CITY OF CADILLAC MICHIGAN

City Council Meeting

April 18, 2022
6:00 p.m.

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

April 18, 2022 City Council Meeting Agenda
6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

We communicate openly, honestly, respectfully, and directly

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

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

III. 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 4, 2022
Support Document III-A

B. Minutes from the regular meeting held on April 4, 2022
Support Document III-B

IV. COMMUNITY SPOTLIGHT

A. Presentation of Mayor's Award for Excellence in Community Service and Volunteerism – Bill Cinco
Support Document IV-A

V. PUBLIC HEARINGS

A. Public hearing regarding potential snowmobile routes.
Support Document V-A

B. Public hearing to consider adoption of Resolution Approving Brownfield Plan for the 101 Harris Redevelopment.
Support Document V-B

C. Public hearing to consider adoption of Resolution Establishing an Obsolete Property Rehabilitation District for the 101 Harris Redevelopment.
Support Document V-C

D. Public hearing to consider adoption of Resolution to Approve an Obsolete Property Rehabilitation Exemption Certificate Application for the 101 Harris Redevelopment.
Support Document V-D

E. Public hearing to consider approval of the Fiscal Year 2023-2028 Capital Improvement Program.

F. Public hearing to discuss the 2022/2023 Annual Operating Budget.

VI. COMMUNICATIONS

A. Cadillac Area Symphony Orchestra
Support Document VI-A

B. Wexford County Veterans Services
Support Document VI-B

C. Rotary Club of Cadillac
Support Document VI-C

D. Cadillac Garden Club
Support Document VI-D

VII. APPOINTMENTS

A. Recommendation regarding appointment to the Cadillac-Wexford Airport Authority.
Support Document VII-A

VIII. CITY MANAGER'S REPORT

A. Amendment to Refuse Removal Contract with Republic Services.
Support Document VIII-A

B. Amendment to Recycling Contract with Ms. Green, LLC.
Support Document VIII-B

IX. PUBLIC COMMENTS

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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 Special Meeting
Work Session Minutes
April 4, 2022

CALL TO ORDER
Mayor Filkins opened the meeting at 4:20 pm.

ROLL CALL

Council Present: Elenbaas, Schippers, King, Mayor Filkins
Council Absent: Engels
Staff Present: Peccia, Roberts, Dietlin, Wallace, Ottjepka, Genovich, Wasson

APPROVAL OF AGENDA
2022-043 Approve agenda as presented.
Motion was made by Schippers and supported by King to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS
There were no public comments.

DISCUSSION AND REVIEW OF THE DRAFT FY2023 ANNUAL OPERATING BUDGET

City Manager Peccia advised that the City is in a strong fiscal position resulting from the combination of a variety of circumstances. He noted the culture of our organization is very fiscally conservative. He stated we applied for and received several COVID-19 related grants to help offset pandemic related expenses and other operational expenses. He noted we have seen continued economic growth and development.

Owen Roberts, Director of Finance, summarized the highlights of the draft Fiscal Year 2023 Annual Operating Budget (see attachment), and specifically spent time going over major fund revenues, expenses, COLA, utility rates, and the pending refuse and recycling agreements. The option of extending both service agreements was discussed, and Council was comfortable with staff presenting negotiated extensions to the agreements for their consideration at an upcoming meeting.

Roberts also commented on the strength of our General Fund reserves and advised that they are several times over our minimum reserve balance. Peccia commented that Council would likely see various projects coming forward that identify the General Fund as a funding source in part or full in an attempt to mitigate some of the balance, similar to what we are doing with the ARPA funds, and Council appreciated the concept.

Peccia reminded everyone the budget is a living document that can be amended if deemed necessary throughout the year.

ADJOURNMENT

Mayor Filkins adjourned the meeting at 5:29 pm.

Respectfully submitted,

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

City of Cadillac
FY2023 Annual Operating Budget Work Session
April 4, 2022

BUDGET SUMMARY
Much of the information included in this summary can be found in the Budget Summaries and Analysis section on pages 51-70 of the budget document.

Total Revenue and Spending
The proposed FY2023 budget recommends the following:

Total Revenue	$20,474,800
Total Expenditures	22,111,500
Results	($1,636,700)

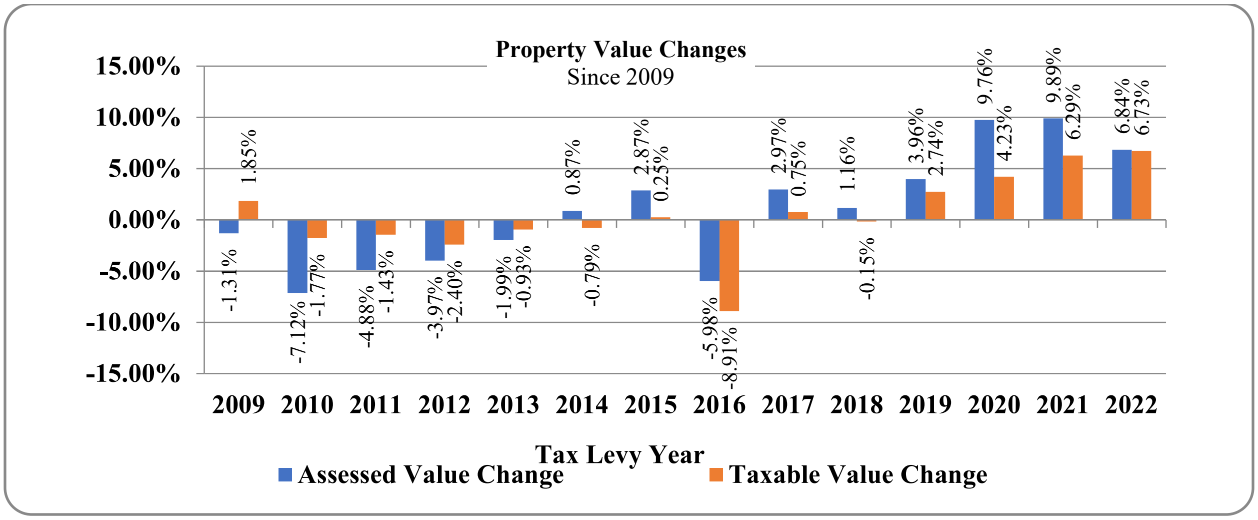
The use of reserves on hand is nearly all related to street construction projects in the Major and Local Street Funds and the Downtown Infrastructure Fund (See pg. 56).

Employment/Cost-of-Living Adjustments (COLA)
The City is primarily a service organization. As such, costs of personnel will be the most significant cost in each year's budget. For FY2023, employee-related costs including wages and benefits total $7.8 million, or 35% of overall proposed spending.

The proposed budget funds 74 full-time employees. This includes a proposed 3.5% COLA for all non-union staff. The proposed budget also includes a 2.75% to 3.5% COLA for all union employees in accordance with their respective collective bargaining agreements. In addition, due to recent inflation spikes (CPI rose 7.9% annually as of February 2022), it is being proposed to give each full-time employee a one-time payment of 2% of their annual salary payable on the first payroll of the fiscal year. This will at least help full-time employees deal with the impacts of inflation.

State Shared Revenue
The State of Michigan has provided regular updates on projections for state shared revenue for the upcoming fiscal year. Recent projections released in February 2022 show revenues for FY2023 of approximately $1,000,000 for the constitutional portion, and $215,000 for the statutory portion.

Current Tax Roll Projections
The local real estate market remains active, which has resulted in positive changes to the City tax roll. It is expected that the 2022 tax roll will increase nearly 7% compared to the 2021 roll. A summary of tax roll changes since 2009 is presented below:



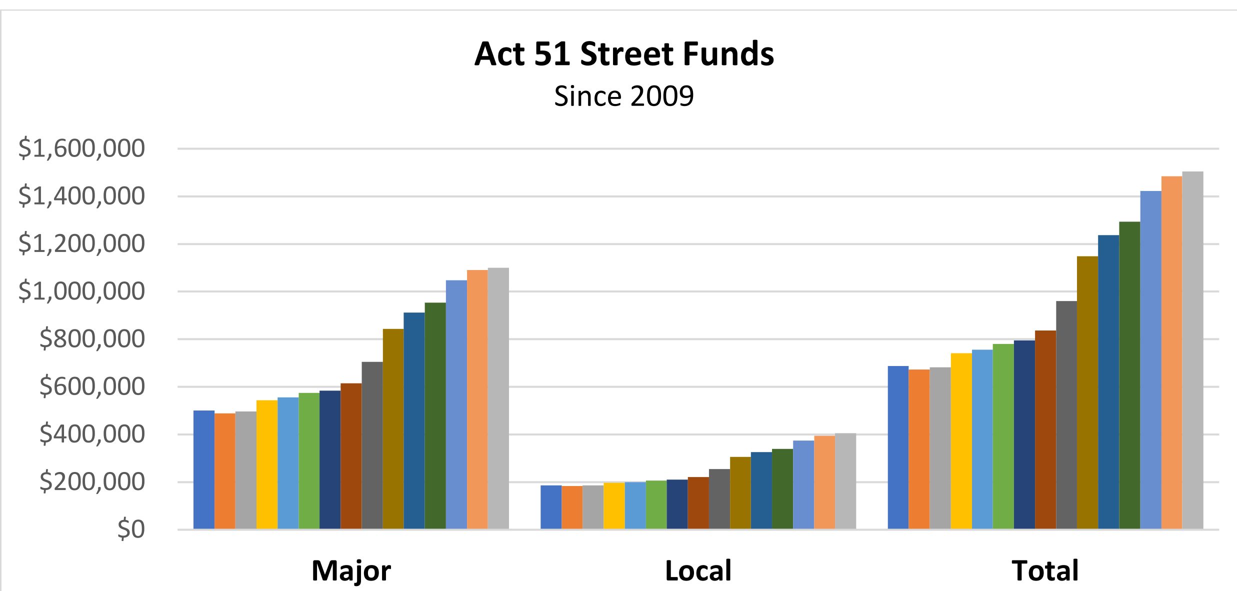
2022 will be the fourth consecutive year of overall taxable value growth, however total tax revenues have been restricted by the impacts of the Headlee Amendment, which is discussed below.

Headlee Rollback

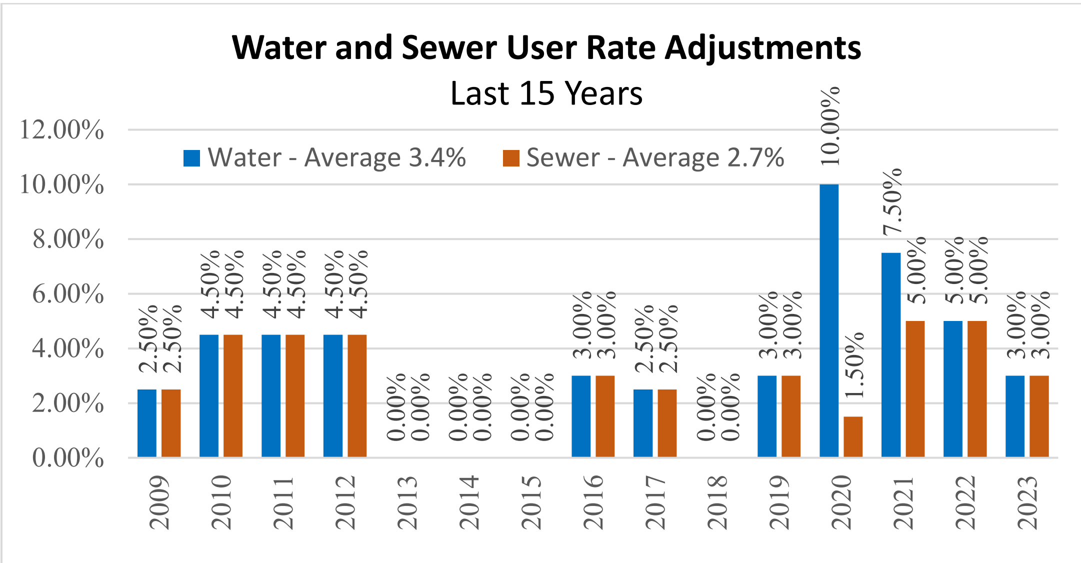
For the fourth time in the last five years, the City's operating millage will be rolled back because of restrictions on tax revenue growth pursuant to the Headlee amendment. This year's millage rate is expected to be 13.4922, down from 13.6630 last year. This reduction restricts growth in property tax revenue by about $46,000. As in prior years, the active real estate market resulted in a number of Proposal A "uncappings" of taxable value on City parcels and this is the primary cause of the rollback.

Michigan Transportation Funds (Act 51)

The chart below shows the revenue received over the last 15 years from the State of Michigan pursuant to Act 51. These revenues – primarily generated from gas taxes and vehicle registration fees – have experienced solid growth in recent years, primarily due to legislative increases in the underlying fees. The total expected revenue projected by the State is $1,505,000 and the City's budget includes projected revenues in the Major Street Fund ($1,100,000) and the Local Street Fund ($405,00).



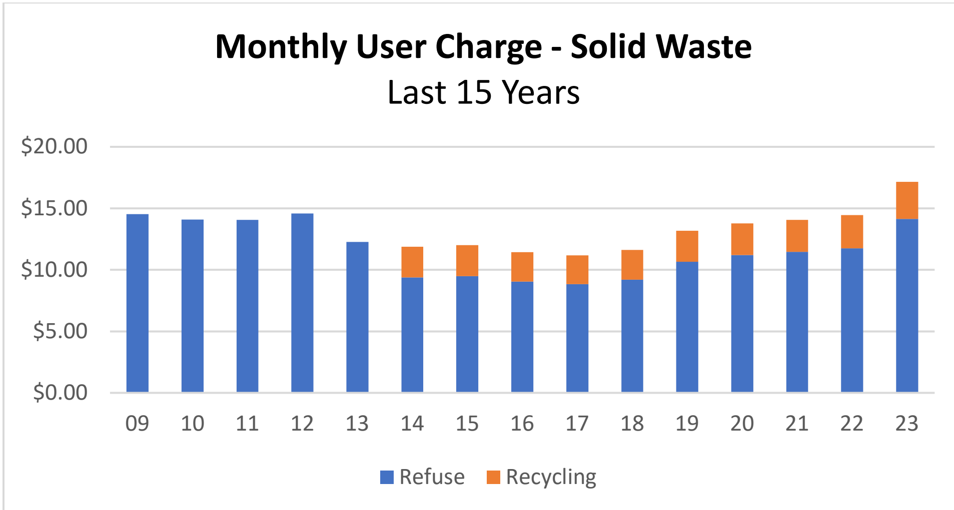
Water and Sewer User Charges
Based on data provided by outside consultants as part of the financial analysis for the issuance of debt for the well field project, water and sewer user charges need to be raised to continue to provide adequate funding for operations and capital investment. The current recommendation is to increase both water and sewer rates by 3%. A history of rate increases for the last 15 years is presented below:



With the current recommended increase included, rate increases for the last 15 years have averaged 3.4% for water and 2.7% for sewer. The City's rates continue to compare very favorably in the region based on an independent rate survey. According to the 2021 version of the survey by Gosling Czubak Engineering Sciences, Inc., the typical monthly water bill was $32.05, and the typical monthly sewer bill was $41.70 for a total of $73.75 per month. By contrast, the typical monthly water bill in Cadillac is just $17.59, and the typical monthly sewer bill in Cadillac is $27.13 per month for a total of $44.72 which is $29.03 – or 39% - below the typical bill reported in the study. Cadillac's typical bill was **6th lowest** out of 47 water system respondents to the survey, and **11th lowest** out of 48 sewer system respondents. In the prior survey, Cadillac was 10th lowest and 11th lowest, respectively.

If the 3% increase is approved, the total monthly water and sewer bill for the average residential customer will increase by approximately $1.52 per month, or $18.24 per year.

Solid Waste/Recycling Contract
Current contract initiated in 2013. Original five-year contract and two, two-year extensions through June 30, 2022. Currently seeking input from Council on either amending current agreements with Republic Services and Ms. Green to extend expiration date or to completely reboot the entire program. For reference, see rate trends below for the last fifteen years:



** FY23 is unknown, but is estimated based on current inflationary trends; projected increase from $11.75 to $14.15 for garbage, $2.71 to $3.00 for recycling*

Capital Budget

The proposed budget includes about $3 million in appropriations for capital investment, highlighted by the following:

- Water and Sewer Fund: $918,500 in Water and Sewer Infrastructure (p. 129)
- Major and Local Street Funds: $1.4 million in Street construction utilizing final bond proceeds from 2020 and funds on hand
- General Fund: Doors ($20,000), Municipal Complex Updates ($25,000), K9 Officer ($15,000), Extrication Equipment ($15,000), Lakefront Lighting ($10,000) (p. 108)
- Stores and Garage Fund: Service truck ($35,000), Wood Chipper ($30,000), Snow Removal Equipment ($30,000)
- Information Technology Fund: PC Replacement ($20,000), Wireless Infrastructure ($50,000). City is now on Merit fiber network, so wireless project should move forward.

Other Budgetary Highlights:

- Budget continues provision for a transfer of $30,000 from the General Fund to the Lake Treatment Fund for treatment costs during the year.
- General Fund reserves improved at the end of the prior fiscal year by about $973,000. It is projected that these reserves will increase once again at the end of FY22.

Next Steps

- Budget is available at the Cadillac Municipal Complex, as well as online on the City's website. Public comment and input invited.
- Budget Public Hearing on April 18, 2022.
- Introduce General Appropriations Act ordinance on May 2, 2022.
- Consider adoption of General Appropriations Act ordinance on May 16, 2022.
- Budget takes effect July 1, 2022.

CITY COUNCIL MEETING MINUTES

April 4, 2022

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present:	Schippers, Elenbaas, Engels, King, Mayor Filkins
Council Absent:	None
Staff Present:	Peccia, Roberts, Wallace, Dietlin, Ottjepka, Genovich, Wasson

APPROVAL OF AGENDA

2022-044 Approve agenda as amended.
Motion was made by King and supported by Engels to approve the agenda as amended to add the display of a banner for National Library Week under Communications.

Motion unanimously approved.

PUBLIC COMMENTS

Terrell Bodary read portions of articles regarding crime statistics.

Paul Griffith, Vice-Chair of the Northern Chapter of the Friends of the White Pine Trail, discussed the status of paving the remainder of the White Pine Trail.

Jason Towers expressed support for approving snowmobile routes in the City.

CONSENT AGENDA

2022-045 Approve consent agenda as presented.
Motion was made by Elenbaas and supported by King to approve the consent agenda as presented.

Motion unanimously approved.

PUBLIC HEARINGS

A. Public hearing to consider adoption of Ordinance to Authorize Sale of Real Property (Portion of 514 Wright Street).

   Peccia stated this is regarding the property formerly known as the Mitchell-Bentley property. He noted there are several acres of land on that site available for redevelopment. He stated this would not have been possible without the partnership and collaboration with the Cadillac Industrial Fund (CIF). He noted the City of Cadillac and the Cadillac Industrial Fund entered into an agreement stipulating the CIF would be able to acquire the property for $1 and there would be a 90/10 split of proceeds. He stated the City would receive 10% of the proceeds for any sale of the available acreage and the CIF would receive 90% of the proceeds. He noted there have been a few parties that have expressed interested in the property. He stated the City is required to adopt an ordinance to authorize the sale of the property to the Cadillac Industrial Fund pursuant to the agreement that is already in place.

Peccia noted the following members of the Cadillac Industrial Fund are in attendance: Dean DeKryger, Lee Richards, Craig Hewitt, William Rzepka, and Robert Garner. He stated Caitlyn Berard, President - Cadillac Area Chamber of Commerce, is also in attendance. He noted she serves in an advisory capacity to the Cadillac Industrial Fund.

Craig Hewitt noted the CIF has supported the City of Cadillac for over 60 years. He stated the mission of the CIF is to promote industrial business within Cadillac and create and sustain jobs and tax base. He noted the CIF is comprised of local business volunteers. He stated the CIF has worked very hard over the past 5 years to cleanup and develop the former Mitchell-Bentley property. He noted the proceeds received by the CIF will be used to cleanup and develop other sites in the Cadillac area.

Robert Garner noted his mother watched landing boats being produced on the site during World War II. He stated his mother is pleased to see the site being redeveloped.

Mayor Filkins opened the public hearing.

There were no public comments.

Mayor Filkins closed the public hearing.

Elenbaas asked if a marihuana growing facility is going to be located on the site.

Peccia stated it is possible that a growing facility will be located on the site, but it is not definitive at this time.

Schippers stated she is pleased with the cooperation to reclaim this historic property and bring it to a place where it will be useful again.

2022-046 Adopt Ordinance 2022-05.
Motion was made by Schippers and supported by King to approve the resolution to adopt Ordinance to Authorize Sale of Real Property (Portion of 514 Wright Street).

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

Motion carried.

Mayor Filkins thanked the members of the Cadillac Industrial Fund. She stated she believes the Mitchell-Bentley property is one of the greatest accomplishments over the past 8 years since she has been on Council.

B. Public hearing to consider adoption of Ordinance Amending the City Zoning Map.
Support Document IV-B

Peccia noted there is a small portion of the Don's Auto Clinic property that is currently zoned Residential Mobile Home. He stated, as recommended by the Planning Commission, the request is to rezone the parcel to B-3 General Business District.

Mayor Filkins opened the public hearing.

There were no public comments.

Mayor Filkins closed the public hearing.

2022-047 Adopt Ordinance 2022-06.
Motion was made by Schippers and supported by Elenbaas to approve the resolution to adopt Ordinance Amending the City Zoning Map as presented.

Motion unanimously approved.

COMMUNICATIONS

A. National Library Week

2022-048 Approve banner for National Library Week.
Motion was made by Schippers and supported by King to approve the display of a banner from April 5-11, 2022 for National Library Week.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Recommendation Regarding Trailhead at Cadillac Commons Construction.

Peccia noted competitive bids were received and the recommendation is to award the contract for construction of the White Pine Trail Extension and Trailhead Construction project to CJ's Excavating, Inc. as presented for the base bid. It is also recommended that a contingency of 15% be added to the contract for inflationary adjustments and field-level quantity changes, for a total contract award of $478,684.27.

Peccia stated the picnic shelter is an amenity at the Trailhead that is not covered by the grant funding. He noted it is recommended that the picnic shelter be removed from this initiative in an attempt to partner it with a few other placemaking-type initiatives. He stated this portion of the project will be dependent on the identification of other funding sources, including the application for additional grant funding.

Peccia noted a Frequently Asked Questions Regarding the Pending Project has been posted on the City's website and Facebook page.

Connie Boice, Prein & Newhof, provided a presentation on the White Pine Extension & Trailhead project (see attachment).

Peccia noted there is a budget amendment later in the agenda that identifies all of the funding sources that would need to be allocated to pay for the project.

Mayor Filkins asked about the timing of the grant for the picnic shelter.

Peccia noted the grant application is due later this month and he is uncertain when an announcement will be made.

King stated we already have picnic areas near the fountain and the pavilion. He questioned the need to approve $63,000 for a picnic shelter that is duplicative in that area.

Boice noted the picnic shelter would be covered whereas the other picnic areas in that area are not covered.

King noted the picnic area would be in addition to the clock tower. He asked if they would impair the view of the lake from After 26 or the EGLE building. He stated he is concerned about the area being too cluttered.

Boice noted they are both open-sided structures but there would be some sightlines that are restricted. She stated it is a large open area so there would still be good views of the lake.

Schippers stated she believes a picnic shelter would serve multiple purposes.

Mayor Filkins stated she believes a picnic shelter would be a wonderful addition to the Trailhead.

Elenbaas expressed concern about spending taxpayer money on a glorified parking lot.

Mayor Filkins noted in addition to the State of Michigan Grant, funds were received from a number local sources.

2022-049 Award contract regarding Trailhead at Cadillac Commons Construction.
Motion was made by King and supported by Engels to award the contract for Option 1 to CJ's Excavating, Inc. in the amount of $416,247.19 and to approve that a 15% contingency be added to the contract for inflationary adjustments and field-level quantity changes, for a total contract award of $478,684.27.

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

Motion carried.

2022-050 Approve Picnic Shelter for Trailhead.
Motion was made by Schippers and supported by Engels to approve Alternate 3, the addition of the picnic shelter as described; this portion of the project will be dependent on the identification of other funding sources, including the application for additional grant funding.

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

Motion carried.

B. Schedule a public hearing for April 18, 2022 to consider approval of the Fiscal Year 2023-2028 Capital Improvement Program.

2022-051 Set public hearing for FY 2023-2028 Capital Improvement Program.
Motion was made by King and supported by Engels to schedule a public hearing for April 18, 2022 to consider approval of the Fiscal Year 2023-2028 Capital Improvement Program.

Motion unanimously approved.

C. Schedule a public hearing for April 18, 2022 to discuss the 2022/2023 Annual Operating Budget.

2022-052 Set public hearing for 2022/2023 Annual Operating Budget.
Motion was made by King and supported by Engels to schedule a public hearing for April 18, 2022 to discuss the 2022/2023 Annual Operating Budget.

Motion unanimously approved.

D. Bids and recommendation regarding purchase of Ferric Chloride.

Peccia noted ferric chloride is used in the Wastewater Treatment Plant to treat phosphorus in the waste stream. He noted competitive bids were received and the recommendation is to award the contract for purchasing ferric chloride to Webb Chemical Service Corporation at a price of $0.374 per dry pound.

2022-053 Award contract for purchase of Ferric Chloride.
Motion was made by Schippers and supported by Elenbaas to award the contract for purchasing ferric chloride for the period of May 1, 2022 through April 30, 2024 to Webb Chemical Service Corporation at a price of $0.374 per dry pound.

Motion unanimously approved.

E. Request for out-of-state travel.

Peccia stated it is being recommended to approve the out-of-state travel request for the Director of Public Safety to attend the International Association of Chiefs of Police (IACP) Conference and Exposition which is taking place in October in Dallas, Texas.

2022-054 Approve request for out-of-state travel.
Motion was made by Schippers and supported by Elenbaas to approve the out-of-state travel request for the Director of Public Safety as presented.

Schippers noted ongoing education is very important, especially in public safety.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt resolution regarding Brownfield Plan for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

   Peccia stated Val Vista RV Park, LLC owns and are redeveloping the former Northwoods Hotel and adjacent property into a mixed-use residential/commercial project.

2022-055 Set public hearing regarding Brownfield Plan for the 101 Harris Redevelopment.
Motion was made by King and supported by Schippers to adopt the resolution regarding Brownfield Plan for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

Motion unanimously approved.

B. Adopt resolution regarding Obsolete Property Rehabilitation District Establishment for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

2022-056 Set public hearing regarding Obsolete Property Rehabilitation District Establishment for the 101 Harris Redevelopment.
Motion was made by Elenbaas and supported by Schippers to adopt the resolution regarding Obsolete Property Rehabilitation District Establishment for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

Motion unanimously approved.

C. Adopt resolution regarding Obsolete Property Rehabilitation Act Application for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

2022-057 Set public hearing for Obsolete Property Rehabilitation Act Application for the 101 Harris Redevelopment.
Motion was made by Schippers and supported by Elenbaas to adopt the resolution regarding Obsolete Property Rehabilitation Act Application for the 101 Harris Redevelopment and set public hearing for April 18, 2022.

Motion unanimously approved.

D. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2022.

   Owen Roberts, Director of Finance presented the proposed budget amendment.

   ** The information presented is included in the April 4, 2022 City Council Packet which is available on the City's website.*

2022-058 Adopt Resolution Amending General Appropriations Act for Fiscal Year 2022.
Motion was made by Schippers and supported by Engels to adopt the Resolution Amending General Appropriations Act for Fiscal Year 2022 as presented.

Motion unanimously approved.

PUBLIC COMMENTS

Terrell Bodary discussed data regarding sexual assault crimes.

Caitlyn Berard, Chamber of Commerce, thanked City Council for three specific projects: 514 Wright Street, Trailhead construction, and the Brownfield Plan for the 101 Harris Redevelopment. She noted these investments and approvals will make immediate differences as the need has been shown in the recent feasibility studies.

Paul Griffith thanked Council for the action taken on the White Pine Trailhead project. He noted both Cadillac and Big Rapids submitted applications to be designated as Pure Michigan Trail Towns and we will learn the results in a few weeks. He stated the White Pine Trail is one of the top 100 rails-to-trails in the country.

TABLED ITEMS

A. Ordinance to Amend Section 40-25 of the City Code Regarding Exhibition Driving.

   Peccia noted a public hearing was held on March 21, 2022 regarding an Ordinance to Amend Section 40-25 of the City Code Regarding Exhibition Driving. He stated after the public hearing, City Council decided to table the proposed ordinance to gain some clarification as to whether or not language could be added stating it would be a zero-point civil infraction. He noted the proposed ordinance has been amended to state that a violation of this rule is a zero-point civil infraction.

   King stated as a zero-point ticket it provides public safety with a great tool and does not punish people inordinately.

2022-059 Adopt Ordinance 2022-02.
Motion was made by King and supported by Schippers to approve the resolution to adopt Ordinance to Amend Section 40-25 of the City Code Regarding Exhibition Driving as presented.

Motion unanimously approved.

GOOD OF THE ORDER

King noted he has received several letters from residents and businesses asking that Council reconsider approving snowmobile routes within the City. He requested the item be placed on the agenda for the next meeting to allow for further discussion.

Mayor Filkins stated she believes it is a good idea to bring the item back for discussion. She requested that a public hearing be held so people have the opportunity to present their opinion in person. She added the more people we hear from, whether by phone, letter, or in person, will allow Council to make the best decision for the community.

King agreed that holding a public hearing will allow people to participate.

Peccia noted it can be added to the next agenda and structured in a manner that it is treated as a public hearing.

Schippers stated the letters provided to Council were the same text so it’s almost like a petition signed by 25 people. She added that doesn’t mean the people who signed the letters do not feel the same way.

King stated he believes Mr. Towers provided the letters to people who wanted to express their support.

Mayor Filkins noted we conduct the evaluation of the City Manager at the same time every year. She stated for the last several years there has been discussion about utilizing a different evaluation tool. She noted we haven’t had the opportunity to hold a work session to discuss the evaluation tool and proposed that Council utilize the same tool for the City Manager’s evaluation again this year. She stated she would like to schedule a work session to include City Attorney Homier and City Manager Peccia who would have to approve any evaluation tool that is developed. She requested that Council Members research different evaluation tools so they can be discussed during the work session.

King agreed with holding a work session to discuss the evaluation tool.

Schippers stated Gopherwood Concerts will be holding a concert and silent auction on Saturday, April 9th at 7:00 pm at the Elks Lodge.

Elenbaas asked when construction of the Trailhead will be completed.

Connie Boice, Prein & Newhof, stated it depends on when materials become available.

<u>ADJOURNMENT</u>

Respectfully submitted,

Carla J. Filkins, Mayor

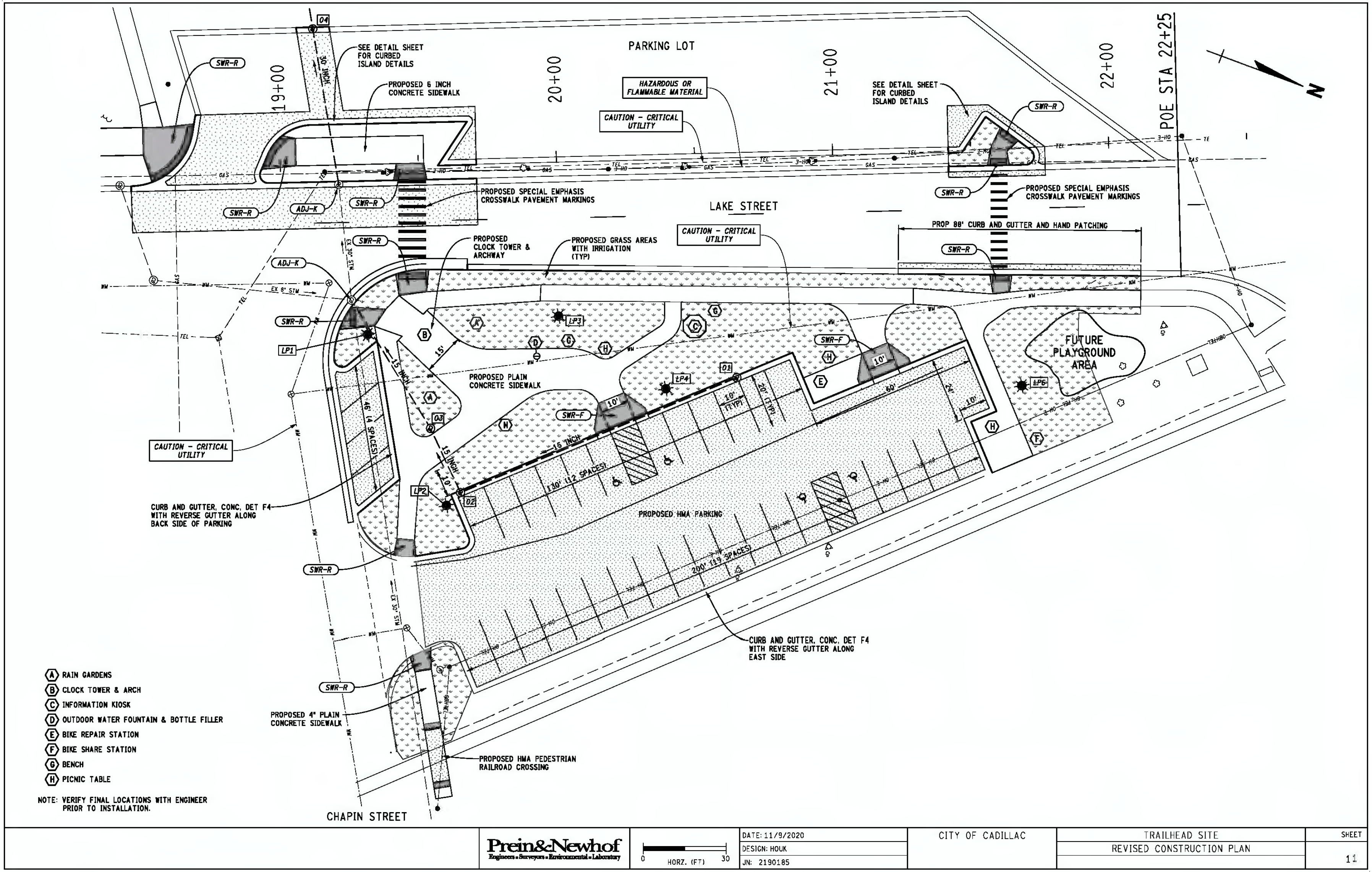
Sandra L. Wasson, City Clerk

White Pine Trail Extension & Trailhead

City of Cadillac
February 2022

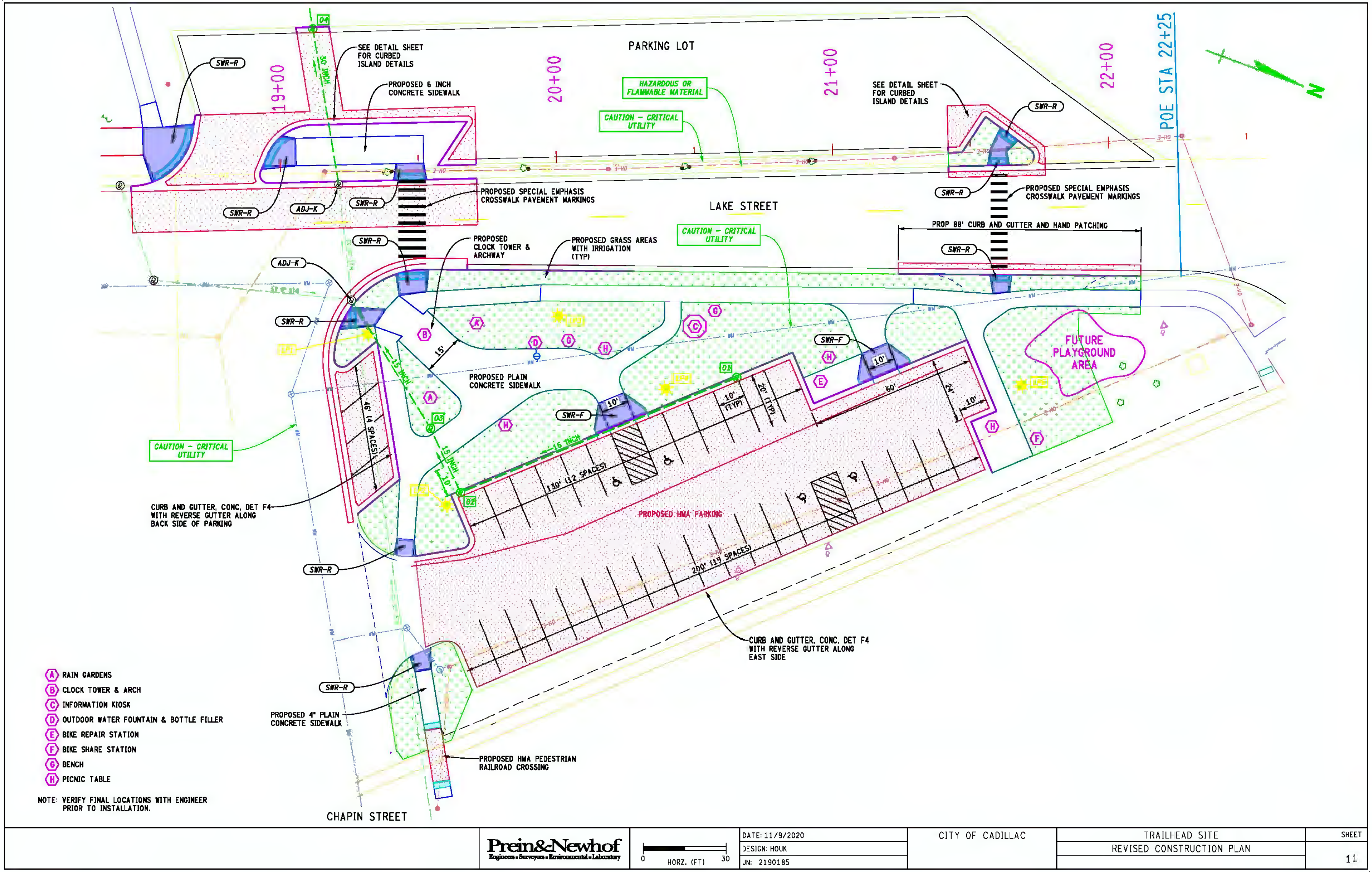
Prein&Newhof

Trailhead Lot



Prein&Newhof

Trailhead Lot



Prein&Newhof

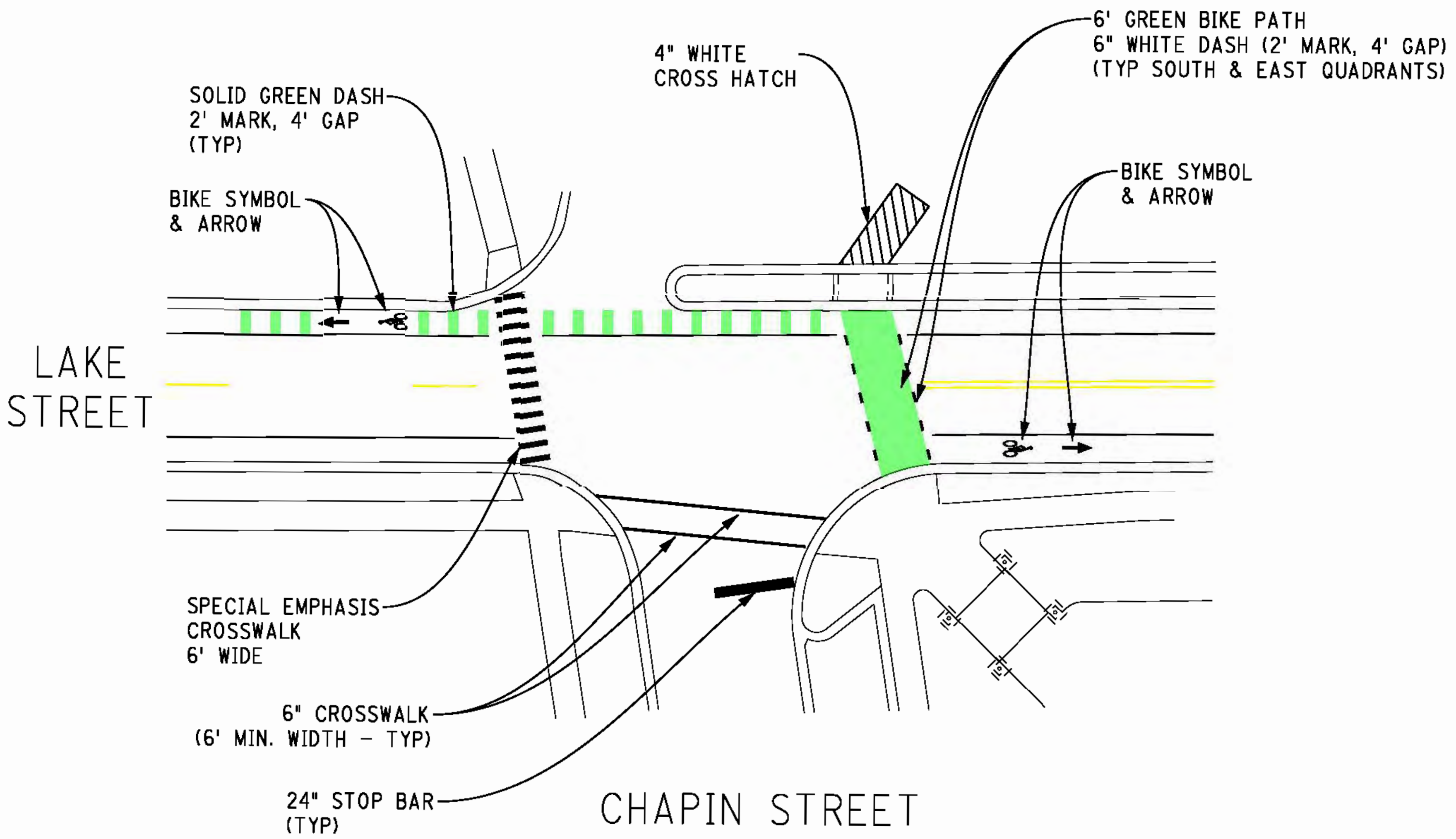
Trailhead Entrance

Rendering utilizing the Clocktower

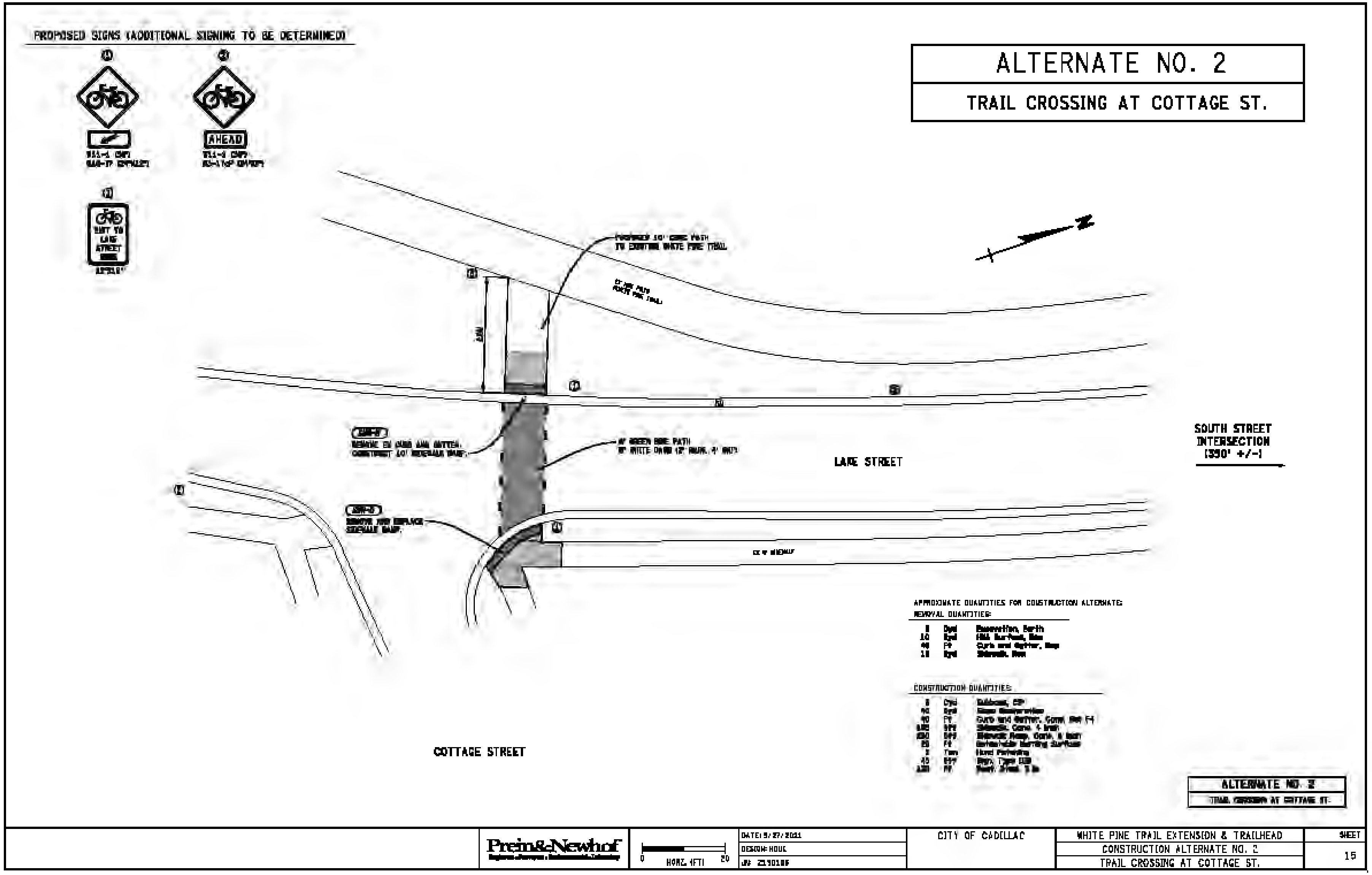
Prein&Newhof

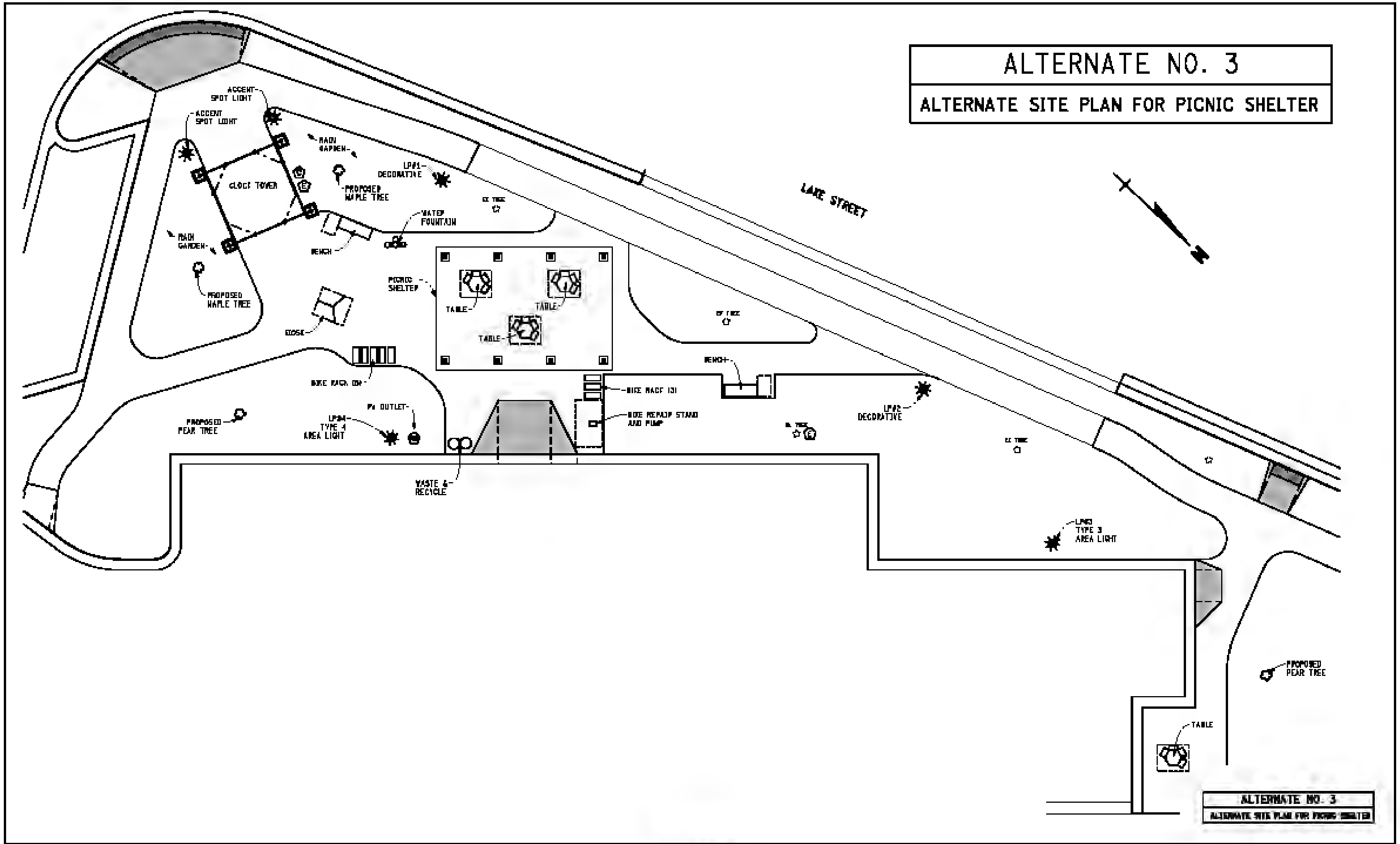
Lake Street

Prein&Newhof



SOLID GREEN DASH
2' MARK, 4' GAP
(TYP)
BIKE SYMBOL
& ARROW
4" WHITE
CROSS HATCH
6' GREEN BIKE PATH
6" WHITE DASH (2' MARK, 4' GAP)
(TYP SOUTH & EAST QUADRANTS)
BIKE SYMBOL
& ARROW
LAKE
STREET
SPECIAL EMPHASIS
CROSSWALK
6' WIDE
6" CROSSWALK
(6' MIN. WIDTH - TYP)
24" STOP BAR
(TYP)
CHAPIN STREET


PROPOSED SIGNS (ADDITIONAL SIGNING TO BE DETERMINED)
AHEAD
ALTERNATE NO. 2
TRAIL CROSSING AT COTTAGE ST.
LAKE STREET
SOUTH STREET INTERSECTION (350' +/-)
COTTAGE STREET
APPROXIMATE QUANTITIES FOR CONSTRUCTION ALTERNATE:
CONSTRUCTION QUANTITIES:
ALTERNATE NO. 2
Prein&Newhof
HORZ. (FT)
CITY OF CADILLAC
WHITE PINE TRAIL EXTENSION & TRAILHEAD
CONSTRUCTION ALTERNATE NO. 2
TRAIL CROSSING AT COTTAGE ST.
SHEET
15



Prein&Newhof	NO SCALE	DATE: 5/27/2021	CITY OF CADILLAC	WHITE PINE TRAIL EXTENSION & TRAILHEAD	SHEET
		DESIGN: HOUL		CONSTRUCTION ALTERNATE NO 3	17
		JN: 2190186		ALTERNATE SITE PLAN FOR PICNIC SHELTER	

Bid Tabulation Summary

	Contractor Name	Base Bid Amount without Alternates	**Alternate No. 1** Reconstruct Entire Parking Lot	**Alternate No. 2** Trail Crossing at Cottage Street	**Alternate No. 3** Picnic Shelter
1st	CJ's Excavating, Inc	$416,247.19	$28,661.60	$8,778.73	$63,098.30
2nd	Crawford Contracting, Inc.	$466,946.96	$23,975.00	$8,448.55	$71,207.50
3rd	Salisbury Excavating, Inc.	$542,402.60	$58,031.50	$11,167.30	$54,103.50
4th	Malley Construction, Inc.	$569,759.50	$50,210.00	$10,952.50	$59,449.50
5th	Greenscape General Contracting	$649,208.01 *	$33,743.50	$14,395.88	$100,800.00 *

* Denotes correction made by Engineer

Low Bidder

CJ's Excavating, Inc. - Base Bid Amount	$416,247.19

Alternate No. 1	Alternate No. 2	Alternate No. 3
Reconstruct Entire Parking Lot	Trail Crossing at Cottage Street	Picnic Shelter
$28,661.60	$8,778.73	$63,098.30

Trailhead Funding

TRAILHEAD FUNDING		
SOURCE	**AMOUNT**	**STATUS**
State of Michigan (Michigan Natural Resources Trust Fund Grant)	$265,200	Committed
Cadillac Area Community Foundations	$22,500	Committed
Cadillac Area Visitors Bureau	$5,000	Committed
Rotary Club Auction	$32,000	Received
4Front Credit Union	$2,300	Committed
Michigan Pipe & Valve	Cost of 1 bench ($1,200)	Committed
McClain Cycle and Fitness	Cost of Bike Repair Station ($2,200)	Committed
Republic Services	Cost of 3 sets of waste and recycle containers ($5,881)	Committed
Subtotal of Funds Committed/Received	**$336,281.00**	

Date: April 18, 2022

Council Communication

Re: Presentation of an Award to Bill Cinco Years of Service on the Downtown Development Authority

Bill Cinco moved to Cadillac in 1975. He was the owner of Trend Designers Hair Salon and Spa for 42 years before retiring in 2017. Bill has served the Cadillac Community by volunteering on many boards and organizations including the Downtown Development Authority, Downtown Cadillac Association, Elks, and various boards at his church.

Bill Cinco has served on the Downtown Development Authority Board for over 26 years starting in 1996. Bill served on the Board during many of the downtown's major planning and development projects including the Mitchell Streetscape, PlacePlans Planning Process, Rotary Performing Arts Pavilion Improvements, and the construction of the Plaza and Market as part of Cadillac Commons.

In March 2022, Bill announced his resignation from the Downtown Development Authority Board. His contributions to the DDA as a board member will be missed.

Recommended Action

To have the Mayor present the Mayor's Award for Excellence in Community Service and Volunteerism to Bill Cinco.

The Award reads as follows:

For twenty-six years of dedicated volunteer service to the City of Cadillac through its Downtown Development Authority. Thank you for playing a vital role in the growth and prosperity of our community. Your years of commitment and service to our citizens are sincerely appreciated.

MAYOR'S AWARD FOR EXCELLENCE IN COMMUNITY SERVICE AND VOLUNTEERISM

Presented on April 18, 2022, to

Bill Cinco

For twenty-six years of dedicated volunteer service to the City of Cadillac through its Downtown Development Authority. Thank you for playing a vital role in the growth and prosperity of our community. Your years of commitment and service to our citizens are sincerely appreciated.

____

Carla Filkins, Mayor

Date: April 18, 2022

Council Communication

Re: Concept Plans for Snowmobile Routes into Downtown and To Willow Mercantile and G&D Pizza

Introduction

The Community Development Department was asked to evaluate potential snowmobile routes into the downtown and to the specific businesses of G&D Pizza and the Willow Market and Primos. At the end of the winter season, City Council discussed options and decided to not make any determination after receiving feedback from concerned citizens. Subsequently, several letters of support from area businesses and citizens were received, and therefore City Council is being asked to have a follow-up discussion as a part of a public hearing on this matter. The following route maps have been updated since the versions previously presented.

Before describing the conceptual routes for snowmobiles in this document I would like to explain the overarching route selection goals. The main goals behind the routes are as follows:

- Limit conflict between snowmobiles and walkers
- Limit conflict between snowmobiles and auto traffic.
- Limit the length of time snowmobiles would have to run on streets or sidewalks.
- Keep snowmobile parking on grass areas.
- Keep routes as far away from residential development as possible (due to noise considerations)
- Keep routes on publicly controlled land as much as possible unless there is a willing private development which is willing to except snowmobiles.
- A recognition that while Lake Cadillac cannot be considered a formal snowmobile route, there will be people who will use the Lake to access downtown.

Currently snowmobiles are allowed on the White Pine Trail outside of the city limits. One option would be to allow snowmobiles to use the White Pine Trail within the city limits. This idea was rejected due to the fact the city plows the White Pine Trail and there are regular winter walkers who use the White Pine Trail. Fortunately, there is a wide grass strip which runs along the White Pine Trail which can be used from the south city limit to Cottage Street. At Cottage Street the trail would cross to the east side of Lake Street, use a short segment of sidewalk and then return to the MDOT owned old railroad right-of-way to the south side of the main Library parking lot at which point it would go west to connect to Lake Cadillac. Where this route crosses Pollard Street there would be a lateral route which would run in the Pollard Street right-of-way to connect to the Willow Market and Primos establishment.

Snowmobile parking options along the route which parallels the White Pine Trail would be available at the Willow Mercantile, City property across from Marina Shores Condominiums, and just south of the main parking lot for the Cadillac Library.

A short route is also proposed to run from Lake Cadillac near the dock to a parking area located on the north side of City Park.

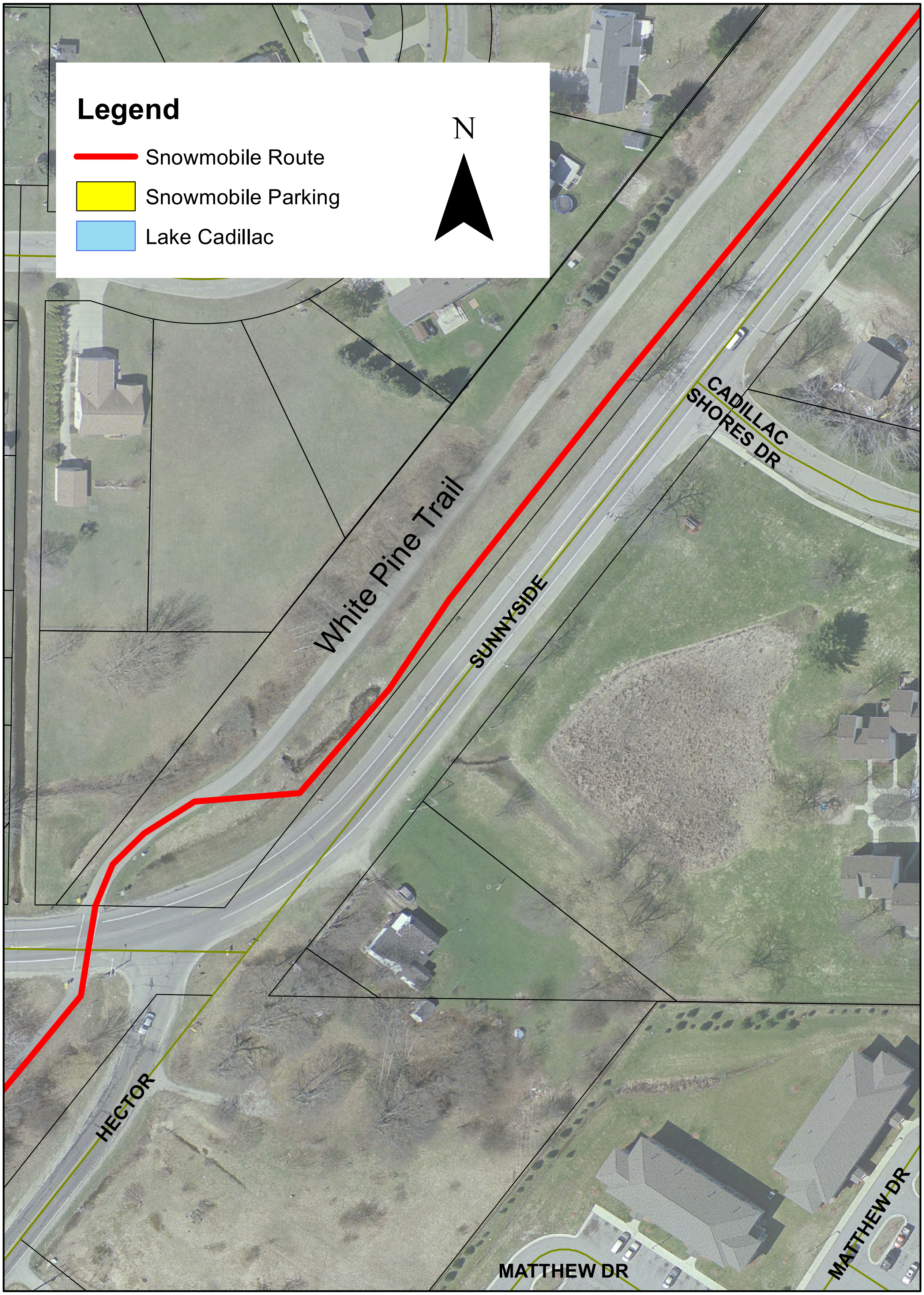
There is a second proposed route which addresses getting snowmobile to G&D Pizza. This routing starts at the boat launch facility on Chestnut just west of Lake Street. This route follows Chestnut to the east side of Lake Street, crosses Pine street and runs to the first public alley behind the Rummel Orthodontics office, proceeds east along the alley 300 feet and then enters the G&D Pizza property.

These proposed conceptual routes provide options for snowmobiles to access downtown and the two businesses of G&D Pizza and the Willow Market and Primos businesses. While there is no ideal route to the downtown these routes represent the best design alternatives which address the overarching design goals. It should be further understood that these routes would still have to further evaluated from a civil engineering standpoint, as there may be grade and drainage issues that would have to be resolved.

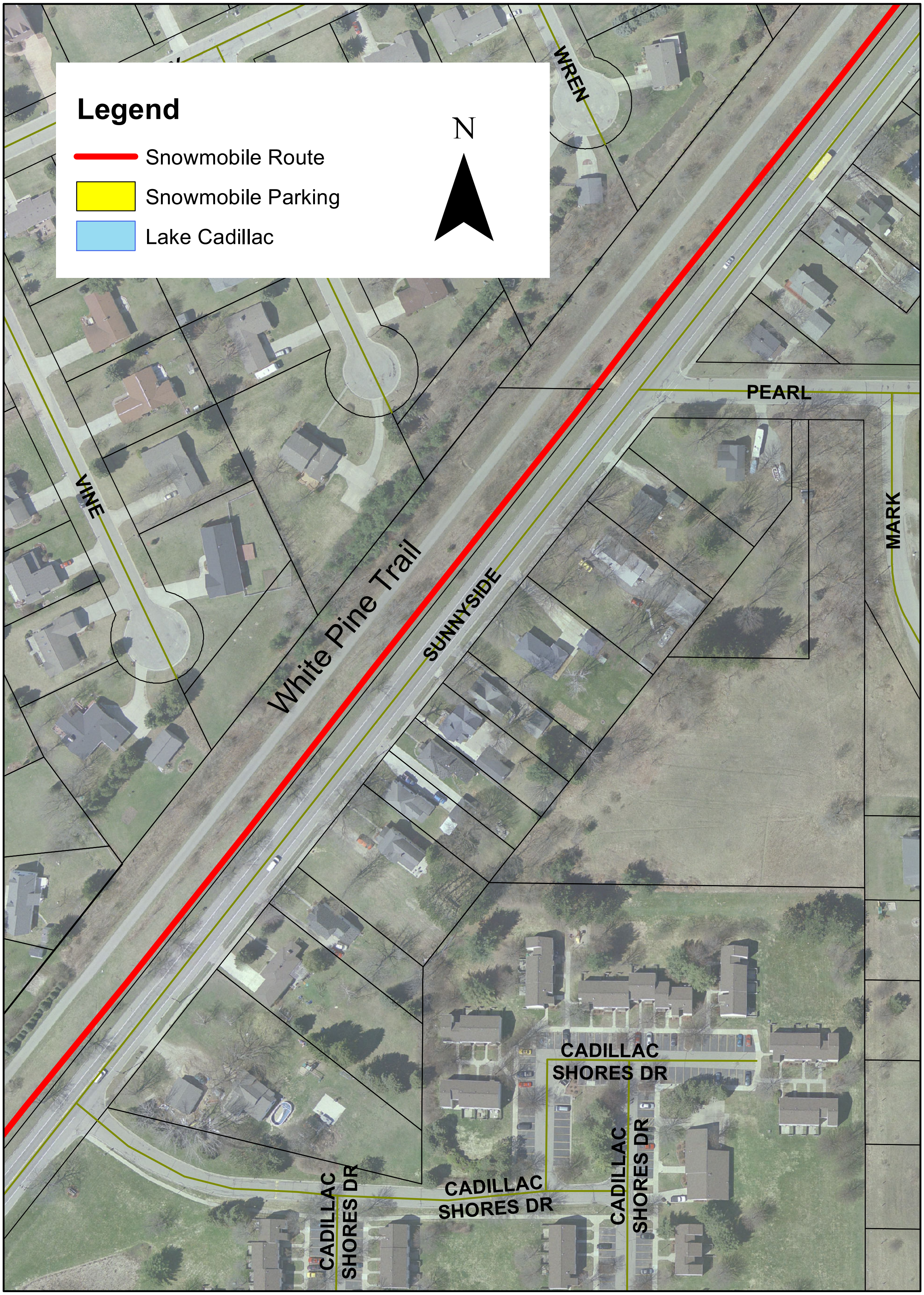
Requested Council Action

To accept as information and use for further discussions on setting policy regarding snowmobile routes into downtown and to the G&D Pizza and Willow Mercantile businesses.

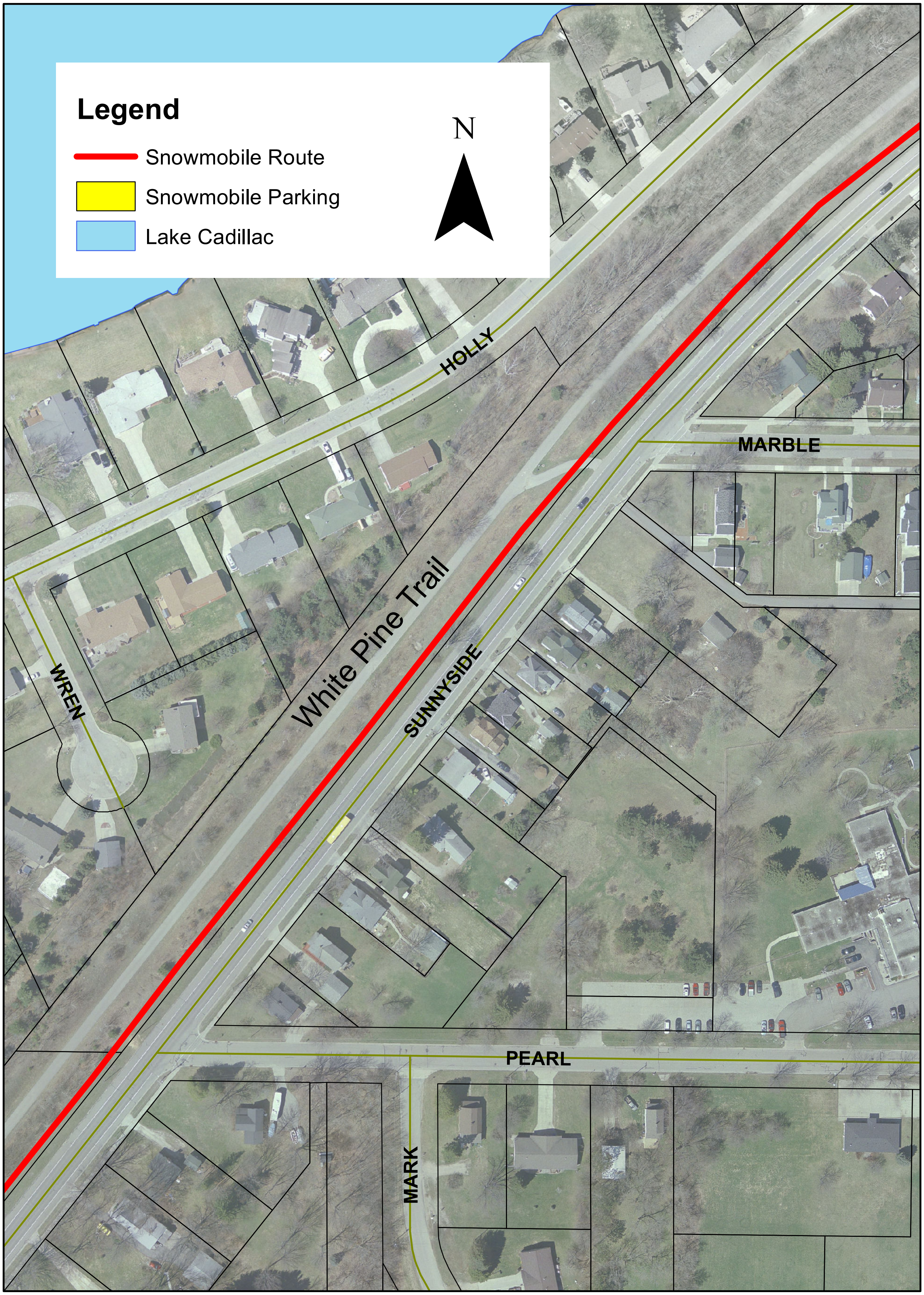
Snowmobile Routes and Parking



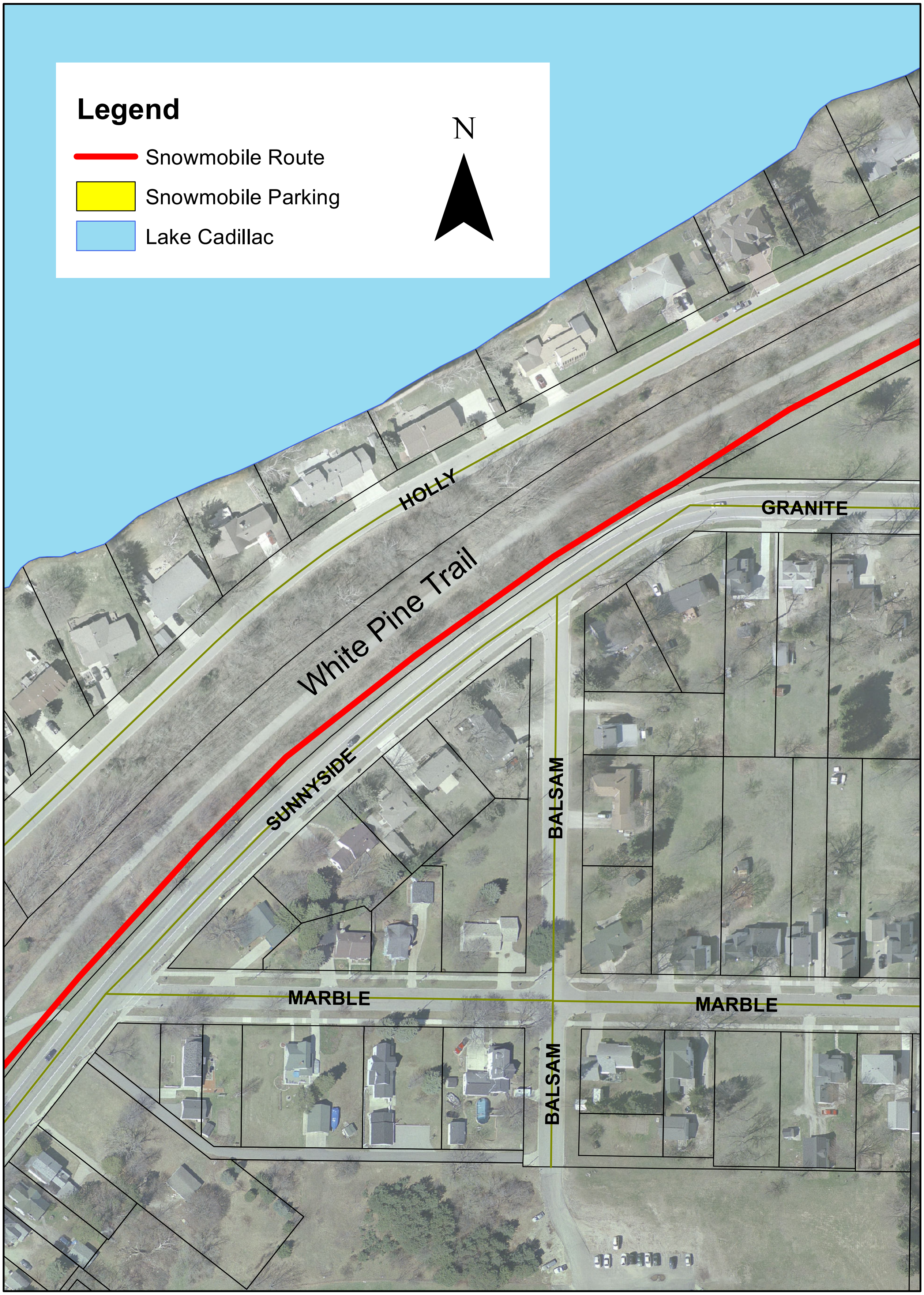
Snowmobile Routes and Parking



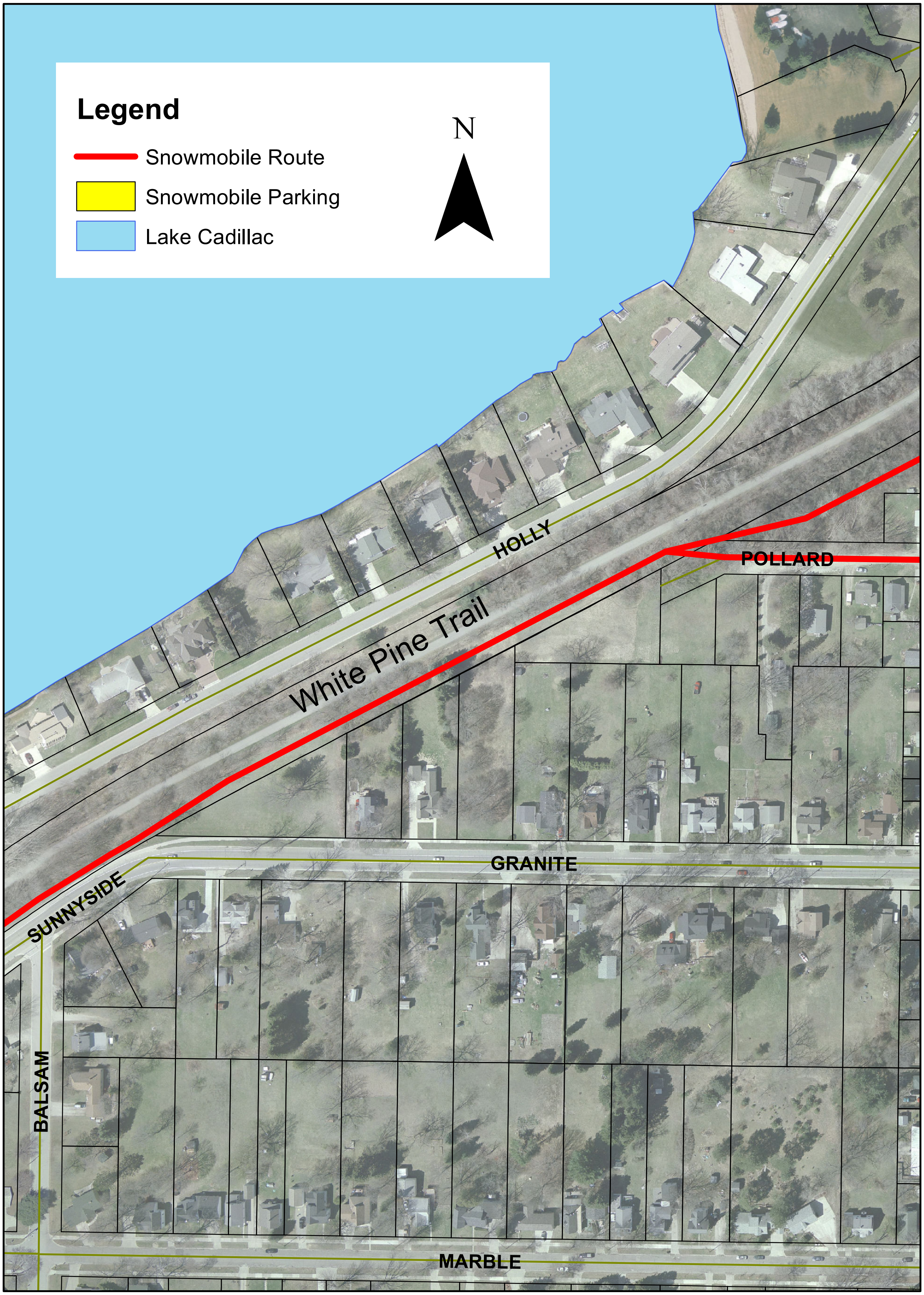
Snowmobile Routes and Parking



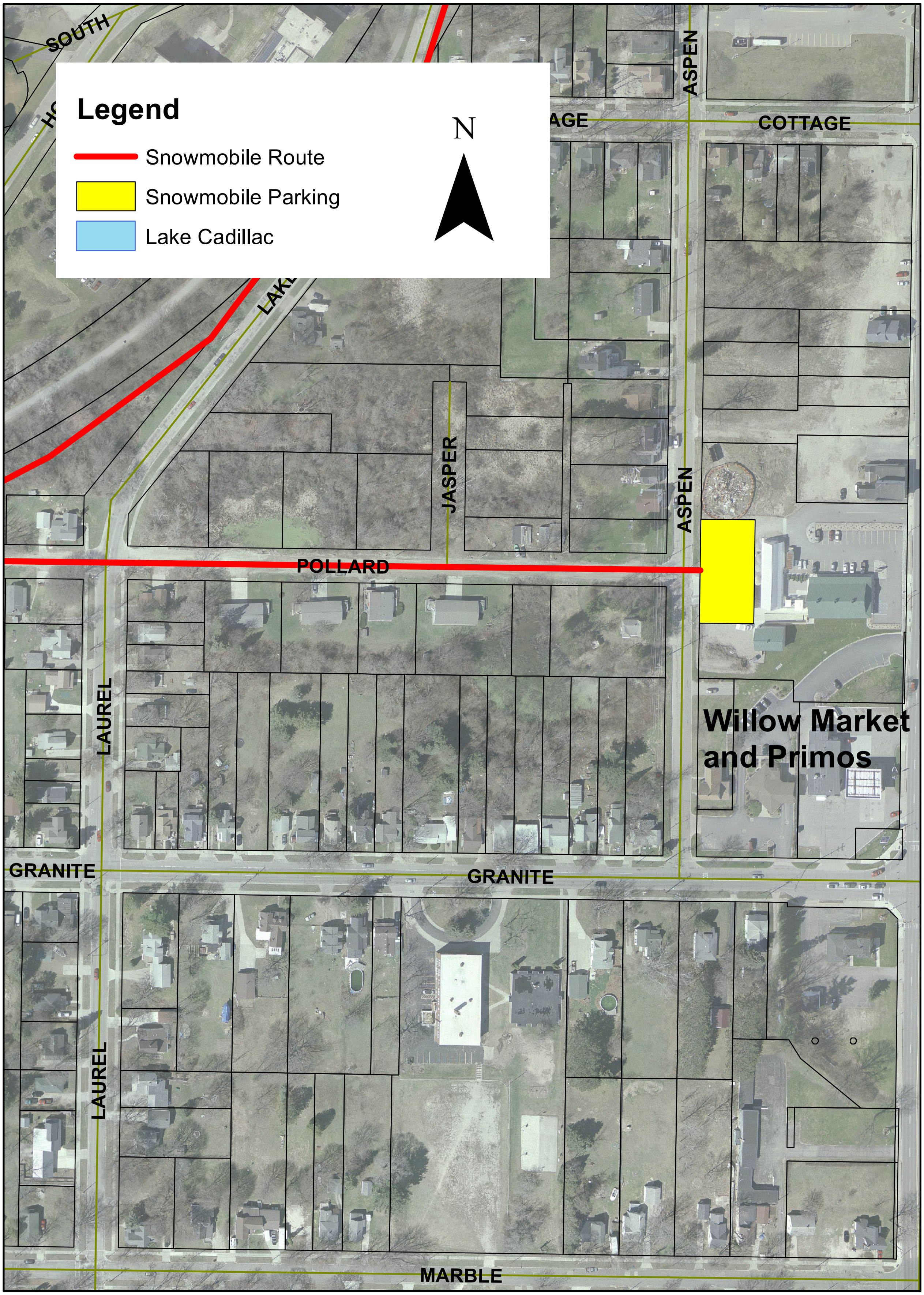
Snowmobile Routes and Parking



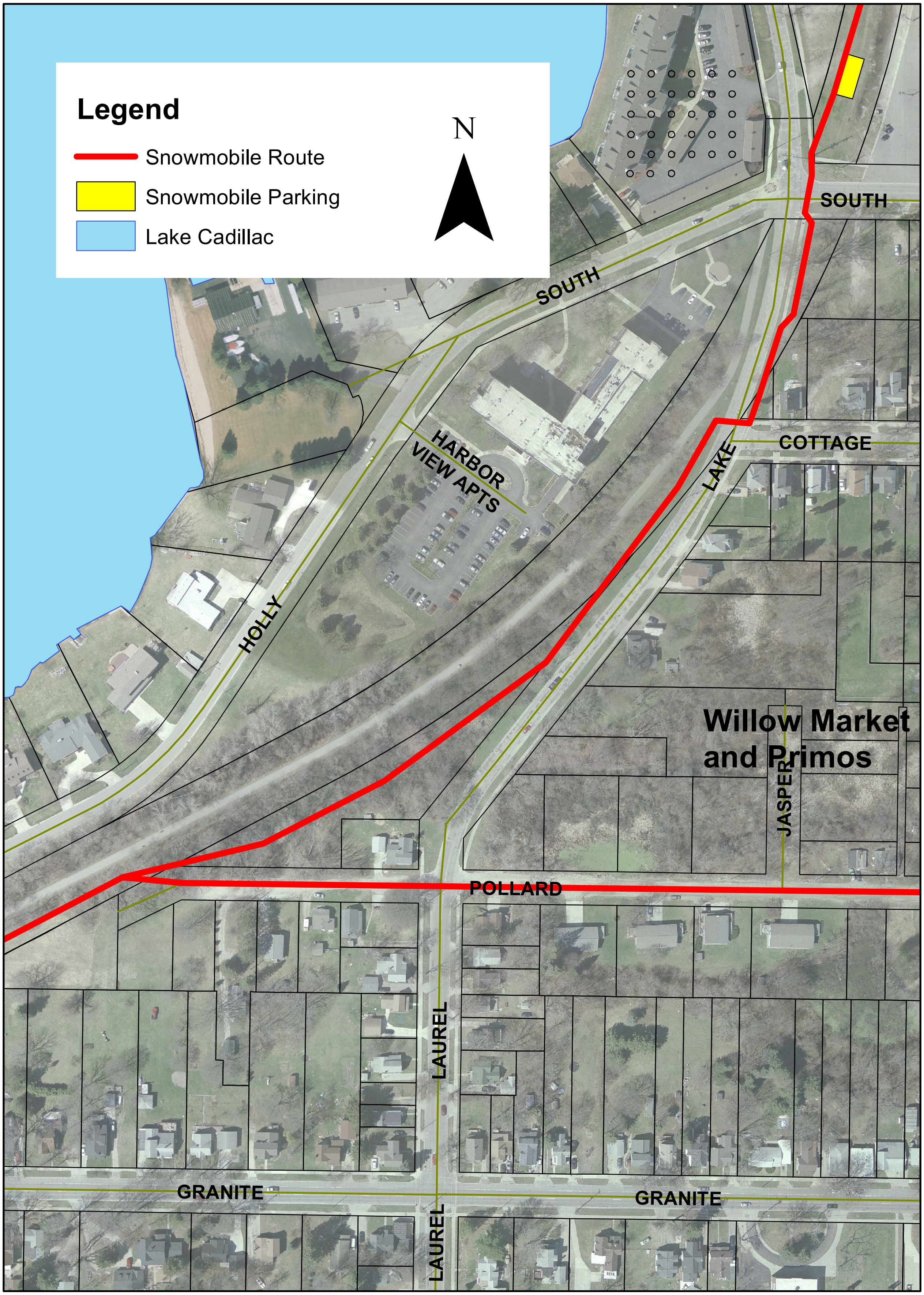
Snowmobile Routes and Parking



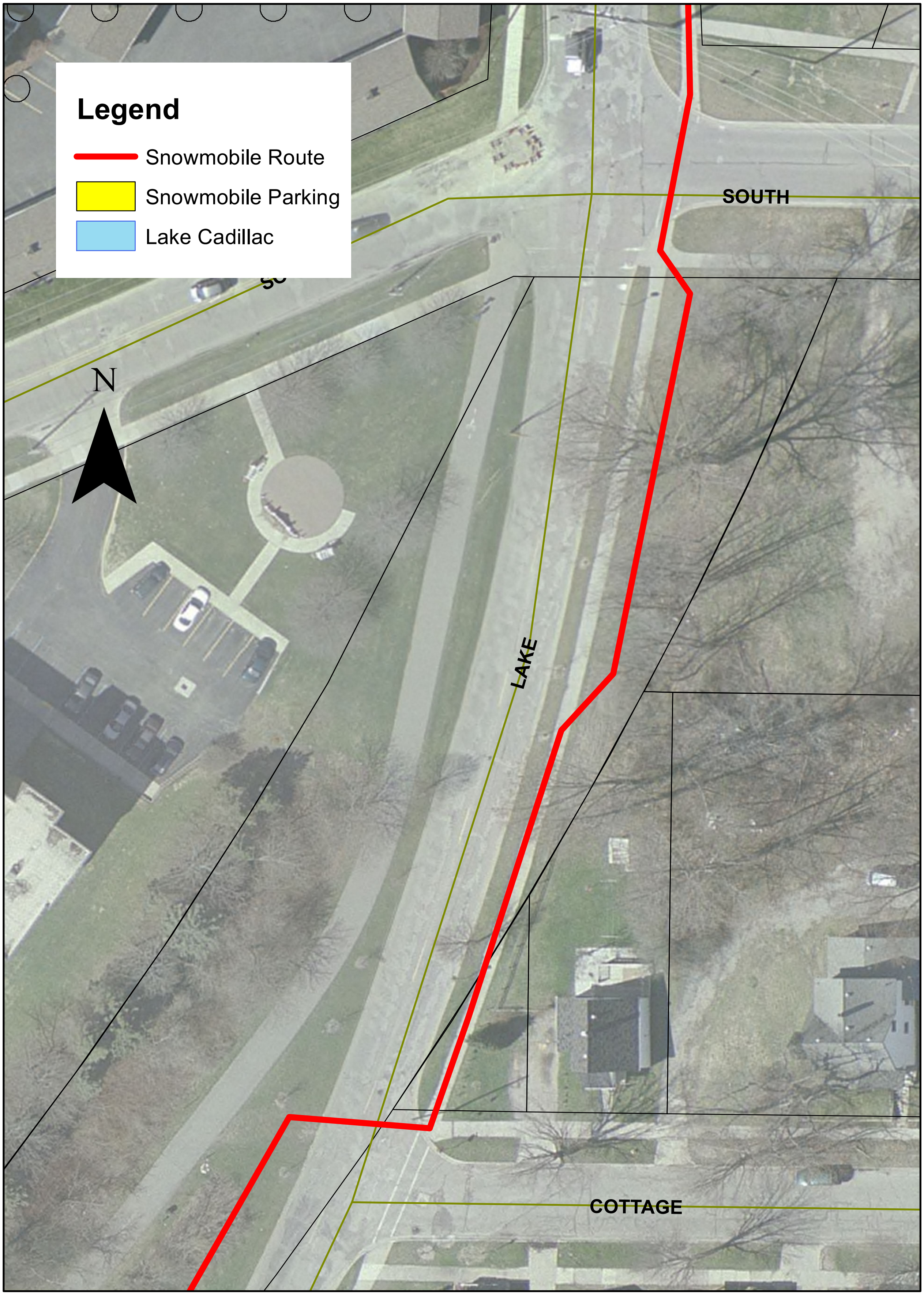
Snowmobile Routes and Parking



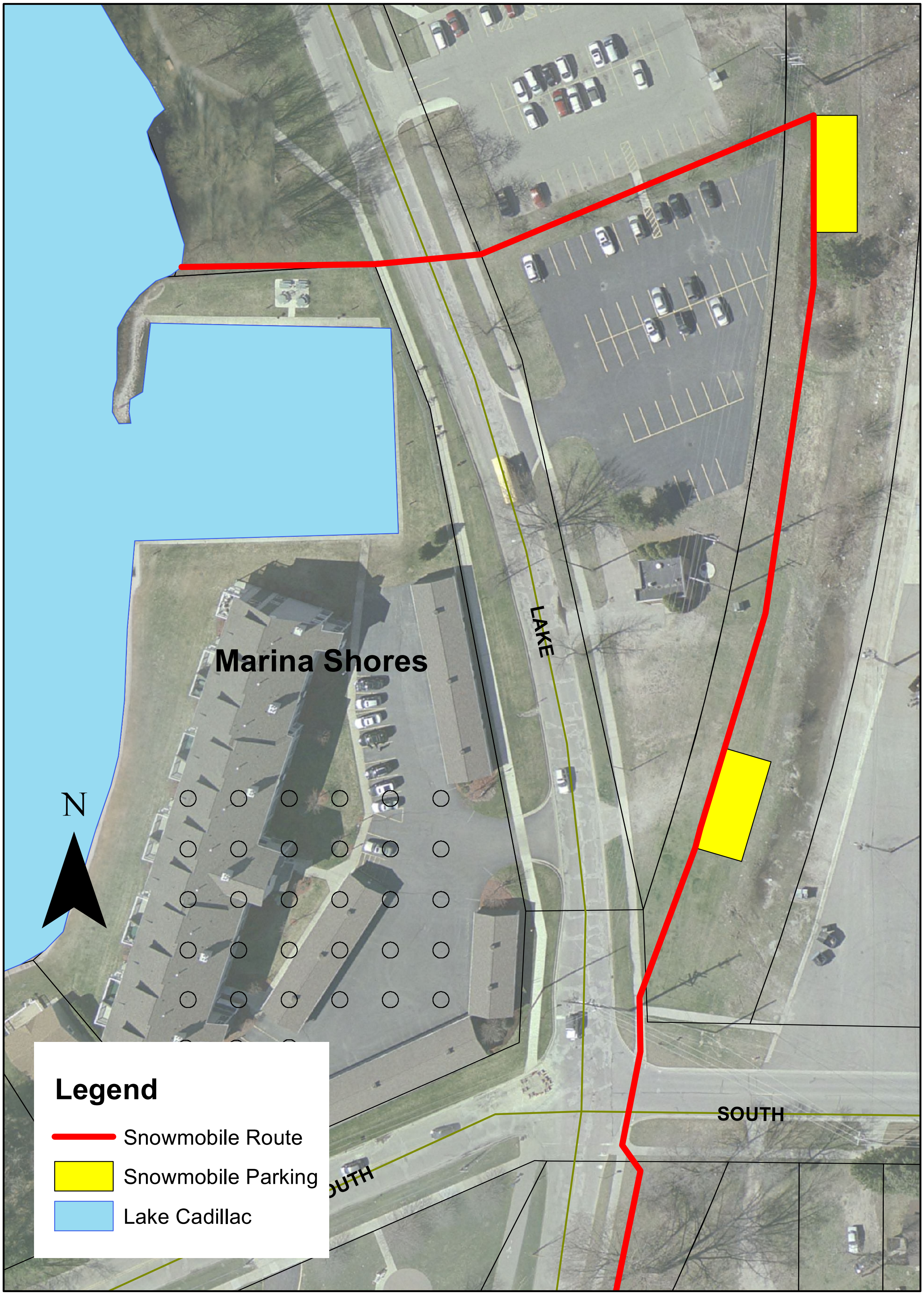
Snowmobile Routes and Parking



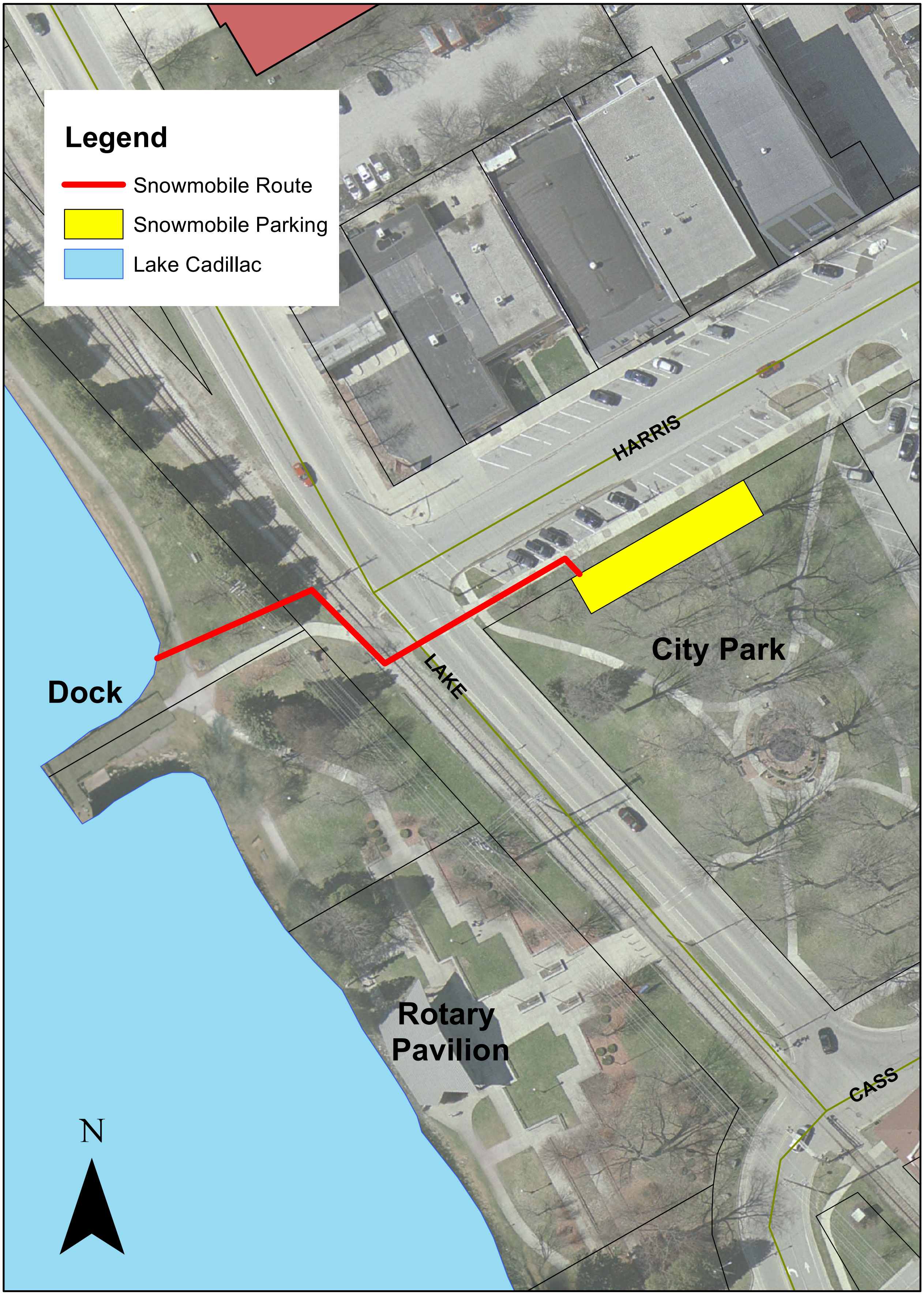
Snowmobile Routes and Parking



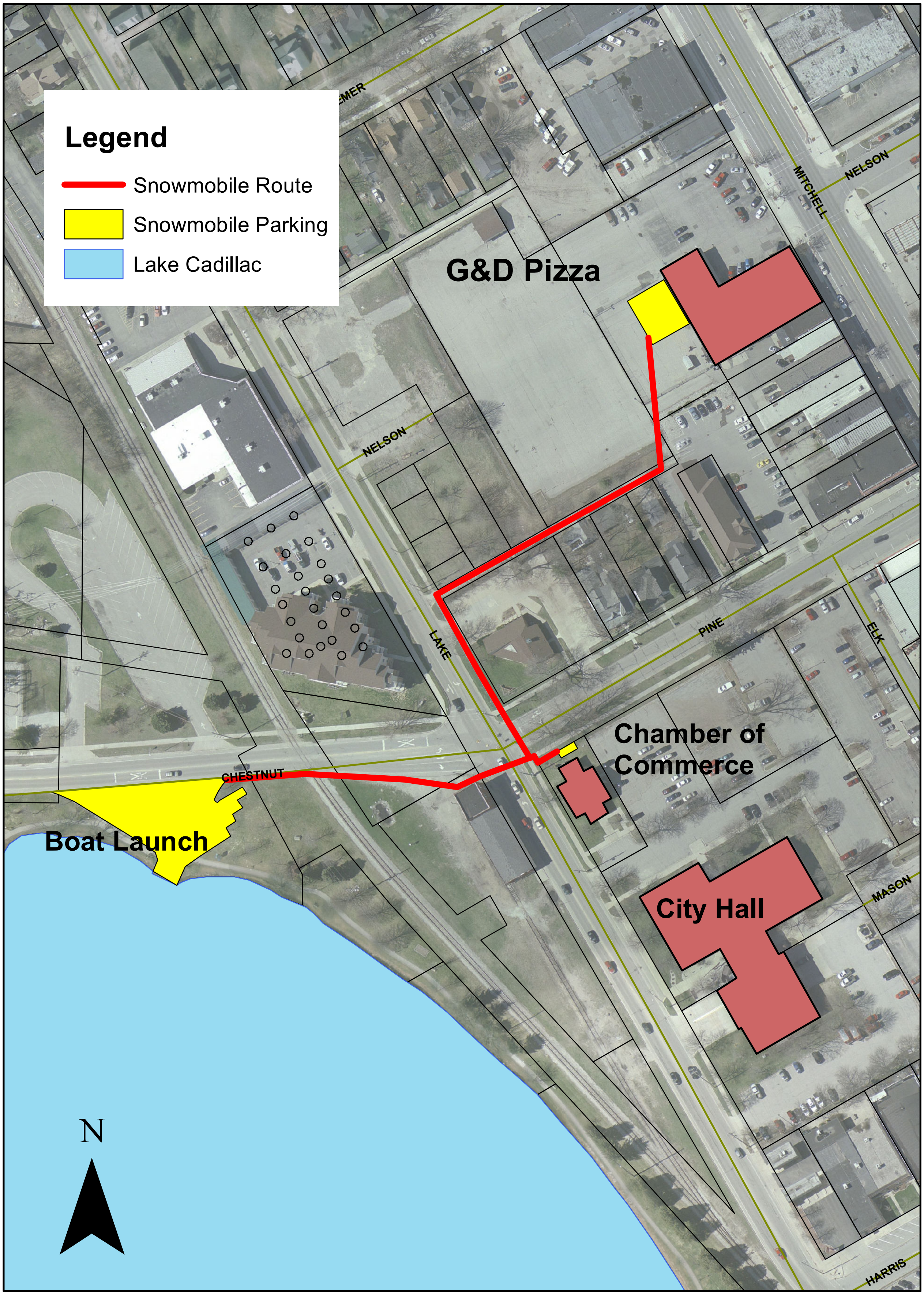
Snowmobile Routes and Parking



Snowmobile Routes and Parking



Snowmobile Routes and Parking



April 18, 2022

Council Communication

Re: 101 Harris Redevelopment Project

Val Vista RV Park, LLC own and are redeveloping the former Northwoods Hotel and adjacent property into a mixed use residential / commercial project. The development currently is projected to have 23 apartments totaling 10,692 square feet, and commercial/retail space totaling 1,142 square feet. Estimated private investment is $4.6 million.

Because revenues from rental revenues are not adequate to cover the cost of reconstruction of the building, in addition to the level of operating costs, the project will only proceed if economic development tools and incentives available to the City are utilized. This investment for the redevelopment of this property will bring residents to the City, which will create economic activity for downtown businesses, provide commercial space and jobs for new business, provide much needed new housing, and may create spin-off redevelopment of adjacent properties, providing a significant long-term return for the downtown and the community.

There are two primary tools proposed for the redevelopment: Brownfield Tax Increment Financing (TIF) reimbursement of Eligible Activities, and an Obsolete Property Rehabilitation Act (ORPA) local tax abatement. The Public Hearings pursuant to requirements under both programs have been established for the April 18, 2022 and resolutions to approve the Brownfield Plan, the OPRA District and the OPRA Application are provided.

Brownfield TIF: The property qualifies as Brownfield Eligible Property as functionally obsolete, as determined by the City Assessor. Brownfield Eligible Activities include lead and asbestos abatement, selective demolition, and public infrastructure improvements along Harris Street. Eligible Activity costs are estimated at $504,210.

The Brownfield Plan has been prepared to facilitate the development by reimbursing extraordinary lead and asbestos abatement, demolition and infrastructure costs through the capture of increased taxes generated by the private investment. The Brownfield Authority reviewed and approved the Brownfield Plan at their March 21, 2022 meeting. A public hearing must be held by the City Council and the Brownfield Plan must be approved by the City Council.

OPRA: The project also includes an Obsolete Property Rehabilitation Act (OPRA) tax abatement that will freeze the value of building for local taxes for 12-years but will provide for capture of State taxes to reimburse Brownfield Eligible Activities. OPRA was used for the redevelopment of the Cobbs-Mitchell building and former Speeds building and is comparable to the Commercial Redevelopment Act and Commercial Rehabilitation Act abatements that have been established and previously used on other projects in the City.

An OPRA district must be established and an OPRA application by the developer must be approved by City Council, and Public Hearings must be held by the City Council for both the establishments of the OPRA District and the OPRA Application.

Recommended Action

Hold public hearings and consider adoption of the following three resolutions:

1. **Brownfield Plan**
   Resolution Approving the Brownfield Plan for 101 Harris Redevelopment.

2. **OPRA District**
   Resolution Approving to establish the Obsolete Property Rehabilitation Act District for 101 E. Harris Street and adjacent property with Parcel Identification Numbers 10-086-00-160-00 and 10-086-00-172-00 for the 101 Harris Redevelopment.

3. **OPRA Application**
   Resolution Approving the Obsolete Property Rehabilitation Act application for 101 E. Harris Street and adjacent property with Parcel Identification Numbers 10-086-00-160-00 and 10-086-00-172-00 for the 101 Harris Redevelopment.

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
Bryan Elenbaas
Robert J. Engels
Stephen King

RESOLUTION NO. ______

RESOLUTION APPROVING BROWNFIELD PLAN FOR 101 HARRIS REDEVELOPMENT

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 18th day of April, 2022, at 6:00 p.m.

PRESENT: ____

ABSENT: ____

The following preamble and resolution was offered by ______________________ and

seconded by ____________________________.

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

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

WHEREAS, the City understands that certain property located at 101 East Harris Street ("101 Harris Redevelopment") qualifies as a Brownfield Eligible Property and that the owner desires to undertake various Brownfield Eligible Activities, including lead and asbestos abatement, demolition, and infrastructure to redevelop the property; and

WHEREAS, a Brownfield Plan was submitted to the CBRA for the 101 Harris Redevelopment that: (1) establishes the property at 101 East Harris Street as Eligible Property, (2) outlines Non-Environmental Eligible Activities, and (3) provides for reimbursement of Eligible Activity expenses from taxes generated by increased private investment on the property; and

WHEREAS, on March 21, 2022, the CBRA reviewed and approved the Brownfield Plan and recommended approval to the City Council, finding the Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of increased private investment and economic development, downtown housing, spin-off redevelopment and increased property tax value; and

WHEREAS, pursuant to Act 381, the City set a public hearing for April 18, 2022 regarding the City Council's proposed adoption of the Brownfield Plan and transmitted notice of the public hearing to the applicable taxing authorities and published notice of the public hearing in the manner required by Act 381; and

WHEREAS, the City Council conducted a public hearing on April 18, 2022, at which all interested persons had an opportunity to be heard and any written communications regarding the Plan were received and considered, as required by Act 381; and

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

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

WHEREAS, the City has determined that the 101 Harris Redevelopment as set forth in the Brownfield Plan will be beneficial to the City and that approving the Brownfield Plan is in the best interest of the health, safety, and welfare of the City's residents.

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

1. The City hereby approves and adopts the Brownfield Plan, attached hereto as Exhibit A.

2. This Resolution shall be maintained in the files of the City Clerk.

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

4. 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 regular meeting of the City Council held on the 18th day of April, 2022.

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

ACT 381 COMBINED BROWNFIELD PLAN

TO CONDUCT ELIGIBLE
MSF NON-ENVIRONMENTAL
ACTIVITIES

101 Harris Redevelopment
Former Northwood Hotel
101 East Harris Street
Cadillac, Michigan 49601
City of Cadillac
Wexford County, Michigan

Cadillac Brownfield Redevelopment Authority

Date

` **Approved by Cadillac Brownfield**
Redevelopment Authority: ***March 21, 2022***

Public Hearing: ***April 18, 2022***

Approved by Cadillac
City Council: ***April 18, 2022***
(tentative)

Prepared by

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

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EXHIBITS

FIGURES

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ATTACHMENTS

PROJECT SUMMARY

Val Vista RV Park, LLC owns the former Northwood Hotel at 101 East Harris Street and an adjacent parcel in downtown Cadillac and is redeveloping the property into a mixed use residential / commercial project. The redevelopment will include 23 apartments totaling 10,692 square feet, and commercial/retail space totaling 1,142 square feet. Estimated private investment is $4.6 million.

Brownfield Eligible Activities include lead and asbestos abatement, selective building demolition, and infrastructure improvements.

The redevelopment is consistent with the City of Cadillac Master Plan and zoning ordinance. Initial work is anticipated to begin in Summer 2022, with tax increment capture beginning in 2023. Estimated private investment is estimated at $4,600,000

Project Name:	101 Harris Redevelopment
Project Location:	The Eligible Property is located 101 East Harris Street and an adjacent parcel in the City of Cadillac, Wexford County, Michigan with the Parcel Identification Numbers 10-086-00-160-00 and 10-086-00-172-00
Type of Eligible Property:	Functionally Obsolete, Adjacent
Eligible Activities:	Lead and Asbestos Abatement, Demolition, Infrastructure Improvements
Eligible Activity Costs: (excluding interest)	$504,210
Years to Complete Eligible Activities Payback:	**18** Years for Local Capture and **20** Years for State Capture
Estimated Eligible Investment:	$4,600,000
Annual Tax Revenue Before Project:	$7,940
Estimated Annual Tax Revenue in First Year After Project:	$95,396

ACT 381 COMBINED BROWNFIELD PLAN

1.0 INTRODUCTION

The Cadillac Brownfield Redevelopment Authority ("CBRA") is submitting this Act 381 Combined Brownfield Plan for MSF Non-Environmental Eligible Activities for the 101 Harris Redevelopment in the City of Cadillac, Wexford County, Michigan (herein referred to as the "Eligible Property").

This Combined Brownfield Plan is submitted under the auspices of Act 381, P.A. 1996, as amended.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed project will redevelop the former Northwood Hotel and included asbestos abatement, selective demolition, remodeling, and reconstruction for the use of the building for apartments and commercial/retail use and infrastructure improvement to benefit the Eligible Property.

The estimated investment is $4,600,000

1.2 Eligible Property Information

1.2.1 **Property Eligibility – Location/Legal Description**

Property Eligibility – Clifford (Joe) Porterfield, City of Cadillac Assessor (Level IV) has determined that the property is functionally obsolete, as defined by Act 381, P.A 1996 as amended. An Affidavit of Functional Obsolescence is included in the Combined Brownfield Plan. As a result, the property qualifies as Eligible Property under Act 381.

Location - The Eligible Property is located at 101 East Harris Street in Cadillac with Parcel Identification Numbers 10-086-00-160-00 and 10-086-00-172-00 with a total area of approximately 0.72 acres, with one building, the former Northwoods Hotel.

Legal Description -- The legal description of the parcel is provided below. A Project Location Map and Eligible Property Map are included in the Appendix as Figures 1 and 2, respectively.

Site Name	Parcel	Legal Description
101 E. Harris	10-086-00-163-00	THE S 42.72 FT OF LOT 1, BLK 5 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC
E. Harris	10-086-00-172-00	THE S 42.72 FT OF LOT 5, BLK 5 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC

Personal Property is included as part of the Eligible Property, with incremental increases over Initial Taxable Value subject to capture under this Combined Brownfield Plan.

1.2.2 **Current Ownership** – The Eligible Property is owned by Val Vista RV Park, LLC.

1.2.3 **Proposed Future Ownership** – The Eligible Property will continue to be owned by Val Vista RV Park, LLC

1.2.4 **Delinquent Taxes, Interest, and Penalties** – There are currently no delinquent taxes, interest or penalties due on the subject property.

1.2.5 **Existing and Proposed Future Zoning** – The property is zoned General Business District (B-3) and governed by the provisions of the City of Cadillac Zoning Ordinance. The proposed project is consistent with the B-3 zoning district.

1.3 Historical Use and Previous Ownership of Each Eligible Property

1.3.1 **Historical Use** – The earliest reviewable document available, an 1884 Sanborn Fire Insurance Map, showed the Eligible Property as the McKinnon Hotel on the west parcel, a photo store and a residential dwelling on the east parcel, with an approximately 12-foot wide alleyway in between. The residential dwelling was removed and a three-story hotel building was built on the east parcel between 1900 and 1906. The building remains, last known as the Northwood Hotel.

1.3.2 **Previous Ownership** – The property is currently owned by Val Vista RV Park, LLC and was previously owned by Northwoods Hotel, LLC.

1.4 Current Use of Each Eligible Property

The Eligible Property includes the former Northwoods Hotel and an adjacent parcel. The former hotel includes two commercial spaces and eight apartments on the second and third floors and is unoccupied. The two commercial spaces are located on the first floor with entrances facing west towards North Mitchell Street. The entrance for the apartments is facing south towards East Harris Street. Also on the Eligible Property was a bar, Escape Underground, but the bar was shut down in January 2018. The basement is used for storage, for bar supplies and building supplies. In the basement, there is a walk-in cooler which stores beverages for the bar. The basement also contains the electric boxes, two boilers, water meter, and repair tools. The adjacent parcel is used for parking and a waste disposal container.

1.5 Site Conditions and Known Environmental Contamination Summary

1.5.1 **Site Conditions**

The Eligible Property is currently developed with a three-story building with a full basement, which is unoccupied. Two retail stores occupy the ground floor. The second and third floors are residential apartments. There were two bars located on the Eligible Property but have since been closed.

The Property was developed in the 1880's with a hotel called McKinnon Hotel, a residence, and a photo store which are shown on the 1884 Sanborn Maps. The building that is currently on the Property is the original structure. By 1906, the residence and the store building had been removed from the Property and the hotel expanded onto to the east. The Property was last used as a hotel around the 1980's.

The subject building has eight apartments located on the second and third floors and retail space on the ground floor that are currently vacant. There are two commercial spaces in the building that are currently unoccupied. Two non-operating bars are located on the main floor and in the basement. The basement is used for storage and has a workshop for the jewelers. No ASTs or evidence of USTs were observed on the Property.

1.5.2 Known Environmental Contamination Summary

A Phase I Environmental Site Assessment was conducted in July 2018 on behalf of Val Vista RV Park, LLC and did not identify any Recognized Environmental Conditions in connection with the Eligible Property.

The Eligible Property was not identified as a site of known or suspected contamination on the EDR Database. The nearby identified sites are not expected to have a direct environmental impact on the Eligible Property.

As a result, the site is not a Part 201 Facility, under Act 451, PA 1994 as amended.

1.6 Functionally Obsolete, Blighted and/or Historic Conditions

Clifford (Joe) Porterfield, City of Cadillac Assessor (Level IV) has determined that the property is functionally obsolete, as defined by Act 381, P.A 1996 as amended. An Affidavit of Functional Obsolescence is included in the Combined Brownfield Plan. As a result, the property qualifies as Eligible Property under Act 381.

1.7 Information Required by Section 15(12) of the Statute

1.7.1 MSF Eligible Activity Sufficiency

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, Demolition and Infrastructure. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of sufficiency for each Eligible Activity:

1.7.1.1 Lead and Asbestos Abatement: Lead and asbestos abatement will result in the appropriate management of lead and cadmium-based paint with appropriate training, materials handling, and air monitoring to ensure work safety, and removal of asbestos containing materials (ACMs) by a certified asbestos contractor. The appropriate management of lead and cadmium-based paint and removal of asbestos prior to demolition will be sufficient to alleviate the brownfield conditions of the Eligible Property.

1.7.1.2 Demolition: The selective demolition of a portion of the existing building will provide for the redevelopment to meet code, space, and finish requirements. The selective demolition that would inhibit future development are sufficient to alleviate brownfield conditions on the Eligible Property.

1.7.1.3 Infrastructure Improvements: The sidewalk and streetscape in the public right-of-way will need to be reconstructed as part of the redevelopment. These activities are sufficient to alleviate the brownfield conditions of public infrastructure adjacent to the Eligible Property.

1.7.2 MSF Eligible Activity Need

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, Selective Demolition, and Infrastructure Improvements. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

1.7.2.1 Lead Asbestos Abatement: State and federal regulations require an assessment of the presence of lead and cadmium-based paint and asbestos prior to demolition of commercial buildings. If identified, precautions must be taken to protect human health and the environment, including worker training, air monitoring, and in the case of asbestos, abatement must be conducted by a certified asbestos abatement company.

1.7.2.2 Demolition: Selective demolition of the building must be conducted in order to meet code, space, and finish needs for the commercial leasing and residential rentals.

1.7.2.3 Infrastructure Improvements: The sidewalk and streetscape must be reconstructed to meet current City standards.

1.7.3 <u>MSF Eligible Activity Cost Determination</u>

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, Demolition, Site Preparation and Infrastructure Improvements. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the costs for each Eligible Activity:

1.7.3.1 Lead Asbestos Abatement: Costs for the lead/cadmium paint and asbestos surveys are based on proposals from certified asbestos inspectors and abatement costs are based on a walkthrough of the buildings by a certified lead and asbestos inspector.

1.7.3.2 Demolition: Costs for demolition are based on quotes from reputable local firms, net of recycling material revenues.

1.7.3.3 Infrastructure Improvements: Costs for sidewalk and streetscape reconstruction are based on contractor estimates.

1.7.4 <u>Public Purpose - MCL 125.2664(1)</u>

The proposed project will convert a functionally obsolete and underutilized building into mixed use commercial/residential building.

The total projected investment is expected to be approximately $4,600,000.

The project will significantly add to the local and state tax base. When completed, property taxes are estimated at over $95,396 per year (following the retirement of Brownfield obligations) with 40.45% of these revenues going to the State of Michigan and 59.55% to local taxing jurisdictions. The property currently generates $7,940 and without redevelopment, the property value and property taxes will likely decline.

1.75 Reuse of Vacant Buildings and the Redevelopment of Blighted Property

The former Northwood Hotel building is vacant and without significant investment, may become blighted over time.

1.7.6 Job Creation

Job creation will be provided through leased commercial space, anticipated to be a restaurant. Job creation is estimated at 5 full time employees with an average hourly wage rate of $13 per hour or $4,160 per month and 8 part time employees with an average hourly wage rate of $10 per hour or $1,600 per month, assuming 20 hours per week.

1.7.6 Area of High Unemployment

The unemployment rate for Wexford County for December 2021, the most recent available data, was 5.2 percent, as compared to the State unemployment rate at 4.9 percent and U.S at 3.9 percent, according to the Bureau of Labor Statistics.

1.7.8 Level and Extent of Contamination Alleviated in Connection with the Eligible Activities

The Phase I Environmental Site Assessment did not identify any Recognized Environmental Conditions in connection with the Eligible Property.

1.7.9 Level of Private Sector Contribution to the Project

The private sector contribution to this project is expected to be approximately $4,600,000.

1.7.11 Creation of New Brownfields

There is no anticipated creation of a new brownfield from the project.

1.7.12 Project Pro forma

A project pro forma has been prepared for the project and provided to the MEDC CAT regional representative.

1.7.13 Other Incentives

The project is included in a proposed Obsolete Property Rehabilitation District in the process of being established by the Cadillac City Council. The project will submit a request for an Obsolete Property Rehabilitation Exemption Certificate, which would freeze the taxable value of the building for local taxes for a period of 12 years and, if approved by the State Treasurer, 50% of State taxes for 6 years at its value prior to restoration.

1.7.14 Other Information

None

2.0 SCOPE OF WORK AND COSTS

The purpose of the proposed Eligible Activities proposed under this Combined Brownfield Plan is to conduct MSF Non-Environmental Eligible Activities, including Lead and Asbestos Abatement, Site and Selective Building Demolition, and Infrastructure Improvements.

2.1 EGLE Eligible Activities

No EGLE Environmental Eligible Activities are included in the Combined Brownfield Plan

2.1.1 **Department Specific Activities** –

2.1.1.1 Baseline Environmental Assessment

Not applicable.

2.1.1.2 Due Care Investigation and Activities

Not applicable.

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2.1.1.3 Additional Response Activities

Not applicable.

2.1.1.4 Other Activities

Not applicable.

2.1.2 **Interest** – Not applicable.

2.1.3 **Combined Brownfield Preparation -** Not applicable.

2.1.4 **Combined Brownfield Plan Implementation** – Not applicable.

2.2 MSF Eligible Activities

MSF Eligible Activities are requested under this Combined Brownfield Plan in accordance with Act 381. The City of Cadillac is a Qualified Local Government.

2.2.1 **Demolition** – Demolition will include selective demolition of a portion of the building.

The following is a cost estimate for Selective Demolition:

Site and Selective Demolition	Total
Selective Demolition	$222,300
Contingency (15%)	$36,680
TOTAL	$281,210

2.2.2 **Lead Abatement --** Demolition or remodeling buildings that contain lead and cadmium paints is subject to regulations to protect the health of the persons that may be affected. In addition, demolition can impact the concentration of lead and cadmium in the soils that are in close proximity to the building. A lead/cadmium paint survey has been conducted for all buildings on the site and identified the presence of lead/cadmium paint. The presence of lead and cadmium-based paint in areas of disturbance and demolition which requires specific precautions, including personal protective equipment, worker training, and air monitoring to ensure levels of lead and cadmium are less than required levels. The scope of work includes the required surveys prior to demolition under State and Federal law.

2.2.3 **Asbestos Abatement --**Demolition or remodeling buildings that contain asbestos is subject to regulations to protect the health of the persons that may be affected. An asbestos survey has been conducted for all buildings on the site and identified the presence of asbestos-containing materials. Asbestos in areas of disturbance or demolition must be abated by a certified asbestos contractor, with air monitoring to ensure a safe working environment. The scope of work includes the required surveys prior to demolition under State and Federal law, and asbestos abatement.

The following is a cost estimate for lead and asbestos survey, monitoring, and abatement:

Lead and Asbestos Abatement	Total
Survey	$2,700
Monitoring	$9,500
Abatement	$33,200
Contingency (15%)	$6,810
TOTAL	$52,210

2.2.4 **Mold Abatement** – Not applicable.

2.2.5 **Infrastructure Improvements** – Infrastructure improvements include the relocation of two new curb cuts to enhance access to the site and restoration of the former curb cuts and provide stormwater management.

Infrastructure Improvements	Total
Sidewalk and Streetscape Reconstruction	$150,000
Urban Stormwater Management	$31,000
Contingency (15%)	$27,150
TOTAL	$208,150

2.2.6 **Site Preparation** – Not applicable

2.2.7 **Interest** – Interest is included as an Eligible Activity. The Brownfield Eligible Activities of lead and asbestos abatement, demolition, site preparation, and Infrastructure Improvements will be privately financed by the Developer. Interest is calculated at 5.0% for 10 years for the purposes of this Combined Brownfield Plan, utilizing the MEDC Interest Calculator.

2.2.8 **Assistance to a Land Bank Fast Track Authority** – Not Applicable.

2.2.9 **Relocation of Public Buildings or Operations** – Not Applicable.

2.2.10 **Combined Brownfield Preparation --** The preparation and approval of the

Combined Brownfield Plan is included as an Eligible Activity.

2.2.11 **Combined Brownfield Plan Implementation**– The implementation of the Combined Brownfield Plan is included as an Eligible Activity.

2.3 Local Only Eligible Activities

With the exception of Administrative and Operating Costs, there are no Eligible Activities that are specifically designated as "Local Only."

2.4 Eligible Activities Costs and Schedule

Table 1.2 MSF Eligible Activities Costs and Schedule 101 Harris Redevelopment - Cadillac Brownfield Redevelopment Authority		
MSF Eligible Activities	**Cost**	**Completion Season/Year**
Demolition		
Selective Demolition	$222,300	Summer 2022
Soft Costs	$22,230	Spring 2022
Subtotal	$244,530	
Lead, Asbestos, Mold Abatement		
Survey	$2,700	Completed
Monitoring	$9,500	Summer 2022
Abatement	$33,200	Summer 2022
Subtotal	$45,400	
Private Infrastructure Improvements		
Road Improvements	$150,000	Fall 2022
Urban Stormwater Management	$31,000	Fall 2022
Subtotal	$181,000	
Private MSF Eligible Activities Sub-Total	**$470,930**	
Contingency (15%)	**$70,640**	
Private MSF Eligible Activity Total	**$541,570**	
Interest (5.0% for 10 years)	**$159,670**	
Private MSF Eligible Activities Total	**$701,240**	
Brownfield Plan/Act 381 Work Plan Preparation	**$10,000**	
Brownfield Plan/Act 381 Work Plan Implementation	**$10,000**	
Public MSF Eligible Activities Total	**$20,000**	
MSF Eligible Activities Total Costs	**$721,240**	

Administrative and Operating Cost (Local Only) $15,000

All Eligible Activities identified above will be allocated between the State and Local taxes in a proportional share, after the capture of the 3 mils for the State Brownfield Fund.

Tax Capture and Reimbursement Tables are presented in the Exhibits.

3.0 TAX INCREMENT REVENUE ANALYSIS

3.1 Captured Taxable Value and Tax Increment Revenues Estimates

The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Combined Brownfield Plan, anticipated on April 18, 2022.

Act 381 defines initial taxable value as the taxable value at the time the Brownfield Plan is adopted (in this case, anticipated on October 7, 2019), as shown by either the most recent assessment roll for which equalization has been completed (in May) at the time the resolution is adopted (as of December 31, 2018) or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed (as of December 31, 2019) following the date the resolution adding that eligible property in the brownfield plan is adopted .

The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2019 and is *$134,426* for real property and *$0* for personal property.

The MSF Non-Environmental Eligible Activity cost is *$541,170* plus an estimated *$159,670* in interest, for a total of *$701,240.* The Combined Brownfield Plan also includes *$20,000* in Combined Brownfield Plan Development, Approval, and Implementation, *$15,000* in CBRA Administrative and Operating Costs, and an estimated $*64,481* for the State Brownfield Fund, bringing the Maximum Eligible Activity Cost to *$795,721*. The Combined Brownfield Plan provides for additional Local tax capture for a period of *five years* for the Local Brownfield Revolving Fund in an estimated amount of $*241,824*. The overall investment for the Project is estimated at $*4.6 million.*

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio.

The cash flow analysis for the project indicates payoff of the obligation in *eighteen (18)* years for Local Capture and *twenty (20) years* for State Capture. Capture for the Local Brownfield Revolving Fund is provided in the Combined Brownfield Plan for Local taxes for an additional five years.

Redevelopment of the property is anticipated to be initiated in Summer 2022, with asbestos abatement and selective 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.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes
2023	$35,099	$13,583
2024	$35,562	$13,819
2025	$36,033	$14,058
2026	$36,510	$14,301
2027	$36,995	$14,548
2028	$37,487	$14,798
2029	$37,986	$30,046
2030	$38,493	$30,553
2031	$39,007	$31,067
2032	$39,529	$31,589
2033	$40,059	$32,119
2034	$40,597	$32,657
2035	$85,539	$81,801
2036	$86,885	$83,147
2037	$88,251	$84,513

Year	Total Tax Revenues	Captured Taxes	
2038	$89,638	$85,900	
2039	$91,046	$87,307	
2040	$92,474	$88,736	(1)
2041	$93,924	$90,186	
2042	$95,396	$65,570	(2)
2043	$96,890	$55,469	
2044	$98,407	$56,372	(3)
2045	$99,946	$0	
2046	$101,508	$0	
2047	$103,094	$0	
2048	$104,703	$0	
2049	$106,337	$0	
2050	$107,995	$0	
2051	$109,678	$0	
2052	$111,386	$0	

(1) Local Capture Ends
(2) State Tax Capture Ends
(2) LBRF Capture Ends

(1)	Total	$2,128,200	$ 1,052,142
(2)	State Brownfield Fund		($64,481)
(3)	Local Brownfield Fund		($241,421)
	Admin and Operating		($15,000)
	Balance		$ 731,240

3.2 Combined Plan Financing Method

The Brownfield Eligible Activities of lead and asbestos abatement, demolition, and Infrastructure Improvements will be privately financed by the Developer, and the Combined Brownfield Plan Development, Approval, and Implementation will be financed by the Authority, with capture of Local and State taxes to reimburse Eligible Activities.

3.3 Note or Bonded Indebtedness

The maximum amount of indebtedness will be *$541,570* plus an estimated $*159,670* in interest costs.

3.4 Tax Increment Revenues Capture Period

The duration of the Combined Brownfield Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation. 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 *18 years* for Local Capture and *20 years* for State Capture, plus 4 additional 5 years of Local Capture for the Local Brownfield Revolving Fund.

3.5 Future Tax Revenues

Tables 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.

Table 3 identifies the impact on taxing jurisdictions, by capture and projected revenues over the maximum 30-year life of the Brownfield Plan. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

4.0 RELOCATION

4.1 Current Residents and Displacement

There are no residents that currently occupy the residential dwellings on the Eligible Property.

4.2 Displaced Persons Relocation Plan

There are no residents that currently occupy the residential dwellings on the Eligible Property.

4.3 Relocation Costs Provisions

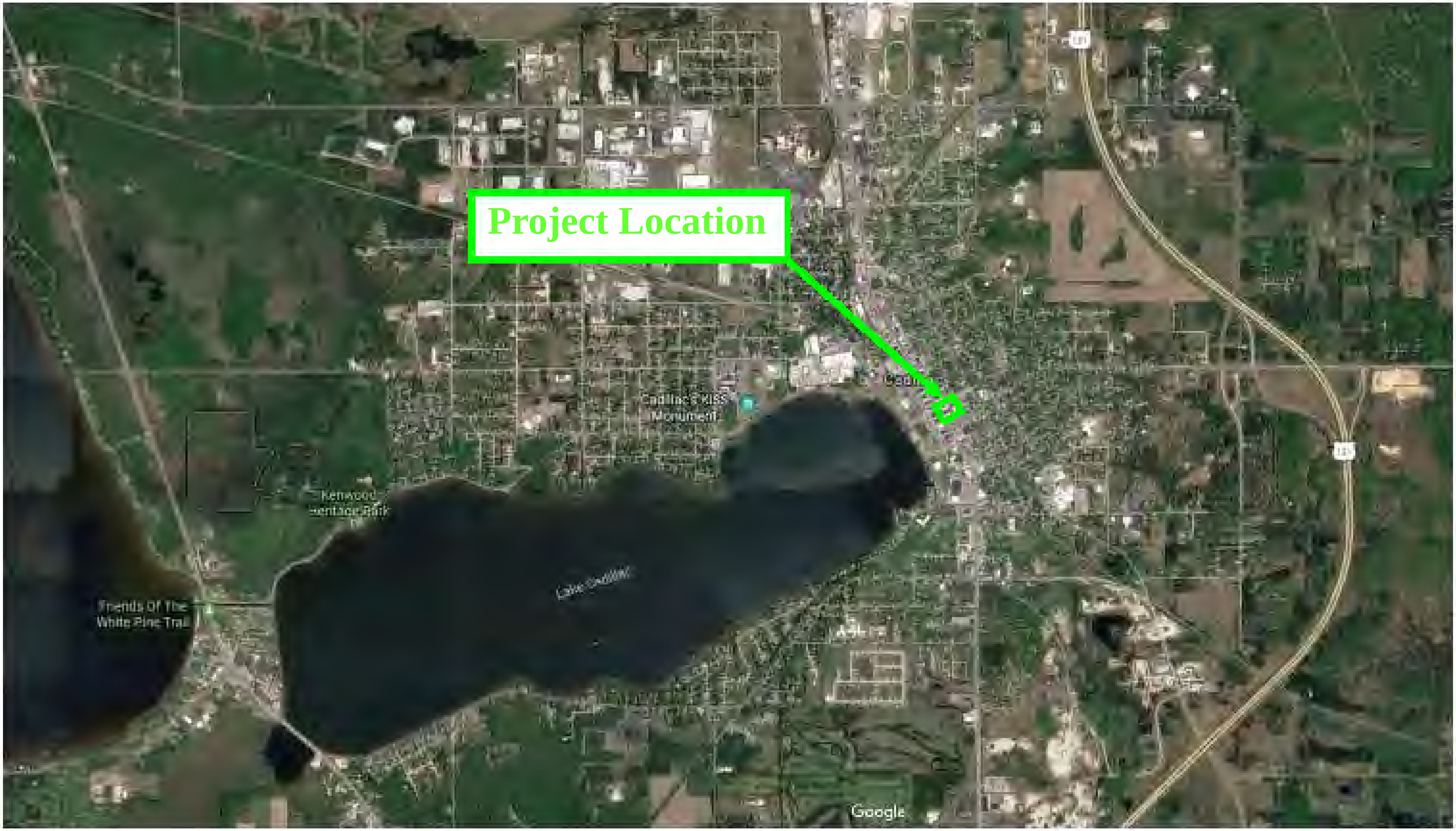
There are no residents that currently occupy the residential dwellings on the Eligible Property.

4.4 Compliance with Michigan's Relocation Assistance Law

There are no residents that currently occupy the residential dwellings on the Eligible Property.

5.0 OTHER INFORMATION THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

None



101 Harris Redevelopment Combined Brownfield Plan	Figure 1.1: Site Location
Cadillac Brownfield Redevelopment Authority	Date: March 2022

101 Harris Redevelopment Combined Brownfield Plan	Figure 1.2: Downtown Location
Cadillac Brownfield Redevelopment Authority	Date: March 2022

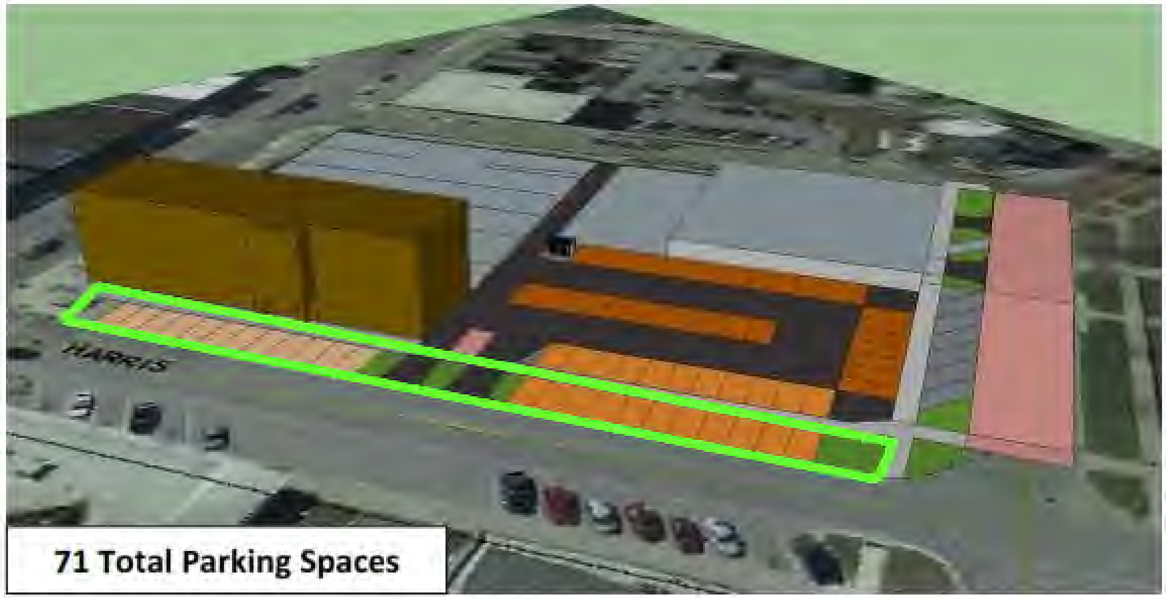
101 Harris Redevelopment Combined Brownfield Plan	**Figure 2.1: Eligible Property Boundaries**
Cadillac Brownfield Redevelopment Authority	**Date: March 2022**

101 Harris Redevelopment Combined Brownfield Plan	**Figure 2.2: Parcel Map**
Cadillac Brownfield Redevelopment Authority	**Date: March 2022**

101 Harris Redevelopment Combined Brownfield Plan	**Figure 3: Site Photos**
Cadillac Brownfield Redevelopment Authority	**Date Taken: July 2018**

101 Harris Redevelopment Combined Brownfield Plan	Figure 3: Site Photos
Cadillac Brownfield Redevelopment Authority	Date Taken: July 2018

Northwood Building
Parking Concept Design



12 Public Street Parking Spaces

22 Spaces for Northwood (11 spaces on private property, 11 spaces through agreement with City of Cadillac)

31 parking spaces for Cadillac Pharmacy

6 existing Shelby street public parking spaces

Note: parking spaces in color require reconstruction or striping

101 Harris Redevelopment Combined Brownfield Plan	**Figure 4: Infrastructure Improvements**
Cadillac Brownfield Redevelopment Authority	**Date: March 2022**

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Public MSF Eligible Activities Total	**$20,000**	
MSF Eligible Activities Total Costs	**$721,240**	

Administrative and Operating Cost (Local Only) $15,000

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - OPRA
101 Harris Redevelopment
Cadillac Brownfield Redevelopment Authority

															OPRA Term					
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**	**16**	**17**
Revenue Year			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
*Base Taxable Value - Land			$15,500	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900
*Base Taxable Value - Building			$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926
Estimated Ne TV for Land			$ 14,900	$ 15,124	$ 15,350	$ 15,581	$ 15,814	$ 16,052	$ 16,292	$ 16,537	$ 16,785	$ 17,037	$ 17,292	$ 17,551	$ 17,815	$ 18,082	$ 18,353	$ 18,628	$ 18,908	$ 19,192
Estimated Ne TV for Building				$ 1,250,000	$ 1,268,750	$ 1,287,781	$ 1,307,098	$ 1,326,704	$ 1,346,605	$ 1,366,804	$ 1,387,306	$ 1,408,116	$ 1,429,237	$ 1,450,676	$ 1,472,436	$ 1,494,523	$ 1,516,941	$ 1,539,695	$ 1,562,790	$ 1,586,232
Incremental Difference for Land (Ne TV - Base TV)	100%			$ 223	$ 450	$ 681	$ 914	$ 1,152	$ 1,392	$ 1,637	$ 1,885	$ 2,137	$ 2,392	$ 2,651	$ 2,915	$ 3,182	$ 3,453	$ 3,728	$ 4,008	$ 4,292
Incremental Difference for Building (Ne TV - Base TV)				$ 1,131,074	$ 1,149,824	$ 1,168,855	$ 1,188,172	$ 1,207,778	$ 1,227,679	$ 1,247,878	$ 1,268,380	$ 1,289,190	$ 1,310,311	$ 1,331,750	$ 1,353,510	$ 1,375,597	$ 1,398,015	$ 1,420,769	$ 1,443,864	$ 1,467,306
Incremental Difference (New TV - Base TV)				$ 1,131,298	$ 1,150,274	$ 1,169,536	$ 1,189,086	$ 1,208,930	$ 1,229,071	$ 1,249,515	$ 1,270,265	$ 1,291,326	$ 1,312,704	$ 1,334,401	$ 1,356,425	$ 1,378,779	$ 1,401,468	$ 1,424,497	$ 1,447,872	$ 1,471,597
Base Taxes - State			$ 3,212	$ 30,363	$ 30,818	$ 31,281	$ 31,750	$ 32,226	$ 32,710	$ 33,200	$ 33,698	$ 34,204	$ 34,717	$ 35,237	$ 35,766	$ 36,303	$ 36,847	$ 37,400	$ 37,961	$ 38,530
Base Taxes - Local (w/out CAPS debt)			$ 4,728	$ 4,736	$ 4,744	$ 4,752	$ 4,760	$ 4,769	$ 4,777	$ 4,786	$ 4,794	$ 4,803	$ 4,812	$ 4,822	$ 4,831	$ 49,236	$ 50,038	$ 50,851	$ 51,677	$ 52,515
Base Taxes - Total			$ 7,940	$ 35,099	$ 35,562	$ 36,033	$ 36,510	$ 36,995	$ 37,487	$ 37,986	$ 38,493	$ 39,007	$ 39,529	$ 40,059	$ 40,597	$ 85,539	$ 86,885	$ 88,251	$ 89,638	$ 91,046
State Capture w/out OPRA				$ 27,151	$ 27,607	$ 28,069	$ 28,538	$ 29,014	$ 29,498	$ 29,988	$ 30,486	$ 30,992	$ 31,505	$ 32,026	$ 32,554	$ 33,091	$ 33,635	$ 34,188	$ 34,749	$ 35,318
Local Capture w/out OPRA				$ 39,967	$ 40,637	$ 41,318	$ 42,008	$ 42,709	$ 43,421	$ 44,143	$ 44,876	$ 45,620	$ 46,376	$ 47,142	$ 47,920	$ 48,710	$ 49,511	$ 50,325	$ 51,151	$ 51,989
Total Capture				$ 67,118	$ 68,244	$ 69,387	$ 70,546	$ 71,724	$ 72,919	$ 74,132	$ 75,363	$ 76,612	$ 77,880	$ 79,168	$ 80,474	$ 81,801	$ 83,147	$ 84,513	$ 85,900	$ 87,307
Cumulative		$701,240				$ 137,630	$ 208,177	$ 279,901	$ 352,819	$ 426,951	$ 502,314	$ 578,926	$ 656,806	$ 735,974	$ 816,448					
OPRA	50% SET/School Operating			$13,576	$13,803	$14,034	$14,269	$14,507	$14,749											
OPRA	100%			$ 39,959	$ 40,621	$ 41,294	$ 41,976	$ 42,669	$ 43,372	$ 44,085	$ 44,810	$ 45,545	$ 46,291	$ 47,048	$ 47,817					
OPRA Value - Total				$53,534	$54,425	$55,328	$56,245	$57,176	$58,121	$44,085	$44,810	$45,545	$46,291	$47,048	$47,817					
Cumulative OPRA Value - State				$13,576	$27,379	$41,413	$55,682	$70,189	$84,938	$84,938	$84,938	$84,938	$84,938	$84,938	$84,938					
Cumulative OPRA Value - Local				$39,959	$80,580	$121,874	$163,850	$206,519	$249,891	$293,976	$338,786	$384,331	$430,622	$477,670	$525,487					
Cumulative OPRA Value - Total				$ 53,534	$ 107,959	$ 163,287	$ 219,532	$ 276,708	$ 334,829	$ 378,914	$ 423,724	$ 469,269	$ 515,560	$ 562,608	$ 610,426					
															$ 1,321,665					
Total School Revenue	Millage Rate																			
	38.57%	24.0000	$ 3,212	$ 30,363	$ 30,818	$ 31,281	$ 31,750	$ 32,226	$ 32,710	$ 33,200	$ 33,698	$ 34,204	$ 34,717	$ 35,237	$ 35,766	$ 36,303	$ 36,847	$ 37,400	$ 37,961	$ 38,530
Total Local Revenue	Millage Rate																			
	61.43%	38.2283	$ 4,728	$ 4,736	$ 4,744	$ 4,752	$ 4,760	$ 4,769	$ 4,777	$ 4,786	$ 4,794	$ 4,803	$ 4,812	$ 4,822	$ 4,831	$ 49,236	$ 50,038	$ 50,851	$ 51,677	$ 52,515
Total Revenue	Millage Rate																			
		62.2283	$ 7,940	$ 35,099	$ 35,562	$ 36,033	$ 36,510	$ 36,995	$ 37,487	$ 37,986	$ 38,493	$ 39,007	$ 39,529	$ 40,059	$ 40,597	$ 85,539	$ 86,885	$ 88,251	$ 89,638	$ 91,046
School Capture	Millage Rate		40.45%																	
State Education Tax (SET)	25%	6.0000	$ -	$ 3,394	$ 3,451	$ 3,509	$ 3,567	$ 3,627	$ 3,687	$ 7,497	$ 7,622	$ 7,748	$ 7,876	$ 8,006	$ 8,139	$ 8,273	$ 8,409	$ 8,547	$ 8,687	$ 8,830
School Operating Tax	75%	18.0000	$ -	$ 10,182	$ 10,352	$ 10,526	$ 10,702	$ 10,880	$ 11,062	$ 22,491	$ 22,865	$ 23,244	$ 23,629	$ 24,019	$ 24,416	$ 24,818	$ 25,226	$ 25,641	$ 26,062	$ 26,489
School Total		**24.0000**	**$ -**	**$ 13,576**	**$ 13,803**	**$ 14,034**	**$ 14,269**	**$ 14,507**	**$ 14,749**	**$ 29,988**	**$ 30,486**	**$ 30,992**	**$ 31,505**	**$ 32,026**	**$ 32,554**	**$ 33,091**	**$ 33,635**	**$ 34,188**	**$ 34,749**	**$ 35,318**
Local Capture	Millage Rate		59.55%																	
City Operating	38.67%	13.6630	$ -	$ 3	$ 6	$ 9	$ 12	$ 16	$ 19	$ 22	$ 26	$ 29	$ 33	$ 36	$ 40	$ 18,838	$ 19,148	$ 19,463	$ 19,782	$ 20,106
Fire/Police Pension	7.36%	2.6000	$ -	$ 1	$ 1	$ 2	$ 2	$ 3	$ 4	$ 4	$ 5	$ 6	$ 6	$ 7	$ 8	$ 3,585	$ 3,644	$ 3,704	$ 3,764	$ 3,826
DDA	5.43%	1.9173	$ -	$ 0	$ 1	$ 1	$ 2	$ 2	$ 3	$ 3	$ 4	$ 4	$ 5	$ 5	$ 6	$ 2,644	$ 2,687	$ 2,731	$ 2,776	$ 2,821
County Allocated	19.03%	6.7234	$ -	$ 2	$ 3	$ 5	$ 6	$ 8	$ 9	$ 11	$ 13	$ 14	$ 16	$ 18	$ 20	$ 9,270	$ 9,423	$ 9,577	$ 9,735	$ 9,894
Council on Aging	2.83%	0.9987	$ -	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2	$ 3	$ 3	$ 1,377	$ 1,400	$ 1,423	$ 1,446	$ 1,470
Public Safety	4.10%	1.4481	$ -	$ 0	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 3	$ 3	$ 3	$ 4	$ 4	$ 1,997	$ 2,029	$ 2,063	$ 2,097	$ 2,131
Veterans Relief	0.28%	0.0998	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 138	$ 140	$ 142	$ 144	$ 147
Animal Control	0.57%	0.1997	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1	$ 1	$ 275	$ 280	$ 284	$ 289	$ 294
MSUE	0.48%	0.1697	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 234	$ 238	$ 242	$ 246	$ 250
Library	2.12%	0.7490	$ -	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2	$ 1,033	$ 1,050	$ 1,067	$ 1,084	$ 1,102
CWTA	1.70%	0.5992	$ -	$ 0	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 826	$ 840	$ 854	$ 868	$ 882
ISD	17.44%	6.1604	$ -	$ 1	$ 3	$ 4	$ 6	$ 7	$ 9	$ 10	$ 12	$ 13	$ 15	$ 16	$ 18	$ 8,494	$ 8,634	$ 8,775	$ 8,919	$ 9,066
Local Total		**35.3283**	**$ -**	**$ 8**	**$ 16**	**$ 24**	**$ 32**	**$ 41**	**$ 49**	**$ 58**	**$ 67**	**$ 75**	**$ 85**	**$ 94**	**$ 103**	**$ 48,710**	**$ 49,511**	**$ 50,325**	**$ 51,151**	**$ 51,989**
	9.6394																			
State and Local Capture	Millage Rate																			
TOTAL		**59.3283**	$ -	**$ 13,583**	**$ 13,819**	**$ 14,058**	**$ 14,301**	**$ 14,548**	**$ 14,798**	**$ 30,046**	**$ 30,553**	**$ 31,067**	**$ 31,589**	**$ 32,119**	**$ 32,657**	**$ 81,801**	**$ 83,147**	**$ 84,513**	**$ 85,900**	**$ 87,307**
Cumulative Capture					**$ 27,403**	**$ 41,461**	**$ 55,762**	**$ 70,310**	**$ 85,108**	**$ 115,155**	**$ 145,707**	**$ 176,775**	**$ 208,364**	**$ 240,483**	**$ 273,141**	**$ 354,941**	**$ 438,088**	**$ 522,601**	**$ 608,501**	**$ 695,808**
Non-Capturable Millages	Millage Rate																			
		0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CAPS Debt		2.9000	$ -	$ 389	$ 389	$ 390	$ 391	$ 391	$ 392	$ 393	$ 394	$ 394	$ 395	$ 396	$ 397	$ 3,998	$ 4,064	$ 4,131	$ 4,199	$ 4,268
			$ -	**$ 389**	**$ 389**	**$ 390**	**$ 391**	**$ 391**	**$ 392**	**$ 393**	**$ 394**	**$ 394**	**$ 395**	**$ 396**	**$ 397**	**$ 3,998**	**$ 4,064**	**$ 4,131**	**$ 4,199**	**$ 4,268**
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - OPRA
101 Harris Redevelopment
Cadillac Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate:		1.50%													
Plan Year			**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Revenue Year			2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
*Base Taxable Value - Land			$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900	$14,900
*Base Taxable Value - Building			$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926	$ 118,926
Estimated Ne TV for Land			$ 19,479	$ 19,772	$ 20,068	$ 20,369	$ 20,675	$ 20,985	$ 21,300	$ 21,619	$ 21,943	$ 22,273	$ 22,607	$ 22,946	$ 23,290
Estimated Ne TV for Building			$ 1,610,025	$ 1,634,176	$ 1,658,688	$ 1,683,569	$ 1,708,822	$ 1,734,455	$ 1,760,471	$ 1,786,879	$ 1,813,682	$ 1,840,887	$ 1,868,500	$ 1,896,528	$ 1,924,976
Incremental Difference for Land (Ne TV - Base TV)		100%	$ 4,579	$ 4,872	$ 5,168	$ 5,469	$ 5,775	$ 6,085	$ 6,400	$ 6,719	$ 7,043	$ 7,373	$ 7,707	$ 8,046	$ 8,390
Incremental Difference for Building (Ne TV - Base TV)			$ 1,491,099	$ 1,515,250	$ 1,539,762	$ 1,564,643	$ 1,589,896	$ 1,615,529	$ 1,641,545	$ 1,667,953	$ 1,694,756	$ 1,721,961	$ 1,749,574	$ 1,777,602	$ 1,806,050
Incremental Difference (New TV - Base TV)			$ 1,495,679	$ 1,520,121	$ 1,544,931	$ 1,570,112	$ 1,595,671	$ 1,621,613	$ 1,647,945	$ 1,674,672	$ 1,701,799	$ 1,729,333	$ 1,757,281	$ 1,785,647	$ 1,814,440
Base Taxes - State			$ 39,108	$ 39,695	$ 40,290	$ 40,895	$ 41,508	$ 42,131	$ 42,763	$ 43,404	$ 44,055	$ 44,716	$ 45,387	$ 46,067	$ 46,758
Base Taxes - Local (w/out CAPS debt)			$ 53,366	$ 54,230	$ 55,106	$ 55,996	$ 56,899	$ 57,815	$ 58,745	$ 59,690	$ 60,648	$ 61,621	$ 62,608	$ 63,610	$ 64,627
Base Taxes - Total			$ 92,474	$ 93,924	$ 95,396	$ 96,890	$ 98,407	$ 99,946	$ 101,508	$ 103,094	$ 104,703	$ 106,337	$ 107,995	$ 109,678	$ 111,386
State Capture w/out OPRA			$ 35,896	$ 36,483	$ 37,078	$ 37,683	$ 38,296	$ 38,919	$ 39,551	$ 40,192	$ 40,843	$ 41,504	$ 42,175	$ 42,856	$ 43,547
Local Capture w/out OPRA			$ 52,840	$ 53,703	$ 54,580	$ 55,469	$ 56,372	$ 57,289	$ 58,219	$ 59,163	$ 60,122	$ 61,094	$ 62,082	$ 63,084	$ 64,101
Total Capture			$ 88,736	$ 90,186	$ 91,658	$ 93,152	$ 94,668	$ 96,208	$ 97,770	$ 99,355	$ 100,965	$ 102,598	$ 104,256	$ 105,939	$ 107,648
Cumulative	$701,240														
OPRA	50% SET/School Op														
OPRA	100%														
OPRA Value - Total															
Cumulative OPRA Value - State															
Cumulative OPRA Value - Local															
Cumulative OPRA Value - Total															
Total School Revenue	Millage Rate														
	38.57%	24.0000	$ 39,108	$ 39,695	$ 40,290	$ 40,895	$ 41,508	$ 42,131	$ 42,763	$ 43,404	$ 44,055	$ 44,716	$ 45,387	$ 46,067	$ 46,758
Total Local Revenue	Millage Rate														
	61.43%	38.2283	$ 53,366	$ 54,230	$ 55,106	$ 55,996	$ 56,899	$ 57,815	$ 58,745	$ 59,690	$ 60,648	$ 61,621	$ 62,608	$ 63,610	$ 64,627
Total Revenue	Millage Rate														
		62.2283	$ 92,474	$ 93,924	$ 95,396	$ 96,890	$ 98,407	$ 99,946	$ 101,508	$ 103,094	$ 104,703	$ 106,337	$ 107,995	$ 109,678	$ 111,386
School Capture	Millage Rate														
State Education Tax (SET)	25%	6.0000	$ 8,974	$ 9,121	$ 9,270	$ 9,421	$ 9,574	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Operating Tax	75%	18.0000	$ 26,922	$ 27,362	$ 27,809	$ 28,262	$ 28,722	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total		**24.0000**	**$ 35,896**	**$ 36,483**	**$ 37,078**	**$ 37,683**	**$ 38,296**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Local Capture	Millage Rate														
City Operating	38.67%	13.6630	$ 20,435	$ 20,769	$ 21,108	$ 21,452	$ 21,802	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire/Police Pension	7.36%	2.6000	$ 3,889	$ 3,952	$ 4,017	$ 4,082	$ 4,149	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DDA	5.43%	1.9173	$ 2,868	$ 2,915	$ 2,962	$ 3,010	$ 3,059	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Allocated	19.03%	6.7234	$ 10,056	$ 10,220	$ 10,387	$ 10,556	$ 10,728	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Council on Aging	2.83%	0.9987	$ 1,494	$ 1,518	$ 1,543	$ 1,568	$ 1,594	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Safety	4.10%	1.4481	$ 2,166	$ 2,201	$ 2,237	$ 2,274	$ 2,311	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Veterans Relief	0.28%	0.0998	$ 149	$ 152	$ 154	$ 157	$ 159	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Animal Control	0.57%	0.1997	$ 299	$ 304	$ 309	$ 314	$ 319	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
MSUE	0.48%	0.1697	$ 254	$ 258	$ 262	$ 266	$ 271	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Library	2.12%	0.7490	$ 1,120	$ 1,139	$ 1,157	$ 1,176	$ 1,195	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CWTA	1.70%	0.5992	$ 896	$ 911	$ 926	$ 941	$ 956	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ISD	17.44%	6.1604	$ 9,214	$ 9,365	$ 9,517	$ 9,673	$ 9,830	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Total		**35.3283**	**$ 52,840**	**$ 53,703**	**$ 54,580**	**$ 55,469**	**$ 56,372**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	9.6394														
State and Local Capture	Millage Rate														
TOTAL		**59.3283**	**$ 88,736**	**$ 90,186**	**$ 91,658**	**$ 93,152**	**$ 94,668**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Cumulative Capture			**$ 784,544**	**$ 874,730**	**$ 966,388**	**$ 1,059,541**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**	**$ 1,154,209**
Non-Capturable Millages	Millage Rate														
		0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CAPS Debt		2.9000	$ 4,337	$ 4,408	$ 4,480	$ 4,553	$ 4,627	$ 4,703	$ 4,779	$ 4,857	$ 4,935	$ 5,015	$ 5,096	$ 5,178	$ 5,262
			$ 4,337	**$ 4,408**	**$ 4,480**	**$ 4,553**	**$ 4,627**	**$ 4,703**	**$ 4,779**	**$ 4,857**	**$ 4,935**	**$ 5,015**	**$ 5,096**	**$ 5,178**	**$ 5,262**
			2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - OPRA

101 Harris Redevelopment

Cadillac Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	63.23%	$ 462,359	$ 64,481	$ -		$ 526,840
Local	36.77%	$ 268,880	$ -	$ 241,824	$ -	$ 510,704
TOTAL	100.0%	**$ 731,240**	**$ 64,481**	**$ 241,824**		**$ 1,037,545**
EGLE		$ -				
MSF		$ 731,240				
TOTAL		**$ 731,240**				**$ 795,721**

Estimated Total Years of Capture:	
Local Eligible Activities	17
State Eligible Activities	20
LBRF	22

Estimated Capture	$ 731,240
Administrative Fees	$ 15,000
State Revolving Fund	$ 64,481
LSRRF	$ 241,824
TOTAL	$ 1,052,545

Estimated Taxable Value (TV) Increase Rate: 1.50%

										State OPRA Ends						Local OPRA Ends		
Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	notes		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue			$ -	$ 13,576	$ 13,803	$ 14,034	$ 14,269	$ 14,507	$ 14,749	$ 29,988	$ 30,486	$ 30,992	$ 31,505	$ 32,026	$ 32,554	$ 33,091	$ 33,635	$ 34,188
State Brownfield Revolving Fund (50% of SET)		0%	$ -	$ 1,697	$ 1,725	$ 1,754	$ 1,784	$ 1,813	$ 1,844	$ 3,749	$ 3,811	$ 3,874	$ 3,938	$ 4,003	$ 4,069	$ 4,136	$ 4,204	$ 4,273
State TIR Available for Reimbursement			$ -	$ 11,879	$ 12,078	$ 12,280	$ 12,485	$ 12,694	$ 12,905	$ 26,240	$ 26,676	$ 27,118	$ 27,567	$ 28,022	$ 28,485	$ 28,954	$ 29,431	$ 29,914
Total Local Incremental Revenue			$ -	$ 8	$ 16	$ 24	$ 32	$ 41	$ 49	$ 58	$ 67	$ 75	$ 85	$ 94	$ 103	$ 48,710	$ 49,511	$ 50,325
BRA Administrative Fee	5.0%	$ 15,000	$ -	$ 8	$ 16	$ 24	$ 32	$ 41	$ 49	$ 58	$ 67	$ 75	$ 85	$ 94	$ 103	$ 2,435	$ 2,476	$ 2,516
Local TIR Available for Reimbursement			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,274	$ 47,036	$ 47,809
Total State & Local TIR Available			$ -	$ 11,879	$ 12,078	$ 12,280	$ 12,485	$ 12,694	$ 12,905	$ 26,240	$ 26,676	$ 27,118	$ 27,567	$ 28,022	$ 28,485	$ 75,229	$ 76,467	$ 77,723
Developer Reimbursement		Principal	$551,570	85%	85%	85%	85%	85%	85%	85%	85%	90%	100%	100%	100%	100%	100%	100%
		Interest	$ 159,670	$ 10,097	$ 10,266	$ 10,438	$ 10,613	$ 10,790	$ 10,969	$ 22,304	$ 22,674	$ 24,406	$ 27,567	$ 28,022	$ 28,485	$ 75,229	$ 76,467	$ 77,723
Cumulative Capture		Total	$ 711,240	$ 10,097	$ 20,363	$ 30,801	$ 41,414	$ 52,203	$ 63,173	$ 85,477	$ 108,151	$ 132,557	$ 160,124	$ 188,146	$ 216,631	$ 291,860	$ 368,327	$ 446,050
Developer Reimbursement Balance			$ 711,240	$ 701,143	$ 690,876	$ 680,438	$ 669,826	$ 659,036	$ 648,067	$ 625,763	$ 603,089	$ 578,682	$ 551,116	$ 523,093	$ 494,608	$ 419,380	$ 342,913	$ 265,190
EGLE Brownfield Loan		Principal	$0	Payment						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Beginning	Interest	$ -															
	Balance	Total	$0	% Allocation														
EGLE Loan Reimbursement					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EGLE Loan Balance				$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Principal	$ 20,000															
	Beginning	Interest	$ -															
CITY	Balance	Total	$ 20,000	15%	15%	15%	15%	15%	15%	15%	15%	10%	0%	0%	0%	0%	0%	0%
City Reimbursement				$ 1,782	$ 1,812	$ 1,842	$ 1,873	$ 1,904	$ 1,936	$ 3,936	$ 4,001	$ 2,697	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Capture			$ 3,654															
City Reimbursement Balance				$ 20,000	$ 18,188	$ 16,346	$ 14,473	$ 12,569	$ 10,634	$ 6,698	$ 2,696	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)

MSF Non-Environmental Costs	MSF EA %	State/Local %	$ 731,240	$ 11,879	$ 12,078	$ 12,280	$ 12,485	$ 12,694	$ 12,905	$ 26,240	$ 26,676	$ 27,118	$ 27,567	$ 28,022	$ 28,485	$ 75,229	$ 76,467	$ 77,723
State Tax Reimbursement	100.00%	63.23%	$ 462,359	$ 11,879	$ 12,078	$ 12,280	$ 12,485	$ 12,694	$ 12,905	$ 26,240	$ 26,676	$ 27,118	$ 27,567	$ 28,022	$ 28,485	$ 28,954	$ 29,431	$ 29,914
Local Tax Reimbursement	100.00%	36.77%	$ 268,880	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,274	$ 47,036	$ 47,809
Total MSF Reimbursement Balance				$ 719,361	$ 707,283	$ 695,003	$ 682,517	$ 669,824	$ 656,918	$ 630,679	$ 604,003	$ 576,885	$ 549,318	$ 521,296	$ 492,811	$ 417,582	$ 341,116	$ 263,392
State MSF Balance to Be Reimbursed				$ 450,480	$ 438,403	$ 426,122	$ 413,637	$ 400,943	$ 388,038	$ 361,798	$ 335,123	$ 308,005	$ 280,438	$ 252,416	$ 223,931	$ 194,976	$ 165,545	$ 135,631
Local MSF Balance to Be Reimbursed			$ 879,306	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 268,880	$ 222,606	$ 175,570	$ 127,761
EGLE Environmental Costs			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	0.00%	63.23%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	0.00%	36.77%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total EGLE Reimbursement Balance				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State EGLE Balance to Be Reimbursed				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local EGLE Balance to Be Reimbursed				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Only Costs				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement																		
Total Local Only Reimbursement Balance				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Reimbursement				$ 11,879	$ 12,078	$ 12,280	$ 12,485	$ 12,694	$ 12,905	$ 26,240	$ 26,676	$ 27,118	$ 27,567	$ 28,022	$ 28,485	$ 75,229	$ 76,467	$ 77,723

LOCAL BROWNFIELD REVOLVING FUND			Allocation %															
LBRF Deposits *				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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

Footnotes:

3/18/2022

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table – OPRA

101 Harris Redevelopment

Cadillac Brownfield Redevelopment Authority

Estimated Taxable Val			Local EA Capture Ends		State EA Capture Ends		Local LBRF Capture Ends
Plan Year	16	17	18	19	20	21	22
Calendar Year	2038	2039	2040	2041	2042	2043	2044
Total State Incremental Revenue	$ 34,749	$ 35,318	$ 35,896	$ 36,483	$ 37,078	$ 37,683	$ 38,296
State Brownfield Revolving Fund (50% of SET)	$ 4,344	$ 4,415	$ 4,487	$ 4,560			
State TIR Available for Reimbursement	**$ 30,405**	**$ 30,904**	**$ 31,409**	**$ 31,923**	**$ 37,078**	**$ 37,683**	**$ 38,296**
Total Local Incremental Revenue	$ 51,151	$ 51,989	$ 52,840	$ 53,703	$ 54,580	$ 55,469	$ 56,372
BRA Administrative Fee	$ 2,558	$ 2,599	$ 1,765				
Local TIR Available for Reimbursement	**$ 48,593**	**$ 49,390**	**$ 51,075**	**$ 53,703**	**$ 54,580**	**$ 55,469**	**$ 56,372**
Total State & Local TIR Available	**$ 78,999**	**$ 80,293**	**$ 82,484**	**$ 85,626**	**$ 91,658**	**$ 93,152**	**$ 94,668**
Developer Reimbursement	100%	100%	100%	27%	0%	0%	0%
	$ 78,999	$ 80,293	$ 82,484	$ 23,011	$ -	$ -	$ -
Cumulative Capture	**$ 525,049**	**$ 605,342**	**$ 687,826**				
Developer Reimbursement Balance	***$ 186,191***	***$ 105,898***	***$ 23,414***	***$ 403***	***$ 403***	***$ 403***	***$ 403***
EGLE Brownfield Loan	$ -						
EGLE Loan Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EGLE Loan Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CITY	0%	0%	0%	0%	0%	0%	0%
City Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Capture							
City Reimbursement Balance	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)
MSF Non-Environmental Costs	*$ 78,999*	*$ 80,293*	*$ 60,785*	*$ 31,923*	*$ 10,990*	$ -	$ -
State Tax Reimbursement	$ 30,405	$ 30,904	$ 31,409	$ 31,923	$ 10,990	$ -	$ -
Local Tax Reimbursement	$ 48,593	$ 49,390	$ 29,376	$ -	$ -	$ -	$ -
Total MSF Reimbursement Balance	*$ 184,394*	*$ 104,101*	*$ 43,316*	*$ 11,393*	*$ 403*	*$ 403*	*$ 403*
State MSF Balance to Be Reimbursed	*$ 105,226*	*$ 74,322*	*$ 42,913*	*$ 10,990*	*$ 0*	*$ 0*	*$ 0*
Local MSF Balance to Be Reimbursed	*$ 79,168*	*$ 29,778*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*
EGLE Environmental Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -		$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total EGLE Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State EGLE Balance to Be Reimbursed	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local EGLE Balance to Be Reimbursed	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Only Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement							
Total Local Only Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Reimbursement	*$ 78,999*	*$ 80,293*	*$ 60,785*	*$ 31,923*	*$ 10,990*	$ -	$ -
LOCAL BROWNFIELD REVOLVING FUND							
LBRF Deposits *	**$ -**	**$ -**	**$ 21,699**	**$ 75,402**	**$ 129,982**	**$ 185,451**	**$ 241,824**
State Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	
Local Tax Capture	$ -		*$ 21,699*	*$ 53,703*	*$ 54,580*	*$ 55,469*	*$ 56,372*
Total LBRF Capture	$ -	$ -	*$ 21,699*	*$ 53,703*	*$ 54,580*	*$ 55,469*	*$ 56,372*

Plan Year	23	24	25	26	27	28	29	30
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052
Total State Incremental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Brownfield Revolving Fund (50% of SET)								
State TIR Available for Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Incremental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
BRA Administrative Fee								
Local TIR Available for Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total State & Local TIR Available	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Reimbursement	0%	0%	0%	0%	0%	0%	0%	0%
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Capture								
Developer Reimbursement Balance	***$ 403***	***$ 403***	***$ 403***	***$ 403***	***$ 403***	***$ 403***	***$ 403***	***$ 403***
EGLE Brownfield Loan								
EGLE Loan Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EGLE Loan Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CITY	0%	0%	0%	0%	0%	0%	0%	0%
City Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Capture								
City Reimbursement Balance	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)
MSF Non-Environmental Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total MSF Reimbursement Balance	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*
State MSF Balance to Be Reimbursed	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
Local MSF Balance to Be Reimbursed	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*	*$ 403*
EGLE Environmental Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total EGLE Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State EGLE Balance to Be Reimbursed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local EGLE Balance to Be Reimbursed	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Only Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement								
Total Local Only Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LOCAL BROWNFIELD REVOLVING FUND								
LBRF Deposits *	**$ 241,824**	**$ 241,824**	**$ 241,824**	**$ 241,824**	**$ 241,824**	**$ 241,824**	**$ 241,824**	**$ 241,824**
State Tax Capture				$ -	$ -	$ -	$ -	$ -
Local Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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

Footnotes:

TABLE 3 IMPACT ON TAXING JURISDICTIONS

BROWNFIELD PLAN - THIRTY YEAR DURATION

101 HARRIS REDEVELOPMENT

CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

		Millages	Millage Total	Percent Allocation	Total Capture $1,052,545	Total Revenues $1,236,327
City of Cadillac*			16.2630	46.03%	$242,002	$255,805
Allocated		13.6630				
Police Fire Retirement		2.6000				
Wexford County*			8.6407	24.46%	$128,578	$135,912
County Allocated		6.7234				
Public Safety		1.4481				
Animal Control		0.1997				
MSUE		0.1697				
Veterans Relief		0.0998				
Council on Aging*		0.9987	0.9987	2.83%	$14,861	$15,709
Library*		0.7490	0.7490	2.12%	$11,146	$11,781
DDA*		1.9173	1.9173	5.43%	$28,530	$30,158
CWTA*		0.5992	0.5992	1.70%	$8,916	$9,425
Cadillac Area Public Schools				0.00%		$0
School Debt*		***6.1500***				
ISD		6.1604	6.1604	17.44%	$91,670	$96,899
Local Taxes Total	59.55%	41.4783	35.3283	100.00%	$525,705	$555,688
State Taxes	40.45%		24.0000		$462,359	$680,638
School Operating		18.0000				
State Educ Tax		3.0000				
State Brownfield Fund		3.0000			$64,481	
Total		65.4783	59.3283		$1,052,545	$1,236,327

* 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

RESOLUTION NO. ______

RESOLUTION ESTABLISHING AN OBSOLETE PROPERTY REHABILIATION DISTRICT FOR 101 HARRIS REDEVELOPMENT

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 18th day of April, 2022 at 6:00 p.m.

PRESENT: ____

ABSENT: ____

The following preamble and resolution was offered by ____________________ and

seconded by ___________________________.

WHEREAS, Michigan's Obsolete Property Rehabilitation Act, Act 146, P.A. 2000 as amended ("OPRA"), authorizes Qualified Local Governmental Units to establish Obsolete Property Rehabilitation Districts and approve Applications for Obsolete Property Rehabilitation Exemption Certificates to provide financial incentives to redevelop functionally obsolete properties; and

WHEREAS, the City of Cadillac is a Qualified Local Governmental Unit pursuant to Act 146, PA 2000 eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, Val Vista RV Park, LLC, the property owner, has filed a written request to Cadillac City Clerk requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 101 E. Harris Street located in the City of Cadillac hereinafter described; and

WHEREAS, the Cadillac City Council determined that the district meets the requirements set forth in Section 3(1) of Act 146, PA 2000; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Cadillac News and by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on April 18, 2022, a public hearing was held and all residents and taxpayers of the City of Cadillac were afforded the opportunity to be heard thereon; and

WHEREAS, the Cadillac City Council deems it to be in the public interest of the City of Cadillac to establish the Obsolete Property Rehabilitation District as proposed.

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

1. That the parcel(s) of land situated in the City of Cadillac, Wexford County, and State of Michigan described below be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 101 Harris Obsolete Property Rehabilitation District.

   THE S 42.72 FT OF LOT 1, BLK 5 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC (Parcel Identification Number 10-086-00-207-00, 0.14 acres)
   and
   THE S 42.72 FT OF LOT 5, BLK 5 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC (Parcel Identification Number 10-086-00-172-00, 0.05 acres)

2. This Resolution shall be maintained in the files of the City Clerk.

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

4. 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 regular meeting of the City Council held on the 18th day of April, 2022.

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

City Council

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

RESOLUTION NO. ______

RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILIATION EXEMPTION CERTIFICATE APPLICATION FOR 101 HARRIS REDEVELOPMENT

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 18th day of April, 2022 at 6:00 p.m.

PRESENT: ____

ABSENT: ____

The following preamble and resolution was offered by ______________________ and

seconded by ____________________________.

WHEREAS, Michigan's Obsolete Property Rehabilitation Act, Act 146, P.A. 2000 as amended ("OPRA"), authorizes Qualified Local Governmental Units to establish Obsolete Property Rehabilitation Districts and approve Applications for Obsolete Property Rehabilitation Exemption Certificates to provide financial incentives to redevelop functionally obsolete properties; and

WHEREAS, the City of Cadillac is a Qualified Local Governmental Unit pursuant to Act 146, PA 2000 eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Cadillac legally established the 101 Harris Obsolete Property Rehabilitation District on April 18, 2022 after a public hearing held on April 18, 2022 and

WHEREAS, Val Vista RV Park, LLC has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate for the property at 101 East Harris Street and adjacent property ("101 Harris Redevelopment")

WHEREAS, the City understands that the 101 Harris Redevelopment property qualifies as a functionally obsolete property as defined in section 2(h) of Public Act 146 of 2000 and as determined by the City Assessor and that the owner desires to undertake various improvements to redevelop the property; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Cadillac; and

WHEREAS, the application was presented at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on April 18, 2022 and

WHEREAS, Val Vista RV Park, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant, Val Vista RV Park, LLC has provided answers to all required questions under the application instructions to the City of Cadillac; and

WHEREAS, the City of Cadillac requires that rehabilitation of the facility shall be completed by December 31, 2023 and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Cadillac eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, provide downtown housing, revitalize a functionally obsolete building in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

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

1. An Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in the 101 Harris Obsolete Property Rehabilitation District at 101 E. Harris Street and adjacent property is hereby granted for a period of 12 years, beginning December 31, 2022, and ending December 30, 2034, pursuant to the provisions of PA 146 of 2000, as amended.

2. This Resolution shall be maintained in the files of the City Clerk.

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

4. 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 regular meeting of the City Council held on the 18th day of April, 2022.

____

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

Michigan Department of Treasury
3674 (Rev. 12-20)

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)
Val Vista RV Park, LLC

Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)
1 Broadcast Way, Cadillac, MI 49601

Location of obsolete facility (Number and Street, City, State, ZIP Code)
101 E. Harris Street, Cadillac, MI 49601

City, Township, Village (indicate which)	County	
City	Wexford	
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
June 1, 2022	September 1, 2023	83010
Estimated Cost of Rehabilitation	Number of years exemption requested	
$4,459,863.00	12	

Attach legal description of obsolete property on separate sheet.

Expected Project Outcomes (Check all that apply)

- [x] Increase commercial activity
- [ ] Retain employment
- [x] Revitalize urban areas
- [x] Create employment
- [ ] Prevent a loss of employment
- [x] Increase number of residents in the community in which the facility is situated

Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 10

- [x] Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Dale Piske	[redacted]	
Mailing Address	E-mail Address	
1 Broadcast Way, Cadillac, MI 49601	[redacted]	
Signature of Company Officer (no authorized agents)	Title	
	Chief Financial Officer	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received
Sandra L. Wasson	3/29/22

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date
April 4, 2022

☒ Exemption Approved for 12 Years, ending December 30, 2034 (not to exceed 12 years)

☐ Denied

Date District Established	LUCI Code	School Code
4/4/21		83010

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value	Building State Equalized Value
$ $119,403	$ $188,263

Name of Government Unit	Date of Action Application	Date of Statement of Obsolescence
City of Cadillac	April 4, 2022	9/23/19

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk	Telephone Number
Sandra Wasson	(231) 775-0181

Clerk Mailing Address
200 N. Lake Street, Cadillac, Michigan 49601

Mailing Address
200 N. Lake Street, Cadillac, Michigan 49601

Telephone Number	Fax Number	E-mail Address
(231) 775-0181	(231) 306-5946	clerk@cadillac-mi.net

Clerk Signature	Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

October 13, 2021

Application for Obsolete Property Rehabilitation Exemption Certificate
Public Act 146 of 2000, as amended
LJR Property Management, LLC
423 N. Mitchell Street, Cadillac, Michigan
Parcel ID: 10-086-00-055-01

PART 2: APPLICATION DOCUMENTS

a. General Description of the facility (year built, original use, most recent use, number of stories, square feet

The building includes 2-stories and a partial basement. It was constructed in the early 1900's and will be completely renovated to include 13,828 square feet of renovated space. The historical use of the building includes a former auto parts store, however, most recently the building has been vacant.

b. Description of the qualified facility's proposed use

This project is an adaptive re-use project that includes a complete redevelopment of the 2-story, functionally obsolete, former automotive supply building. The renovated building will include 13,828 square feet of updated space with a 5,000 square foot restaurant and 14 apartments totaling 8,828 square feet. This a market-rate, mixed-use project to provide Missing Middle Housing in the City of Cadillac.

c. Description of the general nature and extent of the rehabilitation to be undertaken

The building interior will be demolished down to the structural components of the building while maintaining and/or reusing as many of the original architectural features as possible. This is a rehabilitation project that will include new electrical, plumbing, heating, ventilation, air conditioning (HVAC) systems, walls, and doors. All entrances and windows will be replaced, and exterior repairs will include brick, façade, and roof improvements. Building materials containing asbestos will be abated as part of the rehabilitation project.

d. Descriptive list of the fixed building equipment that will be a part of the qualified facility

New fixed building equipment will include new heating, ventilation, and air condition (HVAC) mechanical systems, plumbing and plumbing fixtures, electrical and electrical fixtures, lighting, fire suppression, interior walls and flooring, new windows, improved interior and exterior appearance.

e. **Time schedule for undertaking and completing the facility's rehabilitation**

The rehabilitation project is anticipated to take 10 months to complete with a construction schedule currently planned for January 1, 2022 through October 31, 2022. No construction activities will be conducted prior to any approval of the PA 146 abatement.

f. **Statement of the economic advantages expected from the exemption**

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and fully utilized property.

In an effort to maximize the utility value of the vacant, dilapidated building, the applicant is committed to doing a rehabilitation of the building. In that context, the applicant will incur considerable renovation costs. The establishment of the PA 146 District, with its multi-year property tax deferment benefit, is vital to making the project economically viable.

g. **Legal description of the facility**

The legal description of the eligible property is provided below.

N 54 FT OF LOT 13, BLK E MITCHELL'S REVISED PLAT AND THAT PART OF VACATED RAILROAD DESC AS COM AT NE COR OF SD LOT 13; S29*43'56"E ALG E LN OF SD LOT 53.94 FT TO S LN OF THE N 54 FT OF SD LOT; S60*04'38"W 146.66 FT; CONT S60*34'08"W 100 FT TO W'LY LN OF RR; N30*11'22"W 54.15 FT; N60*34'59"E 100.02 FT; N60*09'09"E 147.07 FT TO POB. SEC 33 T21N R9W SPLIT/COMBINED ON 09/30/2020 FROM 10-086-00-053-00, 10-086-00-055-00, 10-086-00-056-00, 10-086-00-057-02
CITY OF CADILLAC, COUNTY OF WEXFORD, MI
PARCEL ID NUMBER: 10-086-00-055-01
0.307 ACRES

March 28, 2021

Application for Obsolete Property Rehabilitation Exemption Certificate
Public Act 146 of 2000, as amended
Val Vista RV Park, LLC
101 Harris Street, Cadillac, Michigan
Parcel IDs: 10-086-00-160-00 and 10-086-00-172-00

PART 2: APPLICATION DOCUMENTS

a. General Description of the facility (year built, original use, most recent use, number of stories, square feet

The building includes 3-stories and a full basement. It was constructed in the 1880's and will be completely renovated to include 11,834 square feet of renovated space. The historical use of the building is as hotel with restaurant and retail, with more recent conversion to apartments with two retail spaces. The building has been vacant for approximately two years.

b. Description of the qualified facility's proposed use

This project is an adaptive re-use project that includes a complete redevelopment of the 3-story, functionally obsolete, former hotel/apartment building. The renovated building will include 11,834 square feet of updated space with a 1,142 square foot of retail and 23 apartments totaling 10,692 square feet. This a market-rate, mixed-use project to provide Missing Middle Housing in the City of Cadillac.

c. Description of the general nature and extent of the rehabilitation to be undertaken

The building interior will be demolished down to the structural components of the building while maintaining and/or reusing as many of the original architectural features as possible. This is a rehabilitation project that will include new electrical, plumbing, heating, ventilation, air conditioning (HVAC) systems, walls, and doors. All entrances and windows will be replaced, and exterior repairs will include brick, façade, and roof improvements. Building materials containing asbestos will be abated as part of the rehabilitation project.

d. Descriptive list of the fixed building equipment that will be a part of the qualified facility

New fixed building equipment will include new heating, ventilation, and air condition (HVAC) mechanical systems, plumbing and plumbing fixtures, electrical and electrical fixtures, lighting, fire suppression, interior walls and flooring, new windows, improved interior and exterior appearance.

AFFIDAVIT OF JOE PORTERFIELD

STATE OF MICHIGAN)
ss)
COUNTY OF WEXFORD)

The undersigned, being first duly sworn, deposes and says:

1. I am a Level IIII assessor for the City of Cadillac.
2. In my capacity as the City Assessor, I have physically inspected Parcel # 10-086-00-055-01 and 10-086-00-089-01 I have found both of these properties to be functionally obsolete, in accordance with Act 381, P.A. 1996, as amended, MCL 125.26639(h)
3. This first is a 7,024 square foot 2 story building that has been used as an Auto Parts store. The building was built around the early 1900's and it has substantially outdated electric wiring and plumbing for todavs standards. The building is primarily heated with space heaters and has no climate control ability"s
4. The second parcel has been used a storage building with a basement. This old garage has a wood floor with a basement underneath. This is problematic to put anything of any weight in the building. I believe around the early 1900s it may have been used as a coal dock for the railroad.
5. Based on my knowledge of the property and the type of work needed to make the building viable in the current market, it is my opinion as a certified Level IIII Assessor that these buildings meet the definition of "functionally obsolete" as defined in the Obsolete Properties Rehabilitation Act, 2000, PA 146, MCL 125.2782 and the Brownfield Redevelopment Financing Act, 1996, PA 381, as amended MCL 125.26639(h).
6. I have personal knowledge of the facts set fort above and can competently testify if called as a witness.

Clifford (Joe) Porterfield
Assessor, City of Cadillac

Subscribed and sworn to before me this 28TH day of September 2021

ASHLEY HACKERT
Notary Public, State of Michigan
County of Wexford
My Commission Expires 1/22/28
Acting in the County of WEXFORD

AHackert
Notary Public
WEXFORD County, Michigan
My commission expires 1/22/2028

CITY OF CADILLAC MICHIGAN

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

Today's Date March 4, 2022

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday Banner Start Date 5 / 9 /2022 **Monday** Banner End Date 5 /16 / 2022

(Banners are installed and removed on Mondays unless it is a Holiday, then it will be the following day)
(Banners may only be requested for one week at a time per form)

Reason for Banner Advertising a concert

Organization Cadillac Area Symphony Orchestra Contact Person Stephanie Horlocker

Contact Phone [redacted] Contact Emai [redacted]

City of Cadillac & State of Michigan Guidelines:

SAH Banner requested date is a minimum of 2 months prior to display date requested.
SAH Banner picture or a design proof is **attached with this request form** or it will not be approved.
SAH The City reserves the right to determine when the banner is hung during inclement weather.
SAH The City is not responsible for any damages to the banner.
SAH Banner requested is for a reasonable and public purpose.
SAH Banner does not display any legend or symbol which may be construed to advertise, promote the sale of, or publicize any merchandise or commodity, or be political in nature.
SAH The legend may contain the name of the sponsor paying for the banner if such is not an obvious advertising of and promotion of the sale of the sponsor's goods or services.
SAH The lettering of the sponsor's name or a logo does not exceed three inches if on a single line or two-inches if on more than one line.
SAH Banner does not contain an address or directions to location.
SAH Banner meets all the design specifications on the back of this form.
SAH The banner will be delivered to City Garage a minimum of **1 week before** banner is to be displayed. City Garage is located at *1001 6th Street* and hours. Call Street Supervisor at (231)920 -7800 to schedule time.
SAH Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net ***(No Faxes accepted)***
I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Stephanie Horlocker Signature Stephanie Horlocker Date 3 / 4 / 2022

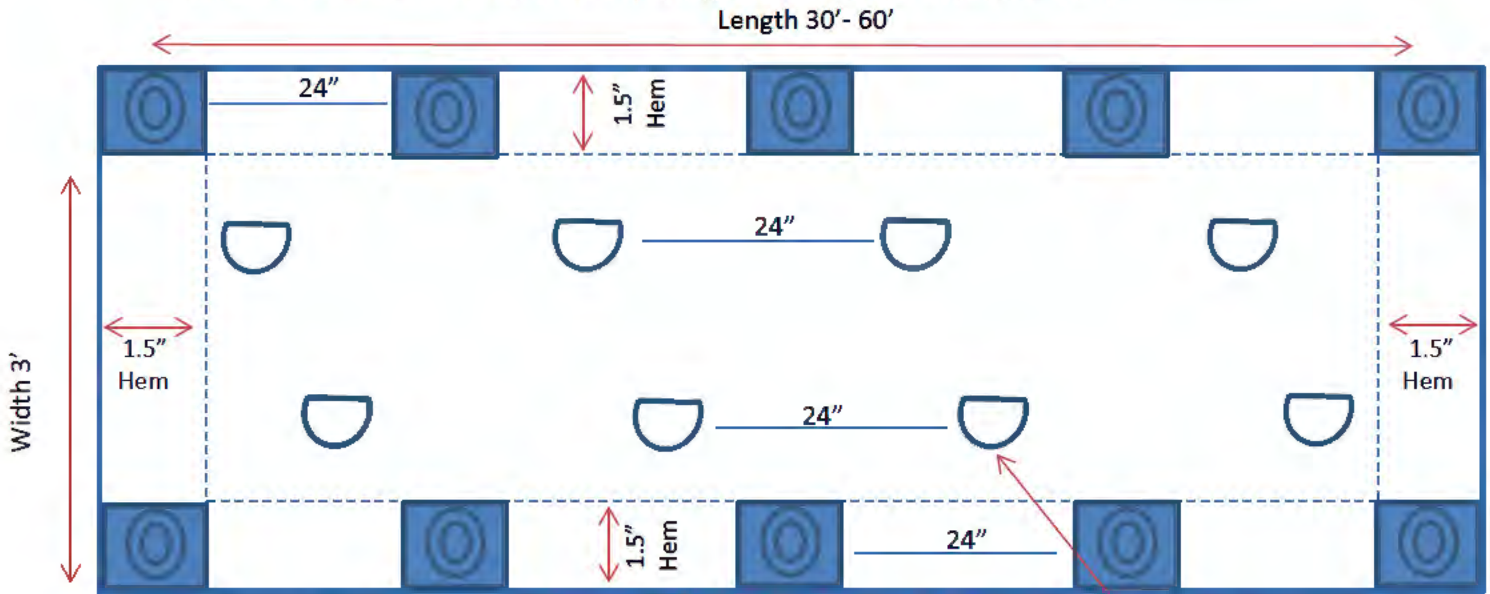
Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

For Office Use Only

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

Banner Specifications

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



Grommets:
Minimum of #4 Spur
Spaced maximum of 24" apart

****Drawing is not to scale****

Wind Vents:
12" diameter semi-circle openings
Spaced maximum of 24" apart

Attach a photo of the banner or provide a detailed design proof

(Request will not be approved without a proof or picture)

Photos attached in e-mail


Cadillac
Symphony
Orchestra
Cadillac Symphony Orchestra
Concert Sunday 3pm
Cadillac Community Schools Auditorium
www.cadillacsymphony.org

CITY OF CADILLAC MICHIGAN

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

Today's Date 1-12-2022

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday **Banner Start Date** 5/16/2022 **Monday** **Banner End Date** 5/23/2022

(Banners are installed and removed on Mondays unless it is a Holiday, then it will be the following day)
(Banners may only be requested for one week at a time per form)

Reason for Banner Northwest Michigan Military Veteran's Expo

Organization Wexford County Veteran Services Contact Person Kathy Cline

Contact Phone 231-775-6654 Contact Email kcline@wexfordcounty.org

City of Cadillac & State of Michigan Guidelines:

_____ Banner requested date is a minimum of 2 months prior to display date requested.
_____ Banner picture or a design proof is **attached with this request form** or it will not be approved.
_____ The City reserves the right to determine when the banner is hung during inclement weather.
_____ The City is not responsible for any damages to the banner.
_____ Banner requested is for a reasonable and public purpose.
_____ Banner does not display any legend or symbol which may be construed to advertise, promote the sale of, or publicize any merchandise or commodity, or be political in nature.
_____ The legend may contain the name of the sponsor paying for the banner if such is not an obvious advertising of and promotion of the sale of the sponsor's goods or services.
_____ The lettering of the sponsor's name or a logo does not exceed three inches if on a single line or two-inches if on more than one line.
_____ Banner does not contain an address or directions to location.
_____ Banner meets all the design specifications on the back of this form.
_____ The banner will be delivered to City Garage a minimum of **1 week before** banner is to be displayed.
City Garage is located at *1001 6th Street* and hours. Call Street Supervisor at (231)920 -7800 to schedule time.
_____ Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net ***(No Faxes accepted)***
I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Kathy Cline Signature Kathy Cline Date 1/12/2022

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

For Office Use Only

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


at the WEX
MILITARY

Edward D. Van Alst
[redacted]

February 22, 2022

City of Cadillac
200 N. Lake Street
Cadillac, Michigan 49601

RE: 2021 ROTARY STRIDE FOR S.T.R.I.V.E MEMORIAL DAY 5K RACE

City of Cadillac:

As we do each year (except last year), the Rotary Club of Cadillac is requesting assistance with the 23rd annual STRIDE FOR S.T.R.I.V.E. 5K run/walk event to be held on Memorial Day, May 30, 2022, in the City of Cadillac. The event supports our local S.T.R.I.V.E. mentoring program (Students Taking a Renewed Interest in the Value of Education) which assists local high school students who struggle in school.

Enclosed please find completed City of Cadillac forms: Request Planning Guide; Race Request Form with detailed schedule for the day, historically allowed route map, and Certificate of Liability Insurance; and Street and Parking Lot Closure Request Form.

This event attracts hundreds of adult and student (Kids on the Run) runners, walkers, and spectators. We plan to manage traffic on the route with signs and volunteers at key locations. We have asked MMR to be present in case of injury and volunteers will be stationed with cell phones to notify of any emergencies. An awards ceremony will be held at the stadium following the event.

We ask that you forward a copy of this letter to appropriate entities that may be involved. Please contact me at [redacted] to let me know if further action needs to be taken by Rotary. Your assistance with this important traditional event is most appreciated.

Regards,

Edward Van Alst

Enc.

CITY OF CADILLAC MICHIGAN

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

Today's Date 2/22/2022

City Received Date

Request Planning Guide

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

Applicant Name (Print) Rotary Club of Cadillac Contact Address [redacted]

Contact Phone(s) [redacted] Contact Email [redacted]

Sponsoring Organization Rotary Club of Cadillac ☐ Private ☒ Non-Profit

Purpose of Event Fundraiser Approx # of Attendees 400-500

Beginning Date: 5/30/2022 **Ending Date:** 5/30/2022 **Reoccurring:** YES NO

1st Day 5/30/2022 Set-up 6:00 AM/PM Start 8:30 AM/PM End 10:30 AM/PM Clean-up 11:00 AM/PM

2nd Day ____ Set-up __:__ AM/PM Start __:__ AM/PM End __:__ AM/PM Clean-up __:__ AM/PM

3rd Day ____ Set-up __:__ AM/PM Start __:__ AM/PM End __:__ AM/PM Clean-up __:__ AM/PM

4th Day ____ Set-up __:__ AM/PM Start __:__ AM/PM End __:__ AM/PM Clean-up __:__ AM/PM

Please answer the following questions:

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

Please Circle

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

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

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

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

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

CITY OF CADILLAC MICHIGAN

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

Today's Date 2/22/2022

City Received Date

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Rotary Club of Cadillac Stride for S.T.R.I.V.E. 5K Run/Walk

Contact Person Edward Van Alst

Contact Phone [redacted] Contact Email [redacted]

Date: 5 / 30 / 2022

Street Closures

between Chestnut and Division St.

Street Name Linden Beginning Location ____ Ending Location ____
Beginning Time 8 : 00 AM/PM Ending Time 8 : 45 AM/PM

Street Name ____ Beginning Location ____ Ending Location ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Street Name ____ Beginning Location ____ Ending Location ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Street Name ____ Beginning Location ____ Ending Location ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Date __ / __ / __

Parking Lot Closures

Lot Location ____ Street ____ Nearest Cross Street ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Lot Location ____ Street ____ Nearest Cross Street ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Lot Location ____ Street ____ Nearest Cross Street ____
Beginning Time __:__ AM/PM Ending Time __:__ AM/PM

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net ***(No Faxes accepted)***
I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Edward D Van Alst Signature ED [signature] Date 2/22/2022

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

For Office Use Only

Streets ____	Date Approved ____	Comments ____
Parks ____	Date Approved ____	Comments ____
Fire ____	Date Approved ____	Comments ____
Police ____	Date Approved ____	Comments ____
City Manager ____	Date Approved ____	Comments ____
City Council ____	Date Approved ____	Comments ____

CITY OF CADILLAC MICHIGAN

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

Today's Date 2/22/2022

City Received Date

Race Request Form

Name of Race Cadillac Rotary Stride for S.T.R.I.V.E.

Purpose of Race Fundraiser School Program: Students Taking a Renewed Interest in the Value of Education

Requesting Organization Rotary Club of Cadillac

Contact Person(s) Edward Van Alst

Contact Phone [redacted] Contact Email [redacted]

Date of Race 5/30/2022 Approx. number of participates 400-500

Registration Location Stadium Registration Time 7:00 AM/PM

Starting Time 8:30 AM/PM Ending Time 10:30 AM/PM

City of Cadillac Rules

- The City's designated route must be used unless approved by Police Department (Route on backside)
- If marking the route, washable sidewalk chalk or small signs placed in the City right-of-way must be used
- Spray paint is not allowed and will be strictly enforced & fines will be issued
- Organizations are responsible for all clean-up including removal of signs and pavement markings
- The Police Department does not provide escorting services
- Organizations are responsible for providing designated safety and security workers & escorts
- No streets are to be blocked off unless reviewed with City Staff & approved by City Council
- Participates must follow all State & City laws
- Organizations are responsible for providing their own tables, tents, porta johns etc...

The following must be provided with this request:

✓ Proof of Liability Insurance (1 million & City of Cadillac named as additional insured)
____ Proof of Marine Permit from DNR if race takes place in the Lake
____ Approval from Wexford Road Commission & Wexford County Police Dept. if race is outside of City Limits
✓ Detailed Daily schedule/agenda of races and events

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

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

Print Name Edward D. Van Alst Signature [signature] Date 2/22/2022

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

Streets ____	Date Approved ____	Comments ____
Parks ____	Date Approved ____	Comments ____
Fire ____	Date Approved ____	Comments ____
Police ____	Date Approved ____	Comments ____
Risk Management ____	Date Approved ____	Comments ____
City Manager ____	Date Approved ____	Comments ____
City Council ____	Date Approved ____	Comments ____

Rotary Club of Cadillac - Annual Stride for Strive 5K

Memorial Day

Race Start Time: 8:30 AM
Race Starts and Ends at Veterans Memorial Stadium
400 Linden Street, Cadillac, MI
Surface: Road Race

Note: The course is marked and Rotarians are on the course to provide directions and safety.

ROTARY CLUB OF CADILLAC

ANNUAL STRIDE FOR STRIVE
5k RUN/WALK

RACE DAY SCHEDULE

6:00 am	Rotary Volunteers set up for event on the field and under the Veterans' Memorial Stadium at the high school
7:00 am	Runner Registration opens – Participants gather at Veterans' Memorial Stadium and on Linden Street between Chestnut and Division Streets
8:30 am	Start 5k
10:30 am	Race finishes and clean-up

Date: April 18, 2022

Council Communication

Re: Cadillac Garden Club request to place a new toddler's instrument in the Sound Garden

Introduction

The Cadillac Garden Club is looking to purchase a new toddler's musical instrument as an addition to the Sound Garden pocket park. This small park has a variety of instruments along with a sundial, pergola, and boardwalk along the Clam River. All of the amenities sit among the perennial gardens maintained primarily by volunteers with help from Parks Department staff. The Cadillac Garden Club is bringing this request to City Council for approval to place the new instrument within the park. The Garden Club will pay for the new instrument.

Requested Council Action

Consider granting permission for the Cadillac Garden Club to place the Fungiphone toddler's musical instrument in the Sound Garden.

Mike Coy

From: [redacted]
Sent: Friday, August 27, 2021 10:41 AM
To: Mike Coy
Subject: Sound Garden Fungiphone
Attachments: Fungi37inch.webp

Mike,

Attached is the example of the 37 inch fungiphone that I was telling you about for the toddler area of the Sound Garden. My thought is that it will still fit in with the musical theme that we have going and is supposed to be very durable, 1/4 inch powder coated steel, similar to the Kinderbells. The artist's name is Jim Doble and his website is Elemental Design. His email is [redacted] and the phone is [redacted] I've had better luck calling him than via email. He lives in rural Maine and I don't believe he has great internet connections. This particular piece is around $1000 with another $300 shipping. With the Covid situation, we are still not sure we will be able to have our large fundraiser with the Christmas Home Tour, so I really don't want to deplete our club funding if I can find another option. We are planning on our tour at this point.

Thank you for calling back so promptly. Let me know when you can get everyone together and I will contact our club president and give her a heads up.

Talk to you soon,
Kathy

April 18, 2022

COUNCIL COMMUNICATION

Re: Appointment of Casey Boyer to fill the remaining term on the Cadillac-Wexford Airport Authority Board.

Casey Boyer has expressed his interest in serving on the Cadillac-Wexford Airport Authority Board. Jim Clements resigned; Casey would be serving out the remainder of Jim's term.

Requested Council Action:

Motion to appoint Casey Boyer to the Cadillac-Wexford Airport Authority Board. Casey Boyer will serve the remaining term expiring on 2/22/2023.

Application for Appointment to Standing and Special Committees, Boards & Commissions

CITY OF CADILLAC MICHIGAN

The information provided on this form is for the use of the Cadillac City Council in its deliberation to fill vacancies on standing and special committees, boards and commissions. Applications may be submitted at any time and will be kept on file for a period of one (1) year. In most cases, you must be a resident of the City of Cadillac to serve on its committees, boards and commissions. Exceptions include the DDA, CBOA, LDFA, Clam River Greenway Committee and Brownfield Redevelopment Authority. Applicants may be required to interview with the City Manager for appointment consideration.

RECEIVED
APR 13 2022

To which committee, board or commission are you seeking appointment? Please check all that apply.

- ☒ Airport Authority
- ☐ Board of Review
- ☐ Brownfield Redevelopment Authority
- ☐ Cadillac Area Council for the Arts
- ☐ Cadillac-Wexford Transit Authority
- ☐ Cadillac West Corridor Improvement Authority
- ☐ Cemetery Board
- ☐ Civil Service Commission
- ☐ Clam River Greenway Committee
- ☐ Historic Districts Commission
- ☐ Diggins Hill Tennis Court Fundraising Committee
- ☐ Downtown Development Authority
- ☐ Economic Development Corporation
- ☐ Elected Officials Compensation Commission
- ☐ Election Commission
- ☐ Housing Commission
- ☐ Local Development Finance Authority
- ☐ Planning Commission
- ☐ Retirement Board to Administer Act 345
- ☐ Zoning Board of Appeals
- ☐ Construction Board of Appeals
- ☐ City of Cadillac/Clam Lake Joint Planning Commission
- ☐ Other ______

Please print or type:

Name Casey Boyer Address [redacted]

Telephone: Home [redacted] Business/cell [redacted]

E-mail [redacted] Date available for appointment 4/15/22

Please complete the following. You may use additional sheets as needed.

Community Service

List boards, commissions, committees or community service organizations that you are currently serving or have served upon, offices held, and in what municipality or county.

Wexford Osceola Habitat for Humanity - General + Exc Board. Active

Rotary Club of Cadillac - Board. Active

Elks Club of Cadillac - Board. Past

Employment and Education

List any employment experience or education that, in your opinion, best qualifies you for this appointment. List job titles, duties (current and past), level of education and any certificates or degrees you have obtained.

Financial Advisor, Edward Jones of Cadillac

Private Pilot License and Airplane Owner

B.S. in Finance

Have you ever worked for the City of Cadillac? ☐ Yes ☒ No

If yes, please list dates and names of departments.

Why do you have interest in serving on this board/commission/committee?

I enjoy flying with my wife, we own a plane and have started a flight school in Cadillac. We would like to see General Aviation grow in our Community.

Personal

Rules of law and ethics prohibit appointees from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest? ☒ Yes ☐ No

If yes, please indicate potential conflicts.

We own a flight school in Cadillac

Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

Please provide information about specific training, education, experience or interests you possess that qualify you as an appointee to the position you seek.

Private pilot and Airplane owner,
We fly a lot around the US and see good and bad airports. Would like to make ours better

I hereby certify that the preceding information is correct to the best of my knowledge.

Signature ______________ Date 4/13/22

You are invited to attach additional pages, enclose a copy of your résumé or submit supplemental information that you feel may assist in the evaluation of your application.

Mail or return your completed application to:

Marcus Peccia, City Manager
City of Cadillac
200 N. Lake St.
Cadillac MI 49601

Thank you for giving us the opportunity to consider you for appointment.

April 18, 2022

Council Communication

Re: Amendment to Refuse Removal Contract with Republic Services

In accordance with the discussion held at the City Council FY2023 budget work session on April 4, 2022, an amendment to the refuse removal contract with Republic Services is being recommended. The details of the amendment are included in the amendment paperwork included with this communication.

Recommended Action

It is recommended that City Council approve the amendment of the refuse removal contract with Republic Services as presented.

Amendment No. 1

This amendment shall be known as Amendment No. 1 to the Refuse, And Yard Waste Collection Service Agreement ("Agreement") dated July 01, 2013 by and between the City of Cadillac ("City") and Harland's Sanitary Landfill, Inc. DBA Republic Services of Manistee ("Contractor") and shall have an effective date of July 01, 2022.

The City and Contractor desire to amend the Agreement on the terms and conditions set forth in this Amendment No. 1.

Amendments

1. The Agreement is amended as follows:

(a) **Term**. The City and the Contractor agree to extend the term of the contract for a five (5) year period through June 30, 2027 with an option for a three (3) year extension till June 30, 2030.

(b) **Modification to Rates**.

Non-Fuel Portion - The City and the Contractor agree increase the non-fuel portion of the rate by an increase $1.00 per unit in addition to the standard 3% annually price adjustment for 2022-2023 period.

This calculates a change from 2021-2022 @ $9.60 + 3% = $9.89 + $1.00 = 10.89 for the period 2022-2023.

Fuel-Portion – The City and Contractor will not change the current fuel adjustment language within the contract.

For 2022-2023 the United States is currently inside the highest fuel cost period in over 20 years. Based on March 2022 data this will calculate an adjustment of the fuel portion from $1.50 per unit to $2.13.

No Other Changes

2. Except as otherwise expressed provided in this Amendment No. 1, all of the terms and conditions of the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have duly affixed their signatures on this _____ day of ________, 2022.

City of Cadillac

Witness: ________________________ By:______________________________________

Its:______________________________________

By:______________________________________

Its:______________________________________

Harland's Sanitary Landfill, Inc. d/b/a Republic Services of Manistee

Witness: _________________________ By:______________________________________

Its:______________________________________

April 18, 2022

Council Communication

Re: *Amendment to Recycling Contract with Ms. Green, LLC*

In accordance with the discussion held at the City Council FY2023 budget work session on April 4, 2022, an amendment to the recycling service contract with Ms. Green, LLC is being recommended. The details of the amendment are included in the amendment paperwork included with this communication.

Recommended Action

It is recommended that City Council approve the amendment of the recycling service contract with Ms. Green, LLC as presented.

Amendment No. 1

This amendment shall be known as Amendment No. 1 to the Recycling Collection Service Agreement (“Agreement”) dated May 23,2013 by and between the City of Cadillac (“City”) and MS. Green LLC (“Contractor”) and shall have an effective date of July 01, 2022.

The City and Contractor desire to amend the Agreement on the terms and conditions set forth in this Amendment No. 1.

Amendments

1. The Agreement is amended as follows:

(a) **Term**. The City and the Contractor agree to extend the term of the contract for a five (5) year period through June 30, 2027 with an option for a three (3) year extension till June 30, 2030.

(b) **Modification to Rates**.

Non-Fuel Portion - The City and the Contractor agree increase the non-fuel portion of the rate by an increase $0.25 per unit in addition to the standard.

Fuel-Portion – The City and Contractor will not change the current fuel adjustment language within the contract.

For 2022-2023 the United States is currently inside the highest fuel cost period in over 20 years. Based on March 2022 data this will calculate an adjustment of the fuel portion will be increased by $0.42.

Total Rate – The new rate will be $3.38 per household per month.

No Other Changes

2. Except as otherwise expressed provided in this Amendment No. 1, all of the terms and conditions of the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have duly affixed their signatures on this _____ day of ________, 2022.

City of Cadillac

Witness: ________________________ By:______________________________________

Its:______________________________________

By:______________________________________

Its:______________________________________

Ms. Green, LLC

Witness: _________________________ By:______________________________________

Its:______________________________________