mi.net. Copies may be made available via email by contacting the City Clerk's office at swasson@cadillac-mi.net. All aspects of the Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent via email and mail on April 21, 2020 to:

(Chief Executive Officer) *(title)* *(email)*

ACT 381 BROWNFIELD PLAN AMENDMENT APRIL 2020

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

Cadillac Brownfield Redevelopment Authority

May 2020

Prepared by:

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Original Brownfield Plan Approval

Cadillac Brownfield Redevelopment Authority: March 18, 2019
Cadillac City Council: April 15, 2019

Brownfield Plan Amendment – May 2020

Approved by Cadillac Brownfield Redevelopment Authority: ***__March 16, 2020___***

Public Hearing: ***__May 18, 2020___***

Approved by Cadillac City Council: ***__May 18, 2020___***

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

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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 Environment, Great Lakes and Energy (EGLE) Brownfield Grant and a $267,140 EGLE 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 EGLE Brownfield Loan, as well as additional site preparation and infrastructure costs that are not covered by either the CDBG grant or the EGLE Brownfield Grant or Loan. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE 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 Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	**$98,325**	**$1,240,435**	**$1,338780**
Interest	**$11,140**	**$274,905**	**$286,045**
ELIGIBLE ACTIVITY SUBTOTAL	**$109,465**	**$1,515,340**	**$1,624,805**
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***	***$1,540,340***	***$1,664,805***
Administrative and Operating Cost (Local Only)	***$20,000***	***$30,000***	**$50,000**

Years to Complete Eligible Activities Payback:	*20 years for Local and Stgte Capture;*	**Annual Tax Revenue Before Project:**	$32,080
Estimated Investment:	$13,000,000	**Estimated Annual Tax Revenue in First Year After Project Obligation:**	$170,070

BROWNFIELD PLAN AMENDMENT

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. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

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
  - Phase I Environmental Site Assessment
  - Phase II Environmental Site Assessment
  - Baseline Environmental Assessment
- Due Care Activities
  - Due Care Planning and Documentation
  - 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 EGLE Brownfield Loan,4.0% for 10 years for Private Eligible Activities, and 3% for 15 years for Public Eligible Activities)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	**$98,325**	**$1,240,435**	**$1,338,760**
Interest	**$11,140**	**$274,905**	**$286,045**
ELIGIBLE ACTIVITY SUBTOTAL	**$109,465**	**$1,515,340**	**$1,624,805**
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***	***$1,540,340***	***$1,664,805***
Administrative and Operating Cost (Local Only)	***$20,000***	***$30,000***	**$50,000**

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.

EGLE Eligible Activities

1. *Baseline Environmental Assessment (BEA) Activities:* 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. Phase I ESA: 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. Phase II ESA: 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 EGLE Generic Cleanup Criteria (GCC).

The Phase II ESA conducted in February 2018 also identified the presence of metals in soils in excess of EGLE Generic Cleanup Criteria (GCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

C. Baseline Environmental Assessment: 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. Due Care Investigation and Activities: 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 Brownfield Plan approval 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. Phase II ESA Investigation**:** 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. Due Care Planning and Documentation: 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. Due Care Exposure Pathway Mitigation: 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

Brownfield Plan and Work Plan Preparation: 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.

Brownfield Plan and Work Plan Implementation: 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 EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE Brownfield Loan, 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.

EGLE Environmental Eligible Activity Cost

Eligible Activities	**Estimated Cost**
Baseline Environmental Assessment	*$19.000*
Due Care Activities	*$66,500*
Contingency (15%)	*$12,825*
EGLE Eligible Activities Subtotal	*$98,325*
Interest	*$11,140*
EGLE Environmental Eligible Activities Total	***$109,465***
Brownfield Plan/Work Plan Development and Approval Cost	*$10,000*
Brownfield Plan/Work Plan Implementation Cost	*$5,000*
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	***$124,465***
CBRA Administrative and Operation Costs	*$20,000*

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.

1. *Site Preparation:* Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

Site Preparation	Total
Compaction and Sub-Base Preparation	$15,000
Geotechnical Engineering	$7,500
Grading and Land Balance	$30,000
Relocation of Active Utilities	$30,000
Staking	$7,500
Temporary Facilities, Site Control	$62,200
Engineering	$13,320
Contingency (15%)	$24,830
TOTAL	$190,350

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	$875,000
TOTAL	$1,050,085

Other Activities

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

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE 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 for Local Only capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE 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 $551,090.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is *$1,338,760* plus an estimated *$286,045* in interest and *$40,000* in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of *$1,664,805.* 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 $169,297 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 EGLE Environmental Eligible Activities, estimated at *$51,315* and Local tax capture, estimated at *$479,774* for a total of *$531,089*. 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 in *twenty (20)* years from 2019 for Local and 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	Captured Taxes
2020	$79,628	$ 42,382
2021	$79,838	$ 42,562
2022	$80,530	$ 43,200
2023	$81,233	$ 43,848
2024	$81,947	$ 44,506
2025	$116,092	$ 75,622
2026	$117,328	$ 76,757
2027	$118,583	$ 77,908
2028	$119,856	$ 79,077
2029	$121,149	$ 80,263
2030	$122,461	$ 81,467
2031	$123,793	$ 82,689
2032	$115,004	$ 74,240
2033	$116,224	$ 75,354
2034	$117,463	$ 76,484

Year	Total Tax Revenues	Captured Taxes
2035	$171,128	$ 102,585
2036	$173,190	$ 104,124
2037	$177,489	$ 104,347
2038	$179,646	$ 121,452
2039	$181,835	$ 102,572
2040	$196,360	$ 117,854
2041	$198,800	$ 94,999
2042	$201,277	$ 96,424
2043	$203,791	$ 97,870
2044	$206,343	$ 99,338
2045	$208,933	$ 8,603
2046	$211,561	$ 8,732
2047	$69,482	$ 8,863
2048	$70,017	$ 8,996
2049	$70,560	$ 9,131

Total	$3,994,077	$ 2,082,252

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 EGLE 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 *$1,428,760*. 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 *20 years* for Local and 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 EGLE 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. Local taxes, with the exception of Intermediate School District taxes are subject to capture by the Cadillac Downtown Development Authority (DDA). An Interlocal Agreement has been approved by and executed between the CBRA and the DDA to provide for capture of local taxes for the reimbursement of Brownfield Eligible Activities under this Brownfield Plan. A copy of the Interlocal Agreement is attached. 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. The DDA will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at *$1,388,760* for Eligible Activities, plus an estimated *$286,045* in interest, $40,000 in Brownfield Plan development, approval and implementation, $50,000 in CBRA Administrative and Operating costs, an estimated *$169,297* for the State Brownfield Fund and an estimated *$531,089* for the Local Brownfield Fund for a total capture of *$2,082,251.* After the Brownfield obligation is met, tax revenues in an amount estimated at *$141,000* per year on into the future, totaling an additional estimated *$3,075,000* 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**	

Location: 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.

Eligibility Determination: 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 EGLE 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 EGLE 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 EGLE Criteria Exceedances for Soil and Groundwater:

Summary of Soil Concentrations Above EGLE 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 – EGLE Part 201 Drinking Water Protection Criteria
GSI - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria
GCC – EGLE Part 201 Generic Cleanup Criteria
DC – EGLE 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 EGLE 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 – EGLE Part 201 Drinking Water Criteria
GCC – EGLE Part 201 Generic Cleanup Criteria
CAS # - Chemical Abstracts Service
ppb – Parts per billion
ug/L – Micrograms per Liter (i.e., parts per billion)

Personal Property: 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)(l):***

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

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

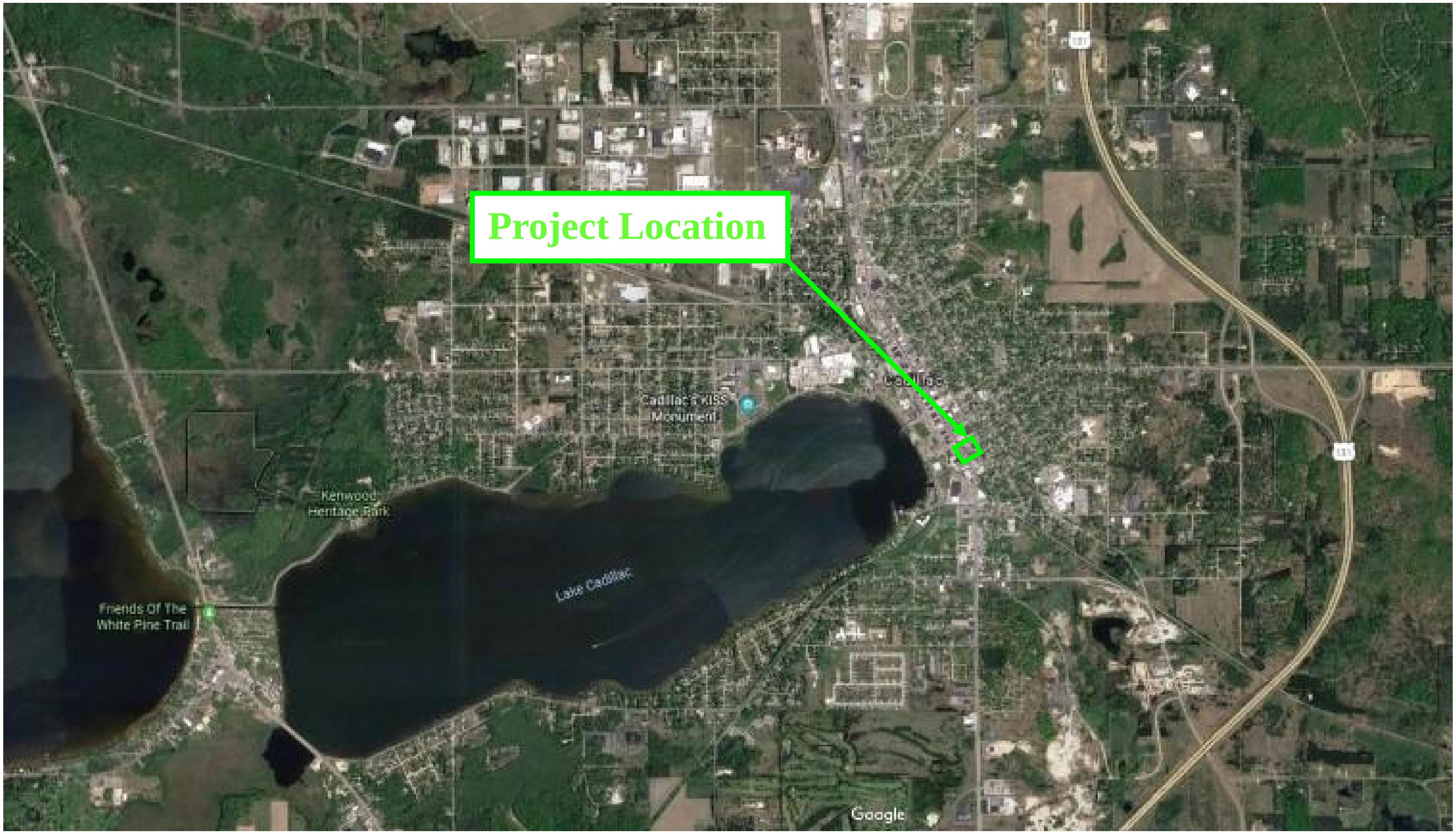
None

EXHIBITS

FIGURES

TABLES

ATTACHMENTS



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 EGLE Eligible Activities Costs and Schedule Cadillac Lofts - Cadillac Brownfield Redevelopment Authority		
EGLE 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	
EGLE Eligible Activities Subtotal	*$85,500*	
Contingency (15%)	*$12,825*	
EGLE Eligible Activities Subtotal	**$98,325**	
Interest (5% for 15 Years)	**$11,140**	
EGLE Eligible Activities Total Costs	**$109,465**	
Brownfield Plan/Act 381 Work Plan Preparation	**$10,000**	Spring 2019
Brownfield Plan/Act 381 Work Plan Implementation	**$5,000**	on-going
EGLE Eligible Activities Total Costs	**$124,465**	

Table 1.2 MSF Eligible Activities Costs and Schedule Cadillac Lofts - Cadillac Brownfield Redevelopment Authority			Building !		Building 2	
MSF Eligible Activities	**Cost**	**Completion Season/Year**	**Cost**	**Completion Season/Year**	**Cost**	**Completion Season/Year**
Private Infrastructure Improvements						
Low Impact Stormwater System	$140,000	Spring 2019		Spring 2019	$0	Summer 2023
Soft Costs	$12,250	Winter 2018		Winter 2018	$0	Spring 2023
Subtotal	$152,250				$0	
Site Preparation						
Compaction and Sub-Base Preparation	$15,000	Spring 2019/Spring 2021	$15,000	Spring 2019		
Geotechnical Engineering	$7,500	Spring 2018	$7,500	Spring 2018		
Grading and Land Balancing	$30,000	Spring 2021	$30,000	S;pring 2019		
Relocation of Active Utilities	$30,000	Spring 2021			$30,000	Spring 2023
Staking	$7,500	Spring 2019	$7,500	Spring 2019		
Temporary Facilities, Site Control, Protection	$62,200	Spring 2019	$62,200	Spring 2019		
Soft Costs	$13,320	Winter 2018	$8,070	Winter 2018	$5,250	Winter 2022
Subtotal	$165,520		$130,270		$35,250	
Private MSF Eligible Activities Sub-Total	**$317,770**		**$130,270**		**$35,250**	
Contingency (15%)*	**$47,665**		**$19,540**		**$5,287**	
Private MSF Eligible Activities SubTotal	**$365,435**		**$149,810**		**$81,037**	
Interest (4% for 10 years)	**$85,120**		**$34,895**		**$50,225**	
Private MSF Eligible Activities Total	**$450,555**		**$334,514**		**$171,798**	
Public Infrastructure Improvements						
Road Improvements	$775,000		$775,000	Spring 2020		
Public Parking	$100,000				$100,000	Fall 2023
Subtotal	$875,000		$775,000		$100,000	
Interest (3% for 15 years)	$189,785					
City MSF Eligible Activities Total	**$1,064,785**		**$1,550,000**		**$200,000**	
Brownfield Plan/Act 381 Work Plan Preparation	**$15,000**	Spring 2019	**$15,000**	Spring 2019		
Brownfield Plan/Act 381 Work Plan Implementation	**$5,000**	on-going	**$5,000**	on-going	**$5,000**	on-going
City MSF Eligible Activities Total	**$1,084,785**		**$2,345,000**		**$305,000**	
MSF Eligible Activities Total Costs	**$1,535,340**		**$2,679,514**		**$476,798**	

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 Amendment April 2020
Cadillac Lofts Redevelopment
Cadillac Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate:		1.50%	48.14%												Phase I PA 255 Ends			Phase I NEZ Ends		Phase II PA 255 Ends
Plan Year				**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**
Revenue Year			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value			$ 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
Land Value			$ 128,229	$ 130,152	$ 132,105	$ 134,086	$ 136,098	$ 138,139	$ 140,211	$ 142,314	$ 144,449	$ 146,616	$ 148,815	$ 151,047	$ 153,313					
Reference G&D			$ 66,137	$ 67,129	$ 68,136	$ 69,158	$ 70,195	$ 71,248	$ 72,317	$ 73,402	$ 74,503	$ 75,620	$ 76,755	$ 77,906	$ 79,075	$ 80,261	$ 81,465	$ 82,687		
Annual Value Additions - Commercial				$ 410,000					$ 410,000											
Annual Value Additions - Residential				$ 1,640,000					$ 1,640,000											
Cumulative Value Additions - Commercial				$ 410,000	$ 416,150	$ 422,392	$ 428,728	$ 435,159	$ 851,686	$ 864,462	$ 877,429	$ 890,590	$ 903,949	$ 917,508	$ 931,271	$ 945,240	$ 959,418	$ 973,810	$ 988,417	$ 1,003,243
Cumulative Value Additions - Residential				$ 1,640,000	$ 1,664,600	$ 1,689,569	$ 1,714,913	$ 1,740,636	$ 3,406,746	$ 3,457,847	$ 3,509,715	$ 3,562,360	$ 3,615,796	$ 3,670,033	$ 3,725,083	$ 3,780,959	$ 3,837,674	$ 3,895,239	$ 3,953,668	$ 4,012,973
Estimated New TV			$ 551,090	$ 1,781,090	$ 1,791,706	$ 1,810,315	$ 1,829,203	$ 1,848,375	$ 2,892,834	$ 2,927,960	$ 2,963,614	$ 2,999,801	$ 3,036,532	$ 3,073,814	$ 3,111,655	$ 2,994,450	$ 3,031,101	$ 3,068,301	$ 3,022,132	$ 3,059,198
Incremental Difference (New TV - Base TV)				$ 1,230,000	$ 1,240,616	$ 1,259,225	$ 1,278,113	$ 1,297,285	$ 2,341,744	$ 2,376,870	$ 2,412,524	$ 2,448,711	$ 2,485,442	$ 2,522,724	$ 2,560,565	$ 2,443,360	$ 2,480,011	$ 2,517,211	$ 2,471,042	$ 2,508,108
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
Base Taxes - Local (w/out 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
Base Taxes - Total			$ 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
State Capture w/out PA 255 and NEZ				$ 29,520	$ 29,775	$ 30,221	$ 30,675	$ 31,135	$ 56,202	$ 57,045	$ 57,901	$ 58,769	$ 59,651	$ 60,545	$ 61,454	$ 58,641	$ 59,520	$ 60,413	$ 59,305	$ 60,195
Local Capture w/out PA 255 and NEZ				$ 42,081	$ 42,444	$ 43,081	$ 43,727	$ 44,383	$ 80,116	$ 81,318	$ 82,538	$ 83,776	$ 85,032	$ 86,308	$ 87,603	$ 83,593	$ 84,847	$ 86,119	$ 84,540	$ 85,808
Total Capture				$ 71,601	$ 72,219	$ 73,302	$ 74,402	$ 75,518	$ 136,318	$ 138,363	$ 140,438	$ 142,545	$ 144,683	$ 146,853	$ 149,056	$ 142,233	$ 144,367	$ 146,532	$ 143,845	$ 146,002
PA 255 Tax Abatement - State	50%	School Operating		$1,845	$1,873	$1,901	$1,929	$1,958	$3,833	$3,890	$3,948	$4,008	$4,068	$4,129	$4,191	$2,048	$2,078	$2,110	$2,141	$2,173
PA 255 Tax Abatement - Local	50%			$3,507	$3,559	$3,613	$3,667	$3,722	$7,285	$7,394	$7,505	$7,617	$7,732	$7,847	$7,965	$10,921	$11,085	$11,251	$11,420	$11,591
PA 255 Value - Total				$5,352	$5,432	$5,514	$5,596	$5,680	$11,117	$11,284	$11,453	$11,625	$11,799	$11,976	$12,156	$12,969	$13,163	$13,361	$13,561	$13,764
NEZ Tax Abatement - State	50%	SET/School Operating		$9,840	$9,988	$10,137	$10,289	$10,444	$20,440	$20,747	$21,058	$21,374	$21,695	$22,020	$22,350	$22,686	$23,026	$23,371	$11,420	$11,591
NEZ Tax Abatement - Local	50%			$14,027	$14,237	$14,451	$14,668	$14,888	$29,138	$29,575	$30,019	$30,469	$30,926	$31,390	$31,861	$32,339	$32,824	$33,316	$16,279	$16,523
NEZ Tax Abatement - Total				$23,867	$24,225	$24,588	$24,957	$25,332	$49,579	$50,322	$51,077	$51,843	$52,621	$53,410	$54,211	$55,024	$55,850	$56,688	$27,699	$28,114
Total PA 255/NEZ Tax Abatement- State				$11,685	$11,860	$12,038	$12,219	$12,402	$24,273	$24,637	$25,007	$25,382	$25,763	$26,149	$26,541	$24,733	$25,104	$25,481	$13,561	$13,764
Total PA 255/NEZ Tax Abatement- Local				$17,534	$17,797	$18,064	$18,335	$18,610	$36,423	$36,969	$37,523	$38,086	$38,658	$39,237	$39,826	$43,260	$43,909	$44,567	$27,699	$28,114
Total PA 255/NEZ Tax Abatement- Total				$29,219	$29,657	$30,102	$30,553	$31,012	$60,696	$61,606	$62,530	$63,468	$64,420	$65,386	$66,367	$67,993	$69,013	$70,048	$41,260	$41,878
Net Capture - State				$ 17,835	$ 17,915	$ 18,183	$ 18,456	$ 18,733	$ 31,929	$ 32,408	$ 32,894	$ 33,387	$ 33,888	$ 34,396	$ 34,912	$ 33,907	$ 34,416	$ 34,932	$ 45,744	$ 46,430
Net Capture - Local				$ 24,547	$ 24,647	$ 25,017	$ 25,392	$ 25,773	$ 43,694	$ 44,349	$ 45,014	$ 45,689	$ 46,375	$ 47,070	$ 47,777	$ 40,333	$ 40,938	$ 41,552	$ 56,841	$ 57,694
Net Capture Total				$ 42,382	$ 42,562	$ 43,200	$ 43,848	$ 44,506	$ 75,622	$ 76,757	$ 77,908	$ 79,077	$ 80,263	$ 81,467	$ 82,689	$ 74,240	$ 75,354	$ 76,484	$ 102,585	$ 104,124
Total School Revenue	Millage Rate																			
	39.27%	24.0000	$ 13,226	$ 31,061	$ 31,141	$ 31,409	$ 31,682	$ 31,959	$ 45,155	$ 45,634	$ 46,120	$ 46,613	$ 47,114	$ 47,623	$ 48,138	$ 47,133	$ 47,642	$ 48,158	$ 58,970	$ 59,656
Total Local Revenue	Millage Rate																			
	60.73%	37.1122	$ 20,452	$ 48,566	$ 48,697	$ 49,121	$ 49,551	$ 49,988	$ 70,937	$ 71,694	$ 72,463	$ 73,243	$ 74,035	$ 74,839	$ 75,654	$ 67,871	$ 68,582	$ 69,304	$ 112,158	$ 113,534
Total Revenue	Millage Rate																			
		61.1122	$ 33,678	$ 79,628	$ 79,838	$ 80,530	$ 81,233	$ 81,947	$ 116,092	$ 117,328	$ 118,583	$ 119,856	$ 121,149	$ 122,461	$ 123,793	$ 115,004	$ 116,224	$ 117,463	$ 171,128	$ 173,190
					$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080	$ 32,080				
School Capture	Millage Rate		41.23%																	
State Education Tax (SET)	25%	6.0000	$ -	$ 4,459	$ 4,479	$ 4,546	$ 4,614	$ 4,683	$ 7,982	$ 8,102	$ 8,223	$ 8,347	$ 8,472	$ 8,599	$ 8,728	$ 8,477	$ 8,604	$ 8,733	$ 11,436	$ 11,608
School Operating Tax	75%	18.0000	$ -	$ 13,376	$ 13,436	$ 13,637	$ 13,842	$ 14,050	$ 23,947	$ 24,306	$ 24,670	$ 25,040	$ 25,416	$ 25,797	$ 26,184	$ 25,430	$ 25,812	$ 26,199	$ 34,308	$ 34,823
School Total		**24.0000**	**$ -**	**$ 17,835**	**$ 17,915**	**$ 18,183**	**$ 18,456**	**$ 18,733**	**$ 31,929**	**$ 32,408**	**$ 32,894**	**$ 33,387**	**$ 33,888**	**$ 34,396**	**$ 34,912**	**$ 33,907**	**$ 34,416**	**$ 34,932**	**$ 45,744**	**$ 46,430**
Local Capture	Millage Rate		58.77%																	
City Operating	40.77%	13.9473	$ -	$ 10,007	$ 10,048	$ 10,199	$ 10,352	$ 10,507	$ 17,813	$ 18,080	$ 18,351	$ 18,626	$ 18,906	$ 19,189	$ 19,477	$ 16,443	$ 16,689	$ 16,940	$ 23,172	$ 23,520
Fire/Police Pension	7.60%	2.6000	$ -	$ 1,866	$ 1,873	$ 1,901	$ 1,930	$ 1,959	$ 3,321	$ 3,370	$ 3,421	$ 3,472	$ 3,524	$ 3,577	$ 3,631	$ 3,065	$ 3,111	$ 3,158	$ 4,320	$ 4,385
DDA	5.71%	1.9548	$ -	$ 1,403	$ 1,408	$ 1,429	$ 1,451	$ 1,473	$ 2,497	$ 2,534	$ 2,572	$ 2,611	$ 2,650	$ 2,689	$ 2,730	$ 2,305	$ 2,339	$ 2,374	$ 3,248	$ 3,296
County Allocated	19.82%	6.7797	$ -	$ 4,864	$ 4,884	$ 4,958	$ 5,032	$ 5,107	$ 8,659	$ 8,788	$ 8,920	$ 9,054	$ 9,190	$ 9,328	$ 9,468	$ 7,993	$ 8,113	$ 8,234	$ 11,264	$ 11,433
Public Safety	2.78%	0.9500	$ -	$ 682	$ 684	$ 695	$ 705	$ 716	$ 1,213	$ 1,231	$ 1,250	$ 1,269	$ 1,288	$ 1,307	$ 1,327	$ 1,120	$ 1,137	$ 1,154	$ 1,578	$ 1,602
Animal Control	0.58%	0.2000	$ -	$ 144	$ 144	$ 146	$ 148	$ 151	$ 255	$ 259	$ 263	$ 267	$ 271	$ 275	$ 279	$ 236	$ 239	$ 243	$ 332	$ 337
MSUE	0.50%	0.1700	$ -	$ 122	$ 122	$ 124	$ 126	$ 128	$ 217	$ 220	$ 224	$ 227	$ 230	$ 234	$ 237	$ 200	$ 203	$ 206	$ 282	$ 287
Veterans Relief	0.29%	0.1000	$ -	$ 72	$ 72	$ 73	$ 74	$ 75	$ 128	$ 130	$ 132	$ 134	$ 136	$ 138	$ 140	$ 118	$ 120	$ 121	$ 166	$ 169
Library	2.19%	0.7500	$ -	$ 538	$ 540	$ 548	$ 557	$ 565	$ 958	$ 972	$ 987	$ 1,002	$ 1,017	$ 1,032	$ 1,047	$ 884	$ 897	$ 911	$ 1,246	$ 1,265
CWTA	1.75%	0.6000	$ -	$ 431	$ 432	$ 439	$ 445	$ 452	$ 766	$ 778	$ 789	$ 801	$ 813	$ 826	$ 838	$ 707	$ 718	$ 729	$ 997	$ 1,012
ISD	18.01%	6.1604	$ -	$ 4,420	$ 4,438	$ 4,505	$ 4,572	$ 4,641	$ 7,868	$ 7,986	$ 8,105	$ 8,227	$ 8,350	$ 8,476	$ 8,603	$ 7,263	$ 7,371	$ 7,482	$ 10,235	$ 10,389
Local Total		**34.2122**	**$ -**	**$ 24,547**	**$ 24,647**	**$ 25,017**	**$ 25,392**	**$ 25,773**	**$ 43,694**	**$ 44,349**	**$ 45,014**	**$ 45,689**	**$ 46,375**	**$ 47,070**	**$ 47,777**	**$ 40,333**	**$ 40,938**	**$ 41,552**	**$ 56,841**	**$ 57,694**
State and Local Capture	Millage Rate																			
TOTAL		**58.2122**	**$ -**	**$ 42,382**	**$ 42,562**	**$ 43,200**	**$ 43,848**	**$ 44,506**	**$ 75,622**	**$ 76,757**	**$ 77,908**	**$ 79,077**	**$ 80,263**	**$ 81,467**	**$ 82,689**	**$ 74,240**	**$ 75,354**	**$ 76,484**	**$ 102,585**	**$ 104,124**
Cumulative Capture					**$ 84,944**	**$ 128,145**	**$ 171,993**	**$ 216,499**	**$ 292,121**	**$ 368,878**	**$ 446,786**	**$ 525,863**	**$ 606,126**	**$ 687,593**	**$ 770,282**	**$ 844,522**	**$ 919,876**	**$ 996,360**	**$ 1,098,946**	**$ 1,203,070**
Non-Capturable Millages	Millage Rate																			
		0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CAPS Debt		2.9000	$ -	$ 5,165	$ 5,196	$ 5,250	$ 5,305	$ 5,360	$ 8,389	$ 8,491	$ 8,594	$ 8,699	$ 8,806	$ 8,914	$ 9,024	$ 8,684	$ 8,790	$ 8,898	$ 8,764	$ 8,872
			$ -	**$ 5,165**	**$ 5,196**	**$ 5,250**	**$ 5,305**	**$ 5,360**	**$ 8,389**	**$ 8,491**	**$ 8,594**	**$ 8,699**	**$ 8,806**	**$ 8,914**	**$ 9,024**	**$ 8,684**	**$ 8,790**	**$ 8,898**	**$ 8,764**	**$ 8,872**

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Amendment April 2020
Cadillac Lofts Redevelopment
Cadillac Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate:		1.50%			Phase II NEZ Ends										
Plan Year			**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Revenue Year			2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
*Base Taxable Value			$ 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
Land Value															
Reference G&D															
Annual Value Additions - Commercial															
Annual Value Additions - Residential															
Cumulative Value Additions - Commercial			$ 1,018,292	$ 1,033,566	$ 1,049,070	$ 1,064,806	$ 1,080,778	$ 1,096,989	$ 1,113,444	$ 1,130,146	$ 1,147,098	$ 1,164,305	$ 1,181,769	$ 1,199,496	$ 1,217,488
Cumulative Value Additions - Residential			$ 4,073,167	$ 4,134,265	$ 4,196,279	$ 4,259,223	$ 4,323,111	$ 4,387,958	$ 4,453,777	$ 4,520,584	$ 4,588,393	$ 4,657,218	$ 4,727,077	$ 4,797,983	$ 4,869,953
Estimated New TV			$ 3,096,819	$ 3,135,005	$ 3,173,764	$ 3,213,104	$ 3,253,034	$ 3,293,564	$ 3,334,701	$ 3,376,455	$ 3,418,835	$ 3,461,852	$ 3,505,513	$ 3,549,829	$ 3,594,810
Incremental Difference (New TV - Base TV)			$ 2,545,729	$ 2,583,915	$ 2,622,674	$ 2,662,014	$ 2,701,944	$ 2,742,474	$ 2,783,611	$ 2,825,365	$ 2,867,745	$ 2,910,762	$ 2,954,423	$ 2,998,739	$ 3,043,720
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
Base Taxes - Local (w/out 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
Base Taxes - Total			$ 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
State Capture w/out PA 255 and NEZ			$ 61,098	$ 62,014	$ 62,944	$ 63,888	$ 64,847	$ 65,819	$ 66,807	$ 67,809	$ 68,826	$ 69,858	$ 70,906	$ 71,970	$ 73,049
Local Capture w/out PA 255 and NEZ			$ 87,095	$ 88,401	$ 89,727	$ 91,073	$ 92,439	$ 93,826	$ 95,233	$ 96,662	$ 98,112	$ 99,584	$ 101,077	$ 102,593	$ 104,132
Total Capture			$ 148,193	$ 150,415	$ 152,672	$ 154,962	$ 157,286	$ 159,645	$ 162,040	$ 164,471	$ 166,938	$ 169,442	$ 171,983	$ 174,563	$ 177,182
PA 255 Tax Abatement - State	50% School Operat														
PA 255 Tax Abatement - Local	50%														
PA 255 Value - Total															
NEZ Tax Abatement - State	50% SET/School Op		$11,765	$11,941	$12,120										
NEZ Tax Abatement - Local	50%		$16,771	$17,023	$17,278										
NEZ Tax Abatement - Total			$28,536	$28,964	$29,398										
Total PA 255/NEZ Tax Abatement- State			$11,765	$11,941	$12,120										
Total PA 255/NEZ Tax Abatement- Local			$16,771	$17,023	$17,278										
Total PA 255/NEZ Tax Abatement- Total			$28,536	$28,964	$29,398										
Net Capture - State			$ 49,333	$ 50,073	$ 50,824	$ 63,888	$ 64,847	$ 65,819	$ 66,807	$ 67,809	$ 68,826	$ 69,858	$ 70,906	$ 71,970	$ 73,049
Net Capture - Local			$ 70,324	$ 71,379	$ 72,450	$ 91,073	$ 92,439	$ 93,826	$ 95,233	$ 96,662	$ 98,112	$ 99,584	$ 101,077	$ 102,593	$ 104,132
Net Capture Total			$ 119,657	$ 121,452	$ 123,273	$ 154,962	$ 157,286	$ 159,645	$ 162,040	$ 164,471	$ 166,938	$ 169,442	$ 171,983	$ 174,563	$ 177,182
Total School Revenue	Millage Rate														
	39.27%	24.0000	$ 62,559	$ 63,299	$ 64,050	$ 77,115	$ 78,073	$ 79,046	$ 80,033	$ 81,035	$ 82,052	$ 83,084	$ 84,132	$ 85,196	$ 86,275
Total Local Revenue	Millage Rate														
	60.73%	37.1122	$ 114,930	$ 116,347	$ 117,785	$ 119,245	$ 120,727	$ 122,231	$ 123,758	$ 125,308	$ 126,881	$ 128,477	$ 130,097	$ 131,742	$ 133,411
Total Revenue	Millage Rate														
		61.1122	$ 177,489	$ 179,646	$ 181,835	$ 196,360	$ 198,800	$ 201,277	$ 203,791	$ 206,343	$ 208,933	$ 211,561	$ 214,230	$ 216,938	$ 219,687
School Capture	Millage Rate														
State Education Tax (SET)	25%	6.0000	$ 12,333	$ 12,518	$ 12,706	$ 15,972	$ 16,212	$ 16,455	$ 16,702	$ 16,952	$ 17,206	$ 17,465	$ 17,727	$ 17,992	$ 18,262
School Operating Tax	75%	18.0000	$ 36,999	$ 37,554	$ 38,118	$ 47,916	$ 48,635	$ 49,365	$ 50,105	$ 50,857	$ 51,619	$ 52,394	$ 53,180	$ 53,977	$ 54,787
School Total		**24.0000**	**$ 49,333**	**$ 50,073**	**$ 50,824**	**$ 63,888**	**$ 64,847**	**$ 65,819**	**$ 66,807**	**$ 67,809**	**$ 68,826**	**$ 69,858**	**$ 70,906**	**$ 71,970**	**$ 73,049**
Local Capture	Millage Rate														
City Operating	40.77%	13.9473	$ 28,669	$ 29,099	$ 29,536	$ 37,128	$ 37,685	$ 38,250	$ 38,824	$ 39,406	$ 39,997	$ 40,597	$ 41,206	$ 41,824	$ 42,452
Fire/Police Pension	7.60%	2.6000	$ 5,344	$ 5,425	$ 5,506	$ 6,921	$ 7,025	$ 7,130	$ 7,237	$ 7,346	$ 7,456	$ 7,568	$ 7,681	$ 7,797	$ 7,914
DDA	5.71%	1.9548	$ 4,018	$ 4,078	$ 4,140	$ 5,204	$ 5,282	$ 5,361	$ 5,441	$ 5,523	$ 5,606	$ 5,690	$ 5,775	$ 5,862	$ 5,950
County Allocated	19.82%	6.7797	$ 13,936	$ 14,145	$ 14,357	$ 18,048	$ 18,318	$ 18,593	$ 18,872	$ 19,155	$ 19,442	$ 19,734	$ 20,030	$ 20,331	$ 20,636
Public Safety	2.78%	0.9500	$ 1,953	$ 1,982	$ 2,012	$ 2,529	$ 2,567	$ 2,605	$ 2,644	$ 2,684	$ 2,724	$ 2,765	$ 2,807	$ 2,849	$ 2,892
Animal Control	0.58%	0.2000	$ 411	$ 417	$ 424	$ 532	$ 540	$ 548	$ 557	$ 565	$ 574	$ 582	$ 591	$ 600	$ 609
MSUE	0.50%	0.1700	$ 349	$ 355	$ 360	$ 453	$ 459	$ 466	$ 473	$ 480	$ 488	$ 495	$ 502	$ 510	$ 517
Veterans Relief	0.29%	0.1000	$ 206	$ 209	$ 212	$ 266	$ 270	$ 274	$ 278	$ 283	$ 287	$ 291	$ 295	$ 300	$ 304
Library	2.19%	0.7500	$ 1,542	$ 1,565	$ 1,588	$ 1,997	$ 2,026	$ 2,057	$ 2,088	$ 2,119	$ 2,151	$ 2,183	$ 2,216	$ 2,249	$ 2,283
CWTA	1.75%	0.6000	$ 1,233	$ 1,252	$ 1,271	$ 1,597	$ 1,621	$ 1,645	$ 1,670	$ 1,695	$ 1,721	$ 1,746	$ 1,773	$ 1,799	$ 1,826
ISD	18.01%	6.1604	$ 12,663	$ 12,853	$ 13,046	$ 16,399	$ 16,645	$ 16,895	$ 17,148	$ 17,405	$ 17,666	$ 17,931	$ 18,200	$ 18,473	$ 18,751
Local Total		**34.2122**	**$ 70,324**	**$ 71,379**	**$ 72,450**	**$ 91,073**	**$ 92,439**	**$ 93,826**	**$ 95,233**	**$ 96,662**	**$ 98,112**	**$ 99,584**	**$ 101,077**	**$ 102,593**	**$ 104,132**
State and Local Capture	Millage Rate														
TOTAL		**58.2122**	**$ 119,657**	**$ 121,452**	**$ 123,273**	**$ 154,962**	**$ 157,286**	**$ 159,645**	**$ 162,040**	**$ 164,471**	**$ 166,938**	**$ 169,442**	**$ 171,983**	**$ 174,563**	**$ 177,182**
Cumulative Capture			**$ 1,322,726**	**$ 1,444,178**	**$ 1,567,451**	**$ 1,722,413**	**$ 1,879,699**	**$ 2,039,344**	**$ 2,201,384**	**$ 2,365,855**	**$ 2,532,793**	**$ 2,702,235**	**$ 2,874,218**	**$ 3,048,781**	**$ 3,225,963**
Non-Capturable Millages	Millage Rate														
		0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CAPS Debt		2.9000	$ 8,981	$ 9,092	$ 9,204	$ 9,318	$ 9,434	$ 9,551	$ 9,671	$ 9,792	$ 9,915	$ 10,039	$ 10,166	$ 10,295	$ 10,425
			$ 8,981	**$ 9,092**	**$ 9,204**	**$ 9,318**	**$ 9,434**	**$ 9,551**	**$ 9,671**	**$ 9,792**	**$ 9,915**	**$ 10,039**	**$ 10,166**	**$ 10,295**	**$ 10,425**

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table – PA 210/NEZ Amendment April 2020

Cadillac Lofts Redevelopment

Cadillac Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	41.2%	$ 549,108	$ 169,297	$ 51,315		$ 769,720
Local	58.8%	$ 782,758	$ -	$ 479,774	$ 50,000	$ 1,312,532
TOTAL	100.0%	$ 1,331,865	$ 169,297	$ 531,089		$ 2,082,251
MDEQ		$ 124,465				
MSF		$ 1,207,400				
TOTAL		$ 1,331,865				

Estimated Total Years of Capture: 25

Estimated Capture	$	1,331,865
Administrative Fees	$	50,000
State Revolving Fund	$	169,297
LSRRF	$	531,089
TOTAL	$	2,082,251

Estimated Taxable Value (TV) Increase Rate: 1.50%

Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value	$ 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
Annual Value Additions		$ 410,000	$ -	$ -	$ -	$ -	$ 410,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Value Additions		$ 410,000	$ 416,150	$ 422,392	$ 428,728	$ 435,159	$ 851,686	$ 864,462	$ 877,429	$ 890,590	$ 903,949	$ 917,508	$ 931,271	$ 945,240	$ 959,418	$ 973,810
Estimated New TV	$ 551,090	$ 756,090	$ 759,165	$ 762,286	$ 765,454	$ 768,670	$ 976,933	$ 983,321	$ 989,804	$ 996,385	$ 1,003,064	$ 1,009,844	$ 1,016,725	$ 1,023,710	$ 1,030,799	$ 1,037,995
Incremental Difference (New TV - Base TV)			$ 208,075	$ 211,196	$ 214,364	$ 217,580	$ 425,843	$ 432,231	$ 438,714	$ 445,295	$ 451,974	$ 458,754	$ 465,635	$ 472,620	$ 479,709	$ 486,905

Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	notes		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue			$ -	$ 17,835	$ 17,915	$ 18,183	$ 18,456	$ 18,733	$ 31,929	$ 32,408	$ 32,894	$ 33,387	$ 33,888	$ 34,396	$ 34,912	$ 33,907	$ 34,416	$ 34,932
State Brownfield Revolving Fund (50% of SET)		50%	$ -	$ 2,229	$ 2,239	$ 2,273	$ 2,307	$ 2,342	$ 3,991	$ 4,051	$ 4,112	$ 4,173	$ 4,236	$ 4,300	$ 4,364	$ 4,238	$ 4,302	$ 4,367
State TIR Available for Reimbursement			$ -	$ 15,606	$ 15,675	$ 15,910	$ 16,149	$ 16,391	$ 27,938	$ 28,357	$ 28,782	$ 29,214	$ 29,652	$ 30,097	$ 30,548	$ 29,669	$ 30,114	$ 30,566
Total Local Incremental Revenue			$ -	$ 24,547	$ 24,647	$ 25,017	$ 25,392	$ 25,773	$ 43,694	$ 44,349	$ 45,014	$ 45,689	$ 46,375	$ 47,070	$ 47,777	$ 40,333	$ 40,938	$ 41,552
BRA Administrative Fee		6%	$ -	$ 1,473	$ 1,479	$ 1,501	$ 1,524	$ 1,546	$ 2,622	$ 2,661	$ 2,701	$ 2,741	$ 2,782	$ 2,824	$ 2,867	$ 2,420	$ 2,456	$ 2,493
Local TIR Available for Reimbursement			$ -	$ 23,074	$ 23,169	$ 23,516	$ 23,869	$ 24,227	$ 41,072	$ 41,688	$ 42,313	$ 42,948	$ 43,592	$ 44,246	$ 44,910	$ 37,913	$ 38,482	$ 39,059
Total State & Local TIR Available			$ -	$ 38,680	$ 38,844	$ 39,426	$ 40,018	$ 40,618	$ 69,010	$ 70,045	$ 71,096	$ 72,162	$ 73,244	$ 74,343	$ 75,458	$ 67,582	$ 68,596	$ 69,625
Developer Reimbursement		Principal	$96,710	0%	0%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
		Interest	$ 25,905		$ -	$ 3,955	$ 4,014	$ 4,074	$ 6,749	$ 5,752	$ 5,855	$ 5,959	$ 6,065	$ 5,986	$ 6,093	$ 5,342	$ 5,439	$ 5,537
Cumulative Capture		Total	$122,615		$ -	$ 3,955	$ 7,969	$ 12,043	$ 18,792	$ 24,545	$ 30,400	$ 36,359	$ 42,424	$ 48,410	$ 54,503	$ 59,845	$ 65,284	$ 70,820
Developer Reimbursement Balance			$ 122,615	$ 122,615	$ 122,615	$ 118,660	$ 114,646	$ 110,572	$ 103,823	$ 98,071	$ 92,216	$ 86,256	$ 80,191	$ 74,205	$ 68,112	$ 62,770	$ 57,332	$ 51,795
EGLE Brownfield Loan	Beginning Balance	Principal	$98,325	***Payment***						$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947
		Interest	$ 11,140															
		Total	$109,465	% Allocation														
EGLE Loan Reimbursement					$ -	$ -	$ -	$ -	$ -	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947	$ 10,947
City Reimbursement Balance				$109,465	$ 109,465	$ 109,465	$ 109,465	$ 109,465	$ 109,465	$ 98,519	$ 87,572	$ 76,626	$ 65,679	$ 54,733	$ 43,786	$ 32,840	$ 21,893	$ 10,947
		Principal	$ 910,000	$ 343,000														
	Beginning Balance	Interest	$ 189,785															
CITY		Total	$ 1,099,785	100%	100%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
City Reimbursement				$ 38,680	$ 38,844	$ 35,472	$ 36,004	$ 36,544	$ 62,088	$ 53,170	$ 54,116	$ 55,075	$ 56,049	$ 57,037	$ 58,041	$ 50,955	$ 51,867	$ 52,792
Cumulative Capture			$ 74,315															
City Reimbursement Balance				$ 1,099,785	$ 1,060,941	$ 1,025,470	$ 989,466	$ 952,922	$ 890,834	$ 837,664	$ 783,548	$ 728,473	$ 672,424	$ 615,387	$ 557,346	$ 506,391	$ 454,525	$ 401,733
MSF Non-Environmental Costs	MDEQ/EA %	State/Local %	$ 1,207,400	$ 35,065	$ 35,214	$ 35,742	$ 36,278	$ 36,822	$ 60,997	$ 61,912	$ 62,840	$ 63,783	$ 64,740	$ 64,026	$ 64,986	$ 58,203	$ 59,076	$ 59,962
State Tax Reimbursement	90.65%	41.23%	$ 497,793	$ 14,147	$ 14,210	$ 14,423	$ 14,640	$ 14,859	$ 24,694	$ 25,064	$ 25,440	$ 25,822	$ 26,209	$ 25,920	$ 26,309	$ 25,551	$ 25,935	$ 26,324
Local Tax Reimbursement	90.65%	58.77%	$ 709,608	$ 20,918	$ 21,003	$ 21,318	$ 21,638	$ 21,963	$ 36,303	$ 36,847	$ 37,400	$ 37,961	$ 38,531	$ 38,106	$ 38,677	$ 32,652	$ 33,141	$ 33,638
Total MSF Reimbursement Balance				$ 1,172,335	$ 1,137,121	$ 1,101,379	$ 1,065,101	$ 1,028,279	$ 967,282	$ 905,371	$ 842,530	$ 778,747	$ 714,008	$ 649,982	$ 584,996	$ 526,793	$ 467,717	$ 407,755
State MSF Balance to Be Reimbursed				$ 483,645	$ 469,435	$ 455,012	$ 440,372	$ 425,512	$ 400,819	$ 375,755	$ 350,314	$ 324,493	$ 298,284	$ 272,364	$ 246,055	$ 220,504	$ 194,569	$ 168,245
Local MSF Balance to Be Reimbursed		**$ 1,331,865**	$ 1,331,865	$ 688,689	$ 667,686	$ 646,368	$ 624,729	$ 602,766	$ 566,463	$ 529,616	$ 492,216	$ 454,255	$ 415,724	$ 377,618	$ 338,941	$ 306,289	$ 273,148	$ 239,509
MDEQ Environmental Costs			$ 124,465	$ 3,615	$ 3,630	$ 3,684	$ 3,740	$ 3,796	$ 6,288	$ 6,382	$ 6,478	$ 6,575	$ 6,674	$ 6,600	$ 6,699	$ 6,000	$ 6,090	$ 6,181
State Tax Reimbursement	9.35%	41.23%	$ 51,315	$ 1,458	$ 1,465	$ 1,487	$ 1,509	$ 1,532	$ 2,546	$ 2,584	$ 2,622	$ 2,662	$ 2,702	$ 2,672	$ 2,712	$ 2,634	$ 2,673	$ 2,714
Local Tax Reimbursement	9.35%	58.77%	$ 73,150	$ 2,156	$ 2,165	$ 2,198	$ 2,231	$ 2,264	$ 3,742	$ 3,798	$ 3,855	$ 3,913	$ 3,972	$ 3,928	$ 3,987	$ 3,366	$ 3,416	$ 3,468
Total MDEQ Reimbursement Balance				$ 120,850	$ 117,220	$ 113,536	$ 109,796	$ 106,000	$ 99,712	$ 93,330	$ 86,852	$ 80,277	$ 73,604	$ 67,003	$ 60,304	$ 54,305	$ 48,215	$ 42,033
State MDEQ Balance to Be Reimbursed				$ 49,857	$ 48,392	$ 46,905	$ 45,396	$ 43,864	$ 41,318	$ 38,735	$ 36,112	$ 33,450	$ 30,749	$ 28,077	$ 25,365	$ 22,731	$ 20,057	$ 17,344
Local MDEQ Balance to Be Reimbursed				$ 70,994	$ 68,828	$ 66,631	$ 64,400	$ 62,136	$ 58,394	$ 54,596	$ 50,740	$ 46,827	$ 42,855	$ 38,927	$ 34,940	$ 31,574	$ 28,157	$ 24,690
Local Only Costs	5%		$ 50,000	$ 1,473	$ 1,479	$ 1,501	$ 1,524	$ 1,546	$ 2,622	$ 2,661	$ 2,701	$ 2,741	$ 2,782	$ 2,824	$ 2,867	$ 2,420	$ 2,456	$ 2,493
Local Tax Reimbursement																		
Total Local Only Reimbursement Balance				$ 48,527	$ 47,048	$ 45,547	$ 44,024	$ 42,477	$ 39,856	$ 37,195	$ 34,494	$ 31,753	$ 28,970	$ 26,146	$ 23,279	$ 20,859	$ 18,403	$ 15,910
Total Annual Reimbursement				$ 40,153	$ 40,323	$ 40,927	$ 41,541	$ 42,164	$ 69,906	$ 70,955	$ 72,019	$ 73,099	$ 74,196	$ 73,450	$ 74,552	$ 66,623	$ 67,622	$ 68,637

LOCAL BROWNFIELD REVOLVING FUND			Allocation %						2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%
LBRF Deposits *				$ -	$ -	$ -	$ -	$ -	$ 1,725	$ 3,476	$ 5,254	$ 7,058	$ 8,889	$ 12,606	$ 16,379	$ 19,758	$ 23,188	$ 26,669
State Tax Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ 698	$ 709	$ 720	$ 730	$ 741	$ 1,505	$ 1,527	$ 1,483	$ 1,506	$ 1,528
Local Tax Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ 1,027	$ 1,042	$ 1,058	$ 1,074	$ 1,090	$ 2,212	$ 2,245	$ 1,896	$ 1,924	$ 1,953
Total LBRF Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ 1,725	$ 1,751	$ 1,777	$ 1,804	$ 1,831	$ 3,717	$ 3,773	$ 3,379	$ 3,430	$ 3,481

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

Footnotes:

3/15/2020

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - PA 210/NEZ Amendment April 2020

Cadillac Lofts Redevelopment

Cadillac Brownfield Redevelopment Authority

Estimated Taxable Val					Local State EA Capture Ends					Local LBRF Capture Ends						
	16	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTALS**
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
*	$ 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	
Anr	$ -	$ -	$ -													
Cumulat	$ 988,417	$ 1,003,243	$ 1,018,292	$ 1,033,566	$ 1,049,070	$ 1,064,806	$ 1,080,778	$ 1,096,989	$ 1,113,444	$ 1,130,146	$ 1,147,098	$ 1,164,305	$ 1,181,769	$ 1,199,496	$ 1,217,488	
	$ 1,045,298	$ 1,052,712	$ 1,060,236	$ 1,067,873	$ 1,075,625	$ 1,083,493	$ 1,091,479	$ 1,099,585	$ 1,107,812	$ 1,116,163	$ 1,124,639	$ 1,133,242	$ 1,141,975	$ 1,150,838	$ 1,159,834	
Incremental Difference	$ 494,208	$ 501,622	$ 509,146	$ 516,783	$ 524,535	$ 532,403	$ 540,389	$ 548,495	$ 556,722	$ 565,073	$ 573,549	$ 582,152	$ 590,885	$ 599,748	$ 608,744	
Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTAL
Total State Incremental Revenue	$ 45,744	$ 46,430	$ 49,333	$ 50,073	$ 50,824	$ 63,888	$ 64,847	$ 65,819	$ 66,807	$ 67,809	$ 68,826	$ 69,858	$ 70,906	$ 71,970	$ 73,049	$ 1,354,373
State Brownfield Revolving Fund (50% of SET)	$ 5,718	$ 5,804	$ 6,167	$ 6,259	$ 6,353	$ 7,986	$ 8,106	$ 8,227	$ 8,351	$ 8,476	$ 8,603	$ 8,732	$ 8,863	$ 8,996	$ 9,131	$ 169,297
State TIR Available for Reimbursement	**$ 40,026**	**$ 40,626**	**$ 43,166**	**$ 43,814**	**$ 44,471**	**$ 55,902**	**$ 56,741**	**$ 57,592**	**$ 58,456**	**$ 59,333**	**$ 60,223**	**$ 61,126**	**$ 62,043**	**$ 62,974**	**$ 63,918**	$ 1,185,077
Total Local Incremental Revenue	$ 56,841	$ 57,694	$ 70,324	$ 71,379	$ 72,450	$ 91,073	$ 92,439	$ 93,826	$ 95,233	$ 96,662	$ 98,112	$ 99,584	$ 101,077	$ 102,593	$ 104,132	$ 1,871,590
BRA Administrative Fee	$ 3,410	$ 3,462	$ 4,219	$ 4,283	$ 4,347	$ 5,464	$ 5,546	$ 5,630	$ 5,714	$ 5,800	$ 5,887	$ 5,975	$ 6,065	$ 6,156	$ 6,248	$ 112,295
Local TIR Available for Reimbursement	**$ 53,431**	**$ 54,232**	**$ 66,105**	**$ 67,096**	**$ 68,103**	**$ 85,609**	**$ 86,893**	**$ 88,196**	**$ 89,519**	**$ 90,862**	**$ 92,225**	**$ 93,609**	**$ 95,013**	**$ 96,438**	**$ 97,884**	**$ 1,759,294**
Total State & Local TIR Available	**$ 93,457**	**$ 94,859**	**$ 109,271**	**$ 110,910**	**$ 112,573**	**$ 141,511**	**$ 143,634**	**$ 145,788**	**$ 147,975**	**$ 150,195**	**$ 152,448**	**$ 154,735**	**$ 157,056**	**$ 159,411**	**$ 161,803**	**$ 2,944,371**
Developer Reimbursement	10%	10%	10%	10%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	$ 8,276	$ 9,515	$ 10,961	$ 11,125	$ 11,918	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Cumulative Capture	**$ 79,097**	**$ 88,612**	**$ 99,572**	**$ 110,697**	**$ 122,615**											
Developer Reimbursement Balance	***$ 43,519***	***$ 34,004***	***$ 23,043***	***$ 11,918***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ -***
EGLE Brownfield Loan	***$ 10,947***															
EGLE Loan Reimbursement	$ 10,947	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 109,465
City Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CITY	90%	90%	90%	90%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
City Reimbursement	$ 33,963	$ 85,344	$ 98,310	$ 99,785	$ 84,332	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,099,785
Cumulative Capture																
City Reimbursement Balance	***$ 367,770***	***$ 282,426***	***$ 184,116***	***$ 84,331***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ (0)***	***$ -***
MSF Non-Environmental Costs	*$ 78,369*	*$ 79,544*	*$ 78,396*	*$ 93,004*	*$ 78,441*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 1,207,400*
State Tax Reimbursement	$ 33,564	$ 34,068	$ 36,197	$ 36,740	$ 27,676	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 497,793*
Local Tax Reimbursement	$ 44,805	$ 45,477	$ 42,199	$ 56,264	$ 50,765	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 709,608*
Total MSF Reimbursement Balance	*$ 329,386*	*$ 249,841*	*$ 171,445*	*$ 78,441*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	$ -
State MSF Balance to Be Reimbursed	*$ 134,681*	*$ 100,613*	*$ 64,416*	*$ 27,676*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	
Local MSF Balance to Be Reimbursed	*$ 194,705*	*$ 149,228*	*$ 107,029*	*$ 50,765*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	
MDEQ Environmental Costs	*$ 8,079*	*$ 8,200*	*$ 7,369*	*$ 9,587*	*$ 8,799*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 124,466*
State Tax Reimbursement	$ 3,460	$ 3,512	$ 3,731	$ 3,787	$ 2,853	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 51,315*
Local Tax Reimbursement	$ 4,619	$ 4,688	$ 3,638	$ 5,800	$ 5,946	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 73,150*
Total MDEQ Reimbursement Balance	*$ 33,955*	*$ 25,755*	*$ 18,386*	*$ 8,799*	*$ (1)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	$ -
State MDEQ Balance to Be Reimbursed	*$ 13,884*	*$ 10,372*	*$ 6,640*	*$ 2,853*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	
Local MDEQ Balance to Be Reimbursed	*$ 20,071*	*$ 15,383*	*$ 11,746*	*$ 5,946*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	
Local Only Costs	*$ 3,410*	*$ 3,462*	*$ 4,219*	*$ 4,283*	*$ 536*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
Local Tax Reimbursement																
Total Local Only Reimbursement Balance	*$ 12,499*	*$ 9,038*	*$ 4,818*	*$ 536*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	*$ (0)*	$ -
Total Annual Reimbursement	*$ 89,858*	*$ 91,206*	*$ 89,985*	*$ 106,874*	*$ 87,776*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 1,381,866*
LOCAL BROWNFIELD REVOLVING FUND	7.50%	7.50%	7.50%	7.50%	7.50%	100.00%	100.00%	100.00%	100.00%	100.00%						
LBRF Deposits *	**$ 33,678**	**$ 40,793**	**$ 48,988**	**$ 57,306**	**$ 65,749**	**$ 175,618**	**$ 262,511**	**$ 350,707**	**$ 440,227**	**$ 531,089**	**$ 531,089**	**$ 531,089**	**$ 531,089**	**$ 531,089**	**$ 531,089**	$ -
State Tax Capture	*$ 3,002*	*$ 3,047*	*$ 3,237*	*$ 3,286*	*$ 3,335*	*$ 24,259*					*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 51,315*
Local Tax Capture	*$ 4,007*	*$ 4,067*	*$ 4,958*	*$ 5,032*	*$ 5,108*	*$ 85,609*	*$ 86,893*	*$ 88,196*	*$ 89,519*	*$ 90,862*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 479,774*
Total LBRF Capture	*$ 7,009*	*$ 7,114*	*$ 8,195*	*$ 8,318*	*$ 8,443*	*$ 109,868*	*$ 86,893*	*$ 88,196*	*$ 89,519*	*$ 90,862*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 531,089*

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

Footnotes:

3/15/2020

TABLE 3 IMPACT ON TAXING JURISDICTIONS

BROWNFIELD PLAN - THIRTY YEAR DURATION

CADILLAC LOFTS

CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

		Millages	Millage Total	Percent Allocation	Total Capture $2,082,252	Total Revenues $3,075,787
City of Cadillac*			16.5473	48.37%	$634,828	$924,686
Allocated		13.9473				
Police Fire Retirement		2.6000				
Wexford County*			8.9497	26.16%	$343,350	$500,122
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%	$74,995	$109,237
CWTA*		0.6000	0.6000	1.75%	$23,019	$33,529
Cadillac Area Public Schools				0.00%		$0
School Debt*		***5.8000***				
ISD		6.1604	6.1604	18.01%	$236,340	$344,252
Local Taxes Total	58.77%	40.0122	34.2122	100.00%	$1,312,532	$1,911,825
State Taxes	41.23%		24.0000		$600,423	$1,163,961
School Operating		18.0000				
State Educ Tax		3.0000				
State Brownfield Fund		3.0000			$169,297	
Total		64.0122	58.2122		$2,082,252	$3,075,787

* Local Taxes (except ISD) are subject to DDA capture. Interlocal Agreement provides for Brownfield Reimbursement

** 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
Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT TO SKETCH PLAN FOR TERI-DEE (CADILLAC JUNCTION)

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held electronically pursuant to Executive Order 2020-48, on the 20th day April, 2020, at 6:00 p.m.

PRESENT: ____

ABSENT: ____

The following preamble and resolution was offered by __________________________and seconded by ________________________________.

WHEREAS, TeriDee, LLC (“Developer”) is the owner of certain real property located near US-131 and M-55 (“Property”), which is within the jurisdiction of the City pursuant to a written contract under the Intergovernmental Conditional Transfer of Property, Act 425 of the Public Acts of 1984; and

WHEREAS, following the required public hearings, on March 21, 2016, the City Council approved an Application for Rezoning and Sketch Plan for a Mixed-Use Planned Unit Development ("M-PUD") Zoning District submitted by the Developer, which included approval of a request to rezone the Property to M-PUD and approval of the sketch plan for the Property; and

WHEREAS, Teri-Dee has since submitted a Revised Sketch Plan to the City, which involves changes to Terri-Dee Boulevard and Teri-Dee Court including, among other things, expanding the right-of-way width for both streets. altering the alignment of Teri-Dee Court, and indicating a name change to Teri-Dee Court); and

WHEREAS, pursuant to Sec. 46-645(h), the Community Development Director determined that the changes to the sketch plan were not substantial, meaning that the revisions could be administratively reviewed and approved; and

WHEREAS, pursuant to Sec. 46-645(h), the Community Development Director requested the City of Cadillac/Clam Lake Joint Planning Commission to review and make a recommendation regarding the Revised Sketch Plan; and

WHEREAS, the City of Cadillac/Clam Lake Joint Planning Commission considered the Revised Sketch Plan at a meeting on April 2, 2020; and

WHEREAS, the Joint Planning Commission recommended approval of the Revised Sketch Plan on April 2, 2020; and

WHEREAS, the Community Development Director further requested the City Council to review the Revised Sketch Plan and designated the City Council to administratively approve the Revised Sketch Plan pursuant to Sec. 46-645(h); and

WHEREAS, the City has considered the Revised Sketch Plan, the Joint Planning Commission's recommendation, and all other relevant documents and information.

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

1. Pursuant to Division 19 of the City Code of Ordinances, being Secs. 46-641 through 46-652, the City Council hereby administratively APPROVES the Revised Sketch Plan for Teri-Dee in the form attached as **Exhibit A**, subject to the following conditions:

   a. Approval of all utility plans by the Director of Utilities for the City of Cadillac prior to construction of utilities; and

   b. Approval of all street construction plans by the City's consulting engineer Prein & Newhof prior to street construction, together with oversight and inspection of street construction.

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

YEAS: ____________________________

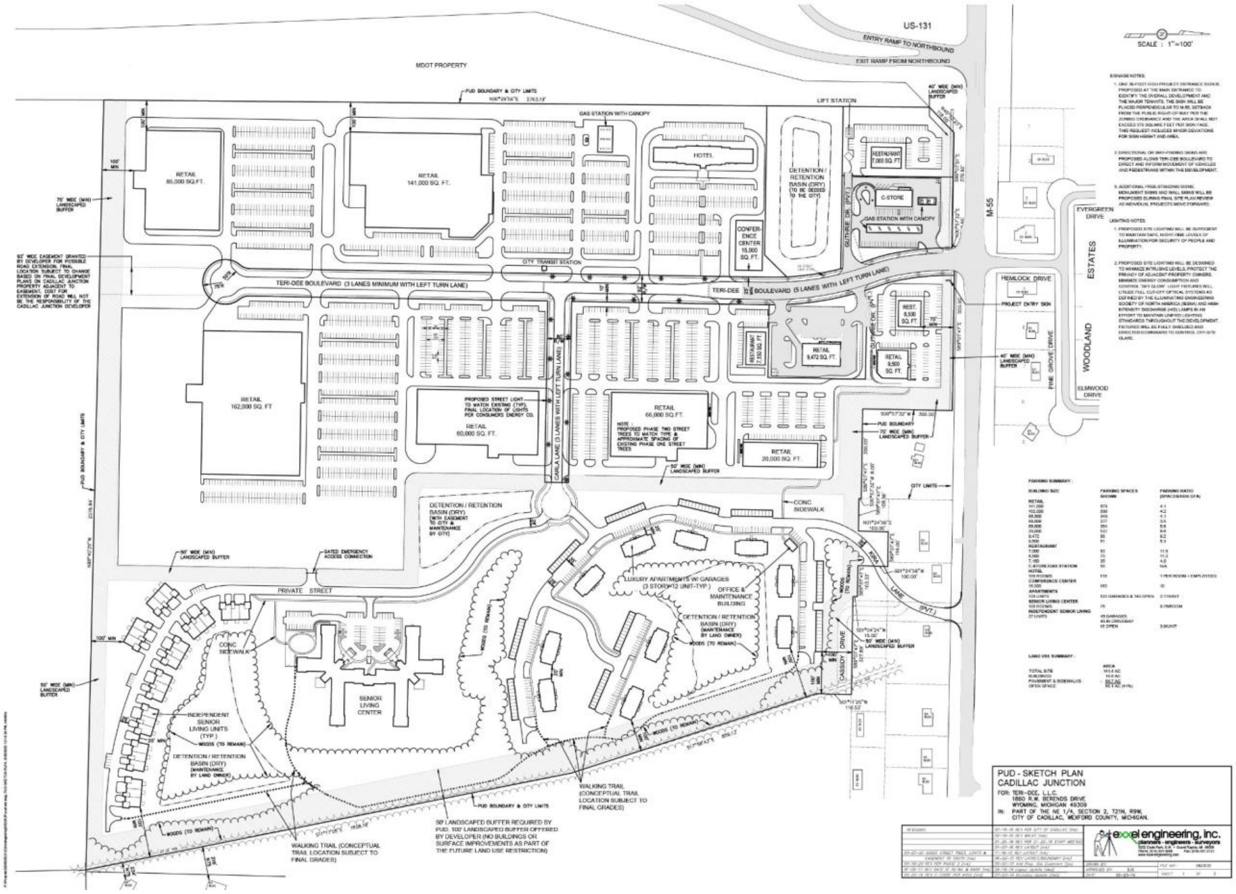
NAYS: ____________________________

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 20th day of April, 2020.

____
Sandra Wasson
Cadillac City Clerk

EXHIBIT A


US-131
ENTRY RAMP TO NORTHBOUND
EXIT RAMP FROM NORTHBOUND
SCALE : 1"=100'
MDOT PROPERTY
LIFT STATION
GAS STATION WITH CANOPY
RETAIL 80,000 SQ. FT.
RETAIL 141,000 SQ. FT.
HOTEL
CONFERENCE CENTER 15,000 SQ. FT.
DETENTION / RETENTION BASIN (DRY) (TO BE DEDDED TO THE CITY)
RESTAURANT 7,000 SQ. FT.
C-STORE
GAS STATION WITH CANOPY
M-55
EVERGREEN DRIVE
ESTATES
CITY TRANSIT STATION
TERI-DEE BOULEVARD (3 LANES MINIMUM WITH LEFT TURN LANE)
TERI-DEE BOULEVARD (5 LANES WITH LEFT TURN LANE)
HEMLOCK DRIVE
PROJECT ENTRY SIGN
RETAIL 162,000 SQ. FT.
RESTAURANT 7,150 SQ. FT.
RETAIL 9,472 SQ. FT.
REST. 8,500 SQ. FT.
RETAIL 9,500 SQ. FT.
PINE GROVE DRIVE
WOODLAND
ELMWOOD DRIVE
RETAIL 80,000 SQ. FT.
RETAIL 66,000 SQ. FT.
RETAIL 20,000 SQ. FT.
CARLA LANE (3 LANES WITH LEFT TURN LANE)
DETENTION / RETENTION BASIN (DRY) (WITH EASEMENT TO CITY & MAINTENANCE BY CITY)
CONC. SIDEWALK
PRIVATE STREET
LUXURY APARTMENTS W/ GARAGES (3 STORY-12 UNIT-TYP.)
OFFICE & MAINTENANCE BUILDING
DETENTION / RETENTION BASIN (DRY) (MAINTENANCE BY LAND OWNER)
SENIOR LIVING CENTER
INDEPENDENT SENIOR LIVING UNITS (TYP.)
CONC. SIDEWALK
WOODS (TO REMAIN)
DETENTION / RETENTION BASIN (DRY) (MAINTENANCE BY LAND OWNER)
CASSIDY DRIVE
WALKING TRAIL (CONCEPTUAL TRAIL LOCATION SUBJECT TO FINAL GRADES)
50' LANDSCAPED BUFFER REQUIRED BY PUD. 100' LANDSCAPED BUFFER OFFERED BY DEVELOPER (NO BUILDINGS OR SURFACE IMPROVEMENTS AS PART OF THE FUTURE LAND USE RESTRICTION)
PUD BOUNDARY & CITY LIMITS
PUD - SKETCH PLAN
CADILLAC JUNCTION
FOR: TERI-DEE, L.L.C.
1860 R.W. BERENDS DRIVE
WYOMING, MICHIGAN 49309
IN: PART OF THE NE 1/4, SECTION 2, T21N, R9W,
CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.
exxel engineering, inc.
planners - engineers - surveyors

ORGANIZATIONAL MEETING MINUTES
JOINT PLANNING COMMISSION
HELD AT THE CITY OF CADILLAC CITY HALL
JANUARY 6, 2020 6:00 P.M.

CALL TO ORDER

City Manager Marcus Peccia called the meeting to order at 6:00 p.m. Peccia explained that this first meeting of the Joint Planning Commission (JPC) is an organizational meeting for purposes of discussing the basic roles and functions of the JPC, the election of officers, and a review and possible discussion of the JPC's draft by-laws prepared by the city's legal staff. He noted that these items encompass tonight's basic agenda.

Peccia asked attending staff to introduce themselves and asked the commission members to introduce themselves also.

ROLL CALL

MEMBERS PRESENT:	Adams, Baumann, Benson, Bunce, Gregory, Schultz, and Stoutenburg.
STAFF PRESENT:	Peccia (City Manager), Wallace (Community Development Director), Coy (Zoning Administrator), and Homier (City Attorney)

After roll call Peccia asked if the commission would approve the agenda for tonight.

APPROVAL OF AGENDA

Motion by Baumann, support by Adams to approve the agenda for the January 6, 2020 Joint Planning Commission organizational meeting. Motion passed with a unanimous vote.

PUBLIC COMMENTS

There being none, public comments closed.

STAFF PRESENTATION

Wallace asked City Attorney Michael Homier to explain the roll and responsibilities of commission members. Homier noted that having a JPC is rare in the state of Michigan and that none of their firm’s other municipal clients have such a commission. He added that the roll of the commission is very important and that it is not to be viewed as a rubber stamp committee. He added that voting on the commission by-laws and officer positions are not required at tonight’s meeting, if the JPC wishes not to do so.

Homier explained that the JPC Chairperson will serve as moderator of the meetings. The Vice-Chair will handle the moderator's duties when the Chairperson cannot attend, and the Secretary's roll is to make certain meetings minutes and other required documents are prepared. He stated that the minutes and preparing of documents for the JPC will be the responsibility of city staff who will communicate with the Secretary on all such matters.

Homier explained that correspondence among the members of the commission needs to be handled carefully as this is a public body. He noted that violations of the Open Meetings Act can occur should a quorum of members discuss a commission matter outside of a public meeting. He offered examples of how discussions, correspondence, emails, and the like should be processed.

Homier stated that the Michigan Planning Enabling Act requires the JPC to have at least four meetings annually. The Act does not differentiate between regular or special meetings. He added that special meetings can be called at any time with the stipulation that the meeting notices must be posted at least 18 hours in advance. Homier will leave it up to the commission to determine if they would like to set defined dates for regular meetings.

Peccia stated that meetings are recorded and staff will be providing draft minutes to the Secretary.

ELECTION OF OFFICERS

Chairperson - Commission member Benson made a motion to nominate Baumann as Chairperson. Support by Adams. The nomination passed with a unanimous vote.

Vice Chairperson - Baumann motioned to nominate Benson as Vice-Chairperson. Support by Bunce. The nomination passed with a unanimous vote.

Secretary - Bunce motioned to nominate Adams as Secretary. Support by Benson. The nomination passed with a unanimous vote.

JPC BY-LAWS

Commission members, assisted by staff, discussed the proposed JPC By-Laws. Several questions, as noted, were asked regarding clarification of the proposed by-laws.

Question: Page 3, Rule 2.3 the last sentence reads "All communications, petitions, and reports addressed to the JPC must be delivered or mailed to the secretary (or the secretary's authorized designate)." Does this mean such correspondence and information must initially be forwarded to the JPC Secretary?

Homier answered that the Secretary's designate will be the Community Development Director who may be the recipient of correspondence and other information.

Question: Page 4, a clarification was asked relating to the commission members who have a one-year term. Are they eligible for re-election. This is addressed on Page 3, section 2.3, which states there is eligibility for re-election.

Question: Page 9, Rule 5 reads that "the Joint Planning Commission shall determine the time of meetings by resolution". The question was asked whether the specific time needs to be in the by-laws.

Homier answered that it does not necessarily need to be in the by-laws and added that the JPC may at any time change the regular meeting time if needed.

Question: Adams commented that on Page 10, Rule 5.5(c.) where it reads the public wishing to speak be limited to three minutes, should there be clarification that applicants bringing business before the commission not be limited to the three minutes.

Homier responded that applicants would not be limited to three minutes and added that it is important that persons wishing to speak before the commission sign in with their name and address.

Question: In Rule 7 .2 under Maintenance of Records it addresses closed sessions. The question was would there ever be an instance where this commission would have a closed session?

Homier answered that closed session could happen if a legal opinion were needed for the commission to move forward on a subject.

Question: Adams asked if decisions rendered by the Joint Planning Commission are subject to review by the Zoning Board of Appeals if an applicant appeals their decision?

Homier answered certainly not for a Special Land Use application.

Question: Stoutenburg asked about the date of February 19, 2021 under Rule 4.1(a)(4) relating to the Joint Planning Commission not having the authority to make approvals relating to marijuana facilities. The agreement between the two units of government reads the commission does not have authority for two and a half years. After discussion it was agreed the date (year) should be changed to read 2022.

Question: Benson asked if maps and other documents shown in the draft of these by-laws as exhibits will be included in the final version of the by-laws? He noted they were not included in the packets.

Homier answered the maps and other exhibits should be included in the by-laws and will be included in the final version.

Question: Schultz asked if under Rule 5 on page 9 where it reads meetings are to be held at Cadillac City Hall, does the commission have the ability to change the venue for the meeting such as the Teri Dee property where a future hotel may for example have meeting rooms?

Homier answered that regular meetings probably should be held here at City Hall as it is set up for recording public meetings. He added that a special meeting could be held off site with the proper public notice.

Baumann said he would like the substantive items they discussed for clarification be added to the by-laws for review before they vote to approve the by-laws. Homier then went over his notes on which specific Rules need to be edited for the final version.

Baumann asked City Staff to coordinate with the commission members to establish the best date for the next meeting and future regular meetings.

Homier reminded everyone to not hit "Reply All" when answering emails and if they wish to include other members. Do it by "Blind Copy (Bcc:).

STAFF PRESENTATION - DEVELOPMENT CONCEPTS

Wallace presented power-point images of the original Teri Dee development concepts. He added that the Teri Dee site is an approved development as is but that changes to it would need to come before this commission. He showed and described a number of the details in the approved Teri Dee Sketch Plan. Specific site plans within the development will still need review and approval. He added that the court settlement that includes the Cadillac Investment Group properties, abutting the Teri Dee site, will need zoning approval for the recommended land uses. He also showed a sketch of the proposed land uses for the Cadillac Investment properties which is significantly larger in area than the Teri Dee property.

Schultz asked if a round-a-bout may be incorporated in future development plans. Peccia said they anticipate MDOT will be doing a traffic study in the future to determine when a light will be needed on M-55 into Teri Dee Blvd. He added that he didn't feel the Teri Dee property would include a round-a-bout but wouldn't count out future developers on the Cadillac Investment properties considering it.

Homier concluded by saying in 2020 the commission will need to take action on zoning for the Cadillac Investment Group properties. This process will require public notices for public hearings which takes two to three months.

PUBLIC COMMENTS: None.

BOARD MEMBERS COMMENTS – None.

COMMUNICATIONS – None.

ADJOURN – There being no additional business Baumann asked for a motion to adjourn. Adams made a motion to adjourn with support by Benson. The meeting adjourned at 7:10p.m.