

# **City Council Meeting**

October 3, 2022 6:00 p.m.

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



October 3, 2022 City Council Meeting Agenda 6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

# We trust and assume goodness in intentions

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, <a href="www.cadillac-mi.net">www.cadillac-mi.net</a>, 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 regular meeting held on September 19, 2022 Support Document III-A

# IV. PROCLAMATION

A. Support Your Local Chamber of Commerce Day Support Document IV-A

# Cadillac City Council Agenda

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# V. COMMUNICATIONS

- A. Cadillac Band Boosters Support Document V-A
- B. United Way
  Support Document V-B

# VI. CITY MANAGER'S REPORT

A. Downtown Development Authority/Business Improvement District By-Laws Amendments.

Support Document VI-A

# VII. ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution Nos. 1, 2, and 3 regarding Public Parking Lot Special Assessment.

Support Document VII-A

# VIII. 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, <a href="www.cadillac-mi.net">www.cadillac-mi.net</a>, 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.

# IX. GOOD OF THE ORDER

# X. CLOSED SESSION

Adjourn to closed session to discuss a written confidential legal opinion with the City Attorney.

# XI. ADJOURNMENT

# Cadillac City Council Agenda October 3, 2022

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

Respect Integrity Trust Excellence

# **Guiding Behaviors**

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

# CITY COUNCIL MEETING MINUTES

September 19, 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, Engels, King, Mayor Filkins

Council Absent: Elenbaas

Staff Present: Roberts, Ottjepka, Dietlin, Keway, Homier, Wasson

# APPROVAL OF AGENDA

# 2022-162 Approve agenda as presented.

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

Motion unanimously approved.

# PUBLIC COMMENTS

There were no public comments.

# CONSENT AGENDA

# 2022-163 Approve consent agenda as presented.

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

Motion unanimously approved.

# **PUBLIC HEARINGS**

A. Public hearing to consider adoption of Ordinance to Approve Granting of an Easement to Consumers Energy Company for an Electrical Substation.

Owen Roberts, Director of Finance, stated this public hearing is in regard to an easement for Consumers Energy for their substation located in the old wellfield in the industrial park. He noted we have had a lease from Consumers Energy on this property since the 1960s and they requested the property go to an easement. He stated the lease agreement was approximately \$700 per year and Consumers has agreed to pay \$20,000 for the easement.

Mayor Filkins opened the public hearing.

There were no public comments.

Mayor Filkins closed the public hearing.

# 2022-164 Adopt Ordinance 2022-10.

Motion was made by King and supported by Engels to approve the resolution to adopt Ordinance to Approve Granting of an Easement to Consumers Energy Company for an Electrical Substation.

Motion unanimously approved.

# COMMUNICATIONS

A. Zion Lutheran Church Craft Show

# 2022-165 Approve signage for Zion Lutheran Church Craft Show.

Motion was made by Schippers and supported by Engels to approve the placement of one sign at the two locations listed from October 12-15, 2022 for the Zion Lutheran Church Craft Show.

Motion unanimously approved.

# **APPOINTMENTS**

A. Recommendation regarding reappointment to the City of Cadillac/Clam Lake Joint Planning Commission.

<u>2022-166 Approve reappointment to the City of Cadillac/Clam Lake Joint Planning Commission</u>. Motion was made by Schippers and supported by Engels to approve the reappointment of Jerry Adams to the City of Cadillac/Clam Lake Joint Planning Commission for a 3-year term to expire on October 7, 2025.

Motion unanimously approved.

B. Recommendation regarding reappointment to the City of Cadillac/Clam Lake Joint Planning Commission.

<u>2022-167 Approve reappointment to the City of Cadillac/Clam Lake Joint Planning Commission</u>. Motion was made by King and supported by Engels to approve the reappointment of Joseph Baumann to the City of Cadillac/Clam Lake Joint Planning Commission for a 3-year term to expire on October 7, 2025.

Motion unanimously approved.

C. Recommendation regarding reappointment to the Zoning Board of Appeals.

# 2022-168 Approve reappointment to the Zoning Board of Appeals.

Motion was made by Engels and supported by King to approve the reappointment of Leo Paveglio to the Zoning Board of Appeals for a 3-year term to expire on October 21, 2025.

Motion unanimously approved.

D. Recommendation regarding reappointment to the Downtown Development Authority.

# 2022-169 Approve reappointment to the Downtown Development Authority.

Motion was made by Schippers and supported by Engels to approve the reappointment of Chris Crawley to the Downtown Development Authority for a 4-year term to expire on October 5, 2026.

Motion unanimously approved.

# CITY MANAGER'S REPORT

# A. Consideration of site for Pickleball Courts.

Roberts noted Community Development and Public Works staff have been working with Cliff and Steve Sjogren regarding a generous donation of \$100,000 for the construction of two pickleball courts. He noted Cliff Sjogren has a special affinity for the Keith McKellop Walkway having walked it for many years. He stated a site was identified along the east side of the Community Center, adjacent to the Keith McKellop Walkway. He noted the City engineer prepared a cost estimate for the two pickleball courts which is approximately \$129,000. He noted a meeting was also held with Doreen Lanc from the Community Foundation and she confirmed that there may be additional funding available through the Foundation for some portion of the required matching funds.

Roberts noted once the site is approved by City Council, the project will be bid out, and we will appropriate a budget for the project.

Doreen Lanc, Cadillac Area Community Foundation, stated she believes there are some funds available that can be pulled into this project.

Schippers noted in the spring there is a swampy area when the ice begins to melt. She asked if the proposed location is in a higher elevation where it will not be swampy.

Roberts noted we are aware of drainage issues in that area and we will ensure that the courts are placed at a height that would encourage drainage.

Schippers stated she is pleased the proposed location is near the Senior Center.

Mayor Filkins noted pickleball is a growing sport. She stated this is a wonderful gift to the community.

# 2022-170 Approve proposed location for pickleball courts.

Motion was made by King and supported by Engels to approve the proposed location for pickleball courts along the east side of the Community Center, adjacent to the Keith McKellop Walkway as depicted in the conceptual rendering.

Motion unanimously approved.

# B. Trailhead at Cadillac Commons Update

Mark Lagerwey, Cadillac Rotary Club, stated everything looks great and thanked everyone for their support. He stated over the past twenty years there has been over a half million dollars raised for the Rotary Performing Arts Pavilion, Trailhead, and other projects within the City. He noted the White Pine Trail is an amazing resource for our City. He stated next year it will be paved all the way from Grand Rapids. He distributed White Pine Ride Tshirts. He noted the ribbon-cutting ceremony of the Trailhead at Cadillac Commons will be held on Friday, September 30th at 7:00 pm and the White Pine Ride will be held on Saturday, October 1st.

# ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2023 (Regarding Lake Treatment).

Roberts noted a recent survey of Lake Cadillac conducted by Restorative Lake Sciences (RLS) found a significant outbreak of weeds. He stated RLS recommends that we treat approximately 150 acres of Lake Cadillac as soon as possible. He noted we have followed the recommendation each year of the consultant for the treatment process.

Roberts stated over the past few years we have budgeted about \$16,000 in treatment costs coming from a transfer from the General Fund in addition to the cost paid to the consultant to monitor the lake and provide guidance. He noted the cost could be as high as \$90,000 if we are able to treat all of the acres identified. He stated we need to appropriate approximately \$75,000 more in costs. He noted if it is determined the treatment will be highly effective this fall, we will proceed.

Roberts noted we would like to have the funds appropriated to do the maximum amount of treatment, but we will not utilize any more than is required. He stated the recommended action is a transfer from the General Fund using reserve dollars on hand to treat the lake up to \$75,000. He stated once final costs are known, we will only transfer and use the total amount necessary to follow the treatment guidelines after the final survey is conducted.

Mayor Filkins stated she knows this is something we do on an annual basis. She asked if we have treated more than once a year in the past.

Mike Solomon, Restorative Lake Sciences Senior Hydrologist, stated we often treat more than once a year. He noted Lake Cadillac has been a real success story. He stated they attribute the current infestation to a seedbank resurgence. He noted seeds can remain viable for decades. He stated that most of the infestation is on the west end of the lake. He briefly described the planned treatment process. He noted the area west of M-115 between Dollar General and Burke's might be a nursery area for milfoil. He stated he would like to be able to survey the area and treat it at some point but this would require consulting with the Michigan Department of Environmental, Great Lakes, and Energy. He noted it is not too late in the season for the treatment process.

2022-171 Adopt Resolution Amending General Appropriations Act for Fiscal Year 2023.

Motion was made by Engels and supported by Schippers to approve the resolution for a budget amendment to transfer additional funds to the Lake Treatment Fund and appropriate additional funds to cover potential treatment costs up to \$90,000.

Motion unanimously approved.

# PUBLIC COMMENTS

Doreen Lanc, Cadillac Area Community Foundation, noted they have some unrestricted funds they plan to put towards the clock tower. She stated they have three new benches around the City as result of a matching grant from District Rotary and noted the Foundation paid for the concrete.

# **GOOD OF THE ORDER**

Schippers noted the next meeting of the Cadillac Mayor's Youth Council will be held on Wednesday, September 21st at 7:00 am.

# **ADJOURNMENT**

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

# **City of Cadillac Proclamation**

WHEREAS, chambers of commerce strive to address the community's top challenges and greatest opportunities through bold leadership and innovative problem-solving; and

WHEREAS, chambers of commerce foster stronger, more vibrant communities by advocating for priorities to promote economic prosperity, boost quality of life and create access to meaningful employment and opportunity for all residents.

WHEREAS, chambers of commerce are champions of communities, serving as a trusted resource for businesses, residents, and other stakeholders; and

WHEREAS, chambers of commerce create catalytic community partnerships to build resilient economies and promote community-wide prosperity; and

WHEREAS, since 1899, the Cadillac Area Chamber of Commerce has been dedicated to assisting members with local, state, and federal connections and communications through partnership, legislation, and marketing initiatives; that the Chamber focuses on local engagement through its networking initiatives and communication through its local presentations, and that the Chamber works to build local leaders who will promote the economic growth and development of the greater Cadillac area.

THEREFORE, the City of Cadillac proclaims October 19, 2022, as

# **Support Your Local Chamber of Commerce Day**

and encourages Cadillac residents to learn more about the impact of the Cadillac Area Chamber of Commerce, and the many ways that it supports local businesses.

Carla J. Filkins, Mayor City of Cadillac, Michigan



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

Today's Date	9-21-22
Today 3 Date	

**City Received Date** 

MUST BE OFFICIALLY CITY DATE STAMP

	Banner Requ	lest Form	
Monday Banner Start Da	te <u>[0   3    202</u> 2	Monday Banner End Date 19	1712022
(Banners are installed a	nd removed on Mondays ι	unless it is a Holiday, then it will b	e the following day)
		d for one week at a time per forn	
Reason for Banner <u>Cadillae</u>	Band Boosters	Hobby and Craft	Show
Organization Cadillac Bo	and Booster	Contact Person <u>Ton</u>	y Welson
Contact Phone_	Contact Email		
<u>Cit</u>	y of Cadillac & State	of Michigan Guidelines:	
Banner requested date is	a minimum of 2 months p	rior to display date requested.	
		is request form or it will not be ap	oproved.
The City reserves the rigi	nt to determine when the b	panner is hung during inclement w	reather.
	le for any damages to the b		
Banner requested is for a	reasonable and public pur	pose.	
		h may be construed to advertise,	promote the sale of, or
	se or commodity, or be pol		an abulaus advartising of
	ne name of the sponsor pa e of the sponsor's goods or	ying for the banner if such is not a	an obvious advertising of
		ot exceed three inches if on a sing	gle line or two-inches if on
more than one line.	or smalle or a logo does in	or execed times manes in an a sing	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	an address or directions to	location.	
Banner meets all the desi	gn specifications on the ba	ck of this form.	
The state of the s		um of <u>1 week before</u> banner is to	be displayed.
		all Street Supervisor at (231)920 -	
Banner will be picked up v	vithin <u>1 week after</u> being d	isplayed; if it is not picked up, the	banner will be disposed of.
Form must be mailed or delivered			
I understand and agree to these r	equirements & understand	if these are not met the request	will be denied.
Print Name Anthony J N.	eken_Signature_C		Date 9 / 21 / 2022
Request will be reviewed & you	will be notified if additional	information is needed and/or if requ	est is approved or denied.
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	For Office Us		
Streets			
City Manager			
State of Michigan City Council	The second secon		
city countri	bate Apploved	- Comments	

# Cadillat Hooby & Craft Slow Band Second Weekend in Northern Boosters Second Weekend in Northern



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

State of Michigan\_

Taday's Data	9/14/22
Today's Date _	7.72
City Received I	Date
WITTER	a in the same

Date Approved\_

# **Banner Request Form**

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Monday Banner Sta	rt Date [0 /10 / 22	Monday Banner End Date 10 /17 / 20
		ys unless it is a Holiday, then it will be the following day) sted for one week at a time per form)
Reason for Banner CELEB	BRATE UNITED WAY	CAMPAIN
	/	SAWKER Contact Person ANDY MCRICH
Contact Phone_	Contact Ema	
	City of Cadillac & Sta	te of Michigan Guidelines:
Banner requested d	ate is a minimum of 2 month	s prior to display date requested.
I understand the Cit	y reserves the right to detern y is not responsible for any d for a reasonable and public p	
Banner does not dis publicize any merch The legend may contand promotion of the	play any legend or symbol wi andise or commodity, or be p ain the name of the sponsor e sale of the sponsor's goods	nich may be construed to advertise, promote the sale of, or political in nature.  paying for the banner if such is not an obvious advertising of
Banner does not con	tain an address or directions	to location.
Banner meets all the	design specifications on the	back of this form.
Banner picture or a c	design proof is attached with	this request form.
City Garage is located Banner will be picked	d at <i>1001 6<sup>th</sup> Street</i> and hours up within 1 week after being	mum of 1 week before banner is to be displayed.  3. Call Street Supervisor at (231)920 -7800 to schedule time.  3. displayed; if it is not picked up, the banner will be disposed of understand if these are not met the request will be denied.
Cadillac City Hal Attn: Public Wo	rks Department-Events	will not be accepted)
200 N. Lake Stre Cadillac, MI 496 Print Name Awny D		an lan Date 9/1/1/22
Request will be reviewed &	you will be notified if addition	al information is needed and/or if request is approved or denied.
	******	• • • • • • • • • • • • • • • • • • • •
Public Works	P. William C. Control of the Control	Data Approved
City Clerk		Date Approved
City Council		Date Approved

Comments\_

# **Banner Specifications**

- -Banner must be made of a minimum of 18 oz. vinyl or of comparable material
- -Hem must be 1.5" double folded and stitched on inside & outside

Spaced maximum of 24" apart

- -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

Length 30'- 60'

24"

24"

24"

1.5"

Hem

24"

Wind Vents:

Minimum of #4 Spur

Length 30'- 60'

24"

Wind Vents:

12" diameter semi-circle openings

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

Spaced maximum of 24" apart

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



# **Council Communication**

Re: Downtown Development Authority/Business Improvement District By-Laws Amendments

The DDA/BID approved two amendments to their by-laws at their meeting on July 27, 2022 which would enable them to alter their meeting schedule without the need to change their by-laws.

The approved amendments are as follows:

# Article 1, Section 2

The fiscal year of the authority shall begin on July 1 of each year and end on the next succeeding June 30. The board annually, at its first regular meeting in July, shall designate one of its members as chairperson and one of its members as vice chairperson. The officers so elected shall serve a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

# Article 2, Section 2

Within 10 days after the first regular meeting of the fiscal year in July, the board shall post a public notice stating the dates, times, and places of its regular meetings.

# Recommended Council Action

To approve the above stated amendments to the DDA/BID by-laws as approved by the DDA/BID to amend Article 1, Section 2 and Article 2, Section 2 of the DDA/BID bylaws.

# **COUNCIL COMMUNICATION**

Re: Public Parking Lot Special Assessment

The Downtown Development Authority/Business Improvement District (DDA/BID) have approved the renewal of the public parking lot special assessment at their last meeting held on September 28, 2022.

The following memo includes a summary, and the next step is for City Council to set the necessary public hearing.

# **Recommended Action**

Set the public hearing for October 17, 2022 regarding the renewal of the DDA/BID's public parking lot special assessment.



# **Community Development Department**

200 N. Lake Street Cadillac, MI 49601 (231) 775-0181

# **MEMORANDUM**

**To:** Downtown Development Authority Board

From: John Wallace, DDA Director
Subject: Downtown Parking Assessment

Date: September 28, 2022

It is being proposed that the Downtown Parking Assessment is once again calculated on the following framework: 50% based on parking demand deficiency; 30% based on building size; and 20% based on contiguity status.

The parking demand deficiency is based on parking generation rates which come principally from the ITE Parking Generation Manual (5<sup>th</sup> Edition). This manual recommends an average number of parking spaces needed per 1,000 square feet of gross building area based on individual land uses. These recommendations are based on averages which are derived from multiple sites. Uses which were not included in the ITE Manual are based on an alternative standard prepared using the required standards from the parking section of multiple zoning ordinances from across the State of Michigan. Parking space counts from Cadillac area businesses were also used to adjust some of the parking demand numbers. All proposed special assessment fees are shown in the attached spreadsheet, along with a comparison to the prior assessment.

This spreadsheet has been updated with current business and owner information, square footage information based on the current property assessment cards, and an update of private parking provided.

The building square footage calculation excluded portions of certain buildings based upon the following conditions:

- Insufficient ceiling height
- Unpaved floors
- Variable floor levels
- Lack of heat
- Narrow passages
- Problems with water seepage
- Unfinished space

As a cross check on the projection of the parking demand number of 1,556 parking spaces, this was compared to the actual number of parking spaces in the downtown of 1,615. The fact that these numbers are in relative balance would indicate that the parking demand formulas have not been overstated. Finally, due to the rising costs of maintenance the proposed parking assessment was calculated to include a 10 percent increase over the prior assessment.

# **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Robert Engels Stephen King Bryan Elenbaas

# RESOLUTION NO.

# 2022 BUSINESS IMPROVEMENT DISTRICT PUBLIC PARKING LOT SPECIAL ASSESSMENT RESOLUTION NO. 1

Minutes of a Regular Meeting of the City Council of the City of Cadillac, held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on October 3, 2022, at 6:00 p.m.

PRESENT: Councilpersons \_\_\_\_\_\_\_

WHEREAS, by way of a resolution adopted April 19, 2010, the City established a special assessment district to defray the cost of the operation and maintenance of certain downtown, off-street parking lots situated in the area described as follows (the "Parking Lot Improvements"):

All of Blocks "A", "B", "C", "D", "H", "L", "K", "1", "2", "4", "5", "14", Lots 4-6 Block "3", Lots 1-7 Block "E", Lot 1-9 Block "6", Lots 7-12 Block "13", and Lots 1-6 Block "21", Block "G" Lying Easterly Of Lake Street, Mitchell's Revised Plat of Clam Lake, (now the City of Cadillac), Wexford County, Michigan.

AND

ABSENT:

Councilpersons

All of J. Cummer & Son's Subdivision of Block "F", Mitchells Revised Plat of The City Of Cadillac, Wexford County, Michigan.

City of Cadillac Resolution No. \_\_\_\_ Page 2 of 3

# AND

That part of the abandoned Grand Rapids Railroad Right-of-Way in Section 4, Town 21 North, Range 9 West and Section 33, Town 22 North, Range 9 West, City Of Cadillac, Wexford County, Michigan, Lying North of Ann Arbor Railroad Right-of-Way and South of a line 200 feet North of the North Right-of-Way Line of West Pine Street.

# AND

Part of Outlot 7 Com. at SW Corner of S. Mitchell & Chapin, S 225', W 125', N 100', W 193' M/L To Grand Rapids Railroad Right-of-Way, N'ly Along RR Right-of-Way to Chapin Street Right-of-Way, E to Pt of Beginning & that part of Outlot 9 Lying South of Chapin Street & W of Grand Rapids Railroad & E of the Ann Arbor Railroad, Mitchell's Revised Plat of Village of Clam Lake, Now City Of Cadillac, Wexford County, Michigan.

WHEREAS, the City wishes to continue the operation and maintenance of the parking lots and to defray the cost of such continued Parking Lot Improvements through a special assessment levied against the property to be benefitted by said improvements, as authorized by Act 120 of 1961, MCL 125.981 *et seq*, as amended, and the City Code of Ordinances.

# NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Manager shall make an investigation of the Parking Lot Improvements and prepare a report, which shall include an analysis of the estimated cost of the Parking Lot Improvements; plans, profiles, and specifications; and recommendations as to the portion of the cost to be borne by the special assessment district and the portion, if any, to be borne by the City at large, the extent of the improvements and boundaries of the district; the number of installments in which assessments may be paid, and any other facts or recommendations which will aid the

City of Cadillac Resolution No. \_\_\_\_ Page 3 of 3

Council in determining whether the improvements shall be made and how the same shall be financed.

- 2. The City Manager's report, as soon as it is completed, shall be presented to the City Council.
- 3. All resolutions insofar as they conflict with the provisions of this Resolution are hereby rescinded.

AYES: Councilpersons	
NAYS: Councilpersons	

Sandra Wasson, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Cadillac, Michigan, Wexford County, at a Regular Meeting held on the 3rd day of October, 2022, and that public notice of said meeting was given as required by Public Act 267 of Public Acts of 1976, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

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

# **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Robert Engels Stephen King Bryan Elenbaas

# RESOLUTION NO. \_\_\_\_

# 2022 BUSINESS IMPROVEMENT DISTRICT PUBLIC PARKING LOT SPECIAL ASSESSMENT RESOLUTION NO. 2

Minutes of a Regular Meeting of the City Council of the City of Cadillac, held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on October 3, 2022, at 6:00 p.m.

PRESENT: Councilpersons

\_\_\_\_\_\_\_

ABSENT: Councilpersons

WHEREAS, the City Council of the City of Cadillac tentatively determines that it is necessary to provide funding for the continued operation and maintenance of certain downtown, off-street parking lots (the "Parking Lot Improvements"); and

WHEREAS, the City Manager has prepared a report concerning the Parking Lot Improvements, attached as **Exhibit A**, which includes all of the information required to be included by the provisions of Section 34-4 of Chapter 34 of the Cadillac City Code; and

WHEREAS, the City Council has reviewed the City Manager's report;

# NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. The City Council hereby tentatively determines the necessity for, and further determines to proceed with, the Parking Lot Improvements.
- 2. The City Manager's report and the plans, specifications, and estimates of cost contained therein are hereby approved.
- 3. The total five-year cost of the Parking Lot Improvements is estimated to be \$462,000 (\$92,400 annually). The City Council tentatively determines to specially assess approximately 64% of the total estimated cost, being \$297,000 (\$59,400 annually), across the 87 parcels benefitted by the Parking Lot Improvements, as further set forth in this Resolution.
- 4. The boundaries of the special assessment district are tentatively determined to be the following:

All of Blocks "A", "B", "C", "D", "H", "L", "K", "1", "2", "4", "5", "14", Lots 4-6 Block "3", Lots 1-7 Block "E", Lot 1-9 Block "6", Lots 7-12 Block "13", and Lots 1-6 Block "21", Block "G" Lying Easterly Of Lake Street, Mitchell's Revised Plat of Clam Lake, (now the City of Cadillac), Wexford County, Michigan.

# AND

All of J. Cummer & Son's Subdivision of Block "F", Mitchells Revised Plat of The City Of Cadillac, Wexford County, Michigan.

# AND

That part of the abandoned Grand Rapids Railroad Right-of-Way in Section 4, Town 21 North, Range 9 West and Section 33, Town 22 North, Range 9 West, City Of Cadillac, Wexford County, Michigan, Lying North of Ann Arbor Railroad Right-of-Way and South of a line 200 feet North of the North Right-of-Way Line of West Pine Street.

# AND

Part of Outlot 7 Com. at SW Corner of S. Mitchell & Chapin, S 225', W 125', N 100', W 193' M/L To Grand Rapids Railroad Right-of-Way, N'ly Along RR Right-of-Way to Chapin Street Right-of-Way, E to Pt of Beginning & that part of Outlot 9 Lying South of Chapin Street & W of Grand Rapids Railroad & E of the Ann Arbor Railroad, Mitchell's Revised Plat of Village of Clam Lake, Now City Of Cadillac, Wexford County, Michigan.

- 5. The estimated life of the Parking Lot Improvements is not less than five years.
- 6. The City Council tentatively determines that the special assessment may be paid in five (5) annual installments.
- 7. The City Council further tentatively determines that if the use of an assessed property changes during the term of the special assessment district, then the assessment amount may be adjusted, in accordance with the formula set forth in Exhibit A, retroactive to the date of the change of the use. In the event of such an adjustment, the City Clerk shall send notice to the owner of the assessed property.
- 8. The report of the City Manager shall be placed on file in the office of the City Clerk, where the same shall be available for public examination.
- 9. The City Assessor shall prepare a special assessment roll spreading that portion of the cost of the Parking Lot Improvements to be borne by the special assessment district in accordance with the formula set forth in Exhibit A. As soon as the special assessment roll is prepared, the City Assessor shall file the same with the City Council.

City of Cadillac
Resolution No
Page 4 of 7

10.	All resolutions and parts of resolutions insofar as they conflict with the
provisions	of this Resolution shall be and the same hereby are rescinded.
AYES: Cour	cilpersons
NAYS: Cour	cilpersons
	Sandra Wasson, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Cadillac, Michigan, Wexford County, at a Regular Meeting held on the 3rd day of October, 2022, and that public notice of said meeting was given as required by Public Act 267 of Public Acts of 1976, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

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

City of Cadillac
Resolution No
Page 5 of 7

# EXHIBIT A

# **CITY MANAGER'S REPORT**

The City Manager submits the following report pursuant to a Resolution of City Council approved on October 3, 2022, concerning the proposed Parking Lot Improvements:

- 1. <u>Estimated cost</u>: The estimated total cost of the Parking Lot Improvements for the five-year term is \$462,000 (\$92,400 per year).
- 2. <u>Plans, profiles, and specifications</u>: The Parking Lot Improvements will consist of ongoing repair, maintenance, and snow removal for the parking lot areas identified in the Resolution of City Council.
- 3. <u>Portion to be borne by the special assessment district</u>: I recommend that approximately 64% of the total estimated cost be borne by the special assessment district (\$297,000 total; \$59,400 per year), and that the remaining share of the total estimated cost be borne by the City.
- 4. <u>Number of installments</u>: I recommend that the special assessment be payable in five annual installments.
- 5. <u>Formula for assessment</u>: Please see the attached proposed special assessment roll for calculating assessments in the proposed special assessment district.

Business Address         Business Name         Property Owner         Assessmer           101 E. Harris Street         Val Vista RV Park, LLC         \$4,913.3           101 S. Mitchell         Serendipity         M2K Group LLC         \$4,405.0           102 S. Mitchell         Lakeside Title         City Park Professional Building         \$3,892.7           103 N. Mitchell         Huntington Bank         Citizens Bank         \$7,028.1           105, 107, & 109 S. Mitchell         Charming North         Charming North Properties LLC         \$6,174.6           106 S. Mitchell         Claim Lake Beer Co.         SCFRC HW-LLC         \$8,460.6           106 S. Mitchell         Cadillac Pharmacy         Cadillac Pharmacy Parking Lot LLC         \$1,534.0           107 N. Mitchell         Patterson's Flowers         Ridges & Dashes LLC         \$5,662.3           108 S. Mitchell         Advance Realty         Edward & Carol Coe-Vokes         \$2,969.5           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,936.5           110 N. Mitchell         City 2 Shore         Michigan Troll LLC         \$3,005.4           110 N. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3           111 S. Mitchell         Heart to Heart Balloons         Keith & T				Total 5-Yr
101 E. Harris Street	Business Address	Business Name	Property Owner	Assessment
101 S. Mitchell	101 E. Harris Street	Val Vista RV Park, LLC		\$4,913.35
102 S. Mitchell         Lakeside Title         City Park Professional Building         \$3,892.7           103 N. Mitchell         Huntington Bank         Citzens Bank         \$7,028.1           105, 107, & 109 S.         Mitchell         Charming North         Charming North Properties LLC         \$6,614.6           106 S. Mitchell         Calm Lake Beer Co.         SCFRC HW-LLC         \$3,606.6           108 N. Mitchell         Cadillac Pharmacy         Cadillac Pharmacy Parking Lot LLC         \$1,534.0           107 N. Mitchell         Patterson's Flowers         Ridges & Dashes LLC         \$5,662.3           108 S. Mitchell         Advance Realty         Edward & Carol Coe-Vokes         \$2,995.5           108 Beech Street         Salon 108         Donald & Patricia Clous         \$998.0           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,995.5           110 S. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$3,005.4           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2           121 Seck Street         Mitchell Investment         Beech Street Investments LLC         \$2,705.1           121 Syruce Street	101 S. Mitchell	·	·	\$4,405.00
105, 107, & 109 S.         Mitchell         Charming North         Charming North Properties LLC         \$6,174.6           106 S. Mitchell         Clam Lake Beer Co.         SCFRC HW-LLC         \$8,460.6           108 N. Mitchell         Cadillac Pharmacy         Cadillac Pharmacy Parking Lot LLC         \$1,534.0           107 N. Mitchell         Patterson's Flowers         Ridges & Dashes LLC         \$5,662.3           108 S. Mitchell         Advance Realty         Edward & Carol Coe-Vokes         \$2,969.5           108 Beech Street         Salon 108         Donald & Patricia Clous         \$398.0           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         City 2 Shore         Michigan Troll LLC         \$3,005.4           110 S. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,553.3           111 S. Shelby Street         Mitchell Investment         Beech Street Investments LLC         \$540.1           112 Secch Street         Mitchell Investment         Beech Street Investments LLC         \$721.1           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$3,059.7           112 S. Mitchell         Family Supportive Services         MI         \$1,414.0         \$4,455.6	102 S. Mitchell	Lakeside Title	City Park Professional Building	\$3,892.70
Mitchell         Charming North         Charming North Properties LLC         \$6,174.6           108 N. Mitchell         Clam Lake Beer Co.         SCFRC HW-LLC         \$8,460.6           108 N. Mitchell         Cadillac Pharmacy         Cadillac Pharmacy Parking Lot LLC         \$1,534.0           107 N. Mitchell         Patterson's Flowers         Ridges & Dashes LLC         \$5,662.3           108 S. Mitchell         Advance Realty         Edward & Carol Coev-Vokes         \$2,993.5           108 Beech Street         Salon 108         Donald & Patricia Clous         \$998.0           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           100 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$3,053.4           112 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2           112 S. Mitchell         Sinply Delightful         Delightful Properties LLC         \$3,059.4           112 N. Mitchell         Sinke Framing         Early Bird Investments LLC         \$2,702.1           114 N. Mitchell         Family Supportive Services	103 N. Mitchell	Huntington Bank	Citizens Bank	\$7,028.10
106 S. Mitchell         Clam Lake Beer Co.         SCFRC HW-LLC         \$8,450.6           108 N. Mitchell         Cadillac Pharmacy         Cadillac Pharmacy Parking Lot LLC         \$1,534.0           107 N. Mitchell         Patterson's Flowers         Ridges & Dashes LLC         \$5,662.3           108 Seech Street         Salon 108         Donald & Patricia Clous         \$998.0           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.1           112 Sech Street         Mitchell Investment         Beech Street Investments LLC         \$7721.1           112 N. Mitchell         Simply Delightful         Delightful Properties LLC         \$3,059.7           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1           112 S. Mitchell         Family Supportive Services         MI           114 N. Mitchell         Family Supportive Services         MI </td <td>105, 107, &amp; 109 S.</td> <td>•</td> <td></td> <td></td>	105, 107, & 109 S.	•		
108 N. Mitchell	Mitchell	Charming North	Charming North Properties LLC	\$6,174.65
107 N. Mitchell				\$8,460.65
108 S. Mitchell	108 N. Mitchell	Cadillac Pharmacy	Cadillac Pharmacy Parking Lot LLC	\$1,534.05
108 Beech Street         Salon 108         Donald & Patricia Clous         \$998.0           109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5           110 N. Mitchell         City 2 Shore         Michigan Troll LLC         \$3,005.4           110 S. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.1           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$721.1           112 S. Mitchell         Simply Delightful         Delightful Properties LLC         \$3,059.7           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1           112 S. Mitchell         Family Supportive Services         MI         \$1,141.4           14 N. Mitchell         Family Supportive Services         MI         \$1,141.4           14 N. Mitchell         Landing Dance Academy         Watterstrong Holdings LLC         \$2,987.5           14 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.1           16 E. Nelson Street         Fifth-Third Bank         Fi	107 N. Mitchell	Patterson's Flowers	Ridges & Dashes LLC	\$5,662.35
109 N. Mitchell         Lee Brown Building         Lee J Brown Trust         \$4,998.5i           110 N. Mitchell         City 2 Shore         Michigan Troll LLC         \$3,005.4i           110 S. Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.3i           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.1i           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2i           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$7721.1i           112 N. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1i           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1i           112 Spruce Street         Keith Tianen         Keith Tianan         \$2,932.3i           Family Supportive Services         MI         \$1,141.4i           114 N. Mitchell         Family Supportive Services Northern         MI           114 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.1i           115 E. Cass Street         Fifth-Third Bank         Fifth Third Bank         \$759.2i           115 N. Mitchell         Horizon Book Store         Cadillac Cuby, LLC         \$4,455.6i <td>108 S. Mitchell</td> <td>Advance Realty</td> <td>Edward &amp; Carol Coe-Vokes</td> <td>\$2,969.55</td>	108 S. Mitchell	Advance Realty	Edward & Carol Coe-Vokes	\$2,969.55
110 N. Mitchell         City 2 Shore         Michigan Troll LLC         \$3,005.44           110 S Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.31           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.11           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.21           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$721.11           112 N. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.11           112 Spruce Street         Keith Tianen         Keith Tianan         \$2,302.31           114 N. Mitchell         Family Supportive Services         MI         \$1,141.41           114 S. Mitchell         Landing Dance Academy         Watterstrong Holdings LLC         \$2,987.51           114 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.11           116 E. Nelson Street         Genysis Mortgage         Bruce & Kimberly Meek         \$326.51           115 E. Cass Street         Fifth-Third Bank         Fifth Third Bank         \$759.21           115 N. Mitchell         Horizon Book Store         Cadillac 2002, LLC         \$4,455.61           116 N. Mitchell         Lutz & Singer	108 Beech Street	Salon 108	Donald & Patricia Clous	\$998.05
110 S Mitchell         Heart to Heart Balloons         Keith & Theresa Cottier         \$1,563.31           111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.11           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.22           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$721.11           112 N. Mitchell         Simply Delightful         Delightful Properties LLC         \$3,059.71           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.11           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,932.31           114 N. Mitchell         Family Supportive Services         Mctentinana         \$2,932.31           114 N. Mitchell         Family Supportive Services Northern         MI         \$1,141.41           114 S. Mitchell         Landing Dance Academy         Watterstrong Holdings LLC         \$2,987.51           114 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.11           115 E. Cass Street         Fifth-Third Bank         Fifth Third Bank         \$759.21           115 N. Mitchell         Fresh Coast Provisioning LLC         Ecek Holding LLC         \$4,455.61           117 S. Mitchell <td>109 N. Mitchell</td> <td>Lee Brown Building</td> <td>Lee J Brown Trust</td> <td>\$4,998.55</td>	109 N. Mitchell	Lee Brown Building	Lee J Brown Trust	\$4,998.55
111 N. Shelby Street         Five Star Realty         G3GROUP LLC         \$540.1           111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$721.1           112 N. Mitchell         Simply Delightful         Delightful Properties LLC         \$3,059.7           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1           112 Spruce Street         Keith Tianan         Family Supportive Services Northern           114 N. Mitchell         Family Supportive Services         MI         \$1,141.4           114 S. Mitchell         Landing Dance Academy         Watterstrong Holdings LLC         \$2,987.5           114 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.1           116 E. Nelson Street         Genysis Mortgage         Bruce & Kimberly Meek         \$326.5           115 E. Cass Street         Fifth-Third Bank         Fifth Third Bank         \$759.2           115 N. Mitchell         Horizon Book Store         Cadillac 2002, LLC         \$4,260.3           116 N. Mitchell         Lutz & Singer         Lutz & Singer LLC         \$1,281.0           116 S. Mitchell         Suitz & Singer         Lutz & Singer	110 N. Mitchell	City 2 Shore	Michigan Troll LLC	\$3,005.40
111 S. Mitchell         Sweet Shop         Janeen Russell         \$2,505.2t           112 Beech Street         Mitchell Investment         Beech Street Investments LLC         \$721.1t           112 N. Mitchell         Simply Delightful         Delightful Properties LLC         \$3,059.7t           112 S. Mitchell         Brinks Framing         Early Bird Investments LLC         \$2,702.1t           112 Spruce Street         Keith Tianen         Keith Tianan         \$2,323.3t           114 N. Mitchell         Family Supportive Services         MI         \$1,141.4t           114 S. Mitchell         Landing Dance Academy         Watterstrong Holdings LLC         \$2,987.5t           114 W. Pine Street         Mercantile Bank         Mercantile Bank of Michigan         \$2,735.1t           116 E. Nelson Street         Genysis Mortgage         Bruce & Kimberly Meek         \$326.5t           115 E. Cass Street         Fifth-Third Bank         Fifth Third Bank         \$759.2t           115 N. Mitchell         Fresh Coast Provisioning LLC         Ecek Holding LLC         \$4,455.6t           117 S. Mitchell         Horizon Book Store         Cadillac 2002, LLC         \$4,260.3t           116 N. Mitchell         Smith & Schepers CPA         116 Mitchell Properties LLC         \$1,281.0t           116 W. Harris Street	110 S Mitchell	Heart to Heart Balloons	Keith & Theresa Cottier	\$1,563.30
112 Beech Street Mitchell Investment Beech Street Investments LLC \$721.1 112 N. Mitchell Simply Delightful Delightful Properties LLC \$3,059.7 112 S. Mitchell Brinks Framing Early Bird Investments LLC \$2,702.1 112 Spruce Street Keith Tianen Keith Tianan \$2,332.3 114 N. Mitchell Family Supportive Services MI \$1,141.4 114 N. Mitchell Landing Dance Academy Watterstrong Holdings LLC \$2,987.5 114 W. Pine Street Mercantile Bank Mercantile Bank of Michigan \$2,735.1 116 E. Nelson Street Genysis Mortgage Bruce & Kimberly Meek \$326.5 115 E. Cass Street Fifth-Third Bank Fifth Third Bank \$759.2 115 N. Mitchell Fresh Coast Provisioning LLC Ecek Holding LLC \$4,455.6 117 S. Mitchell Horizon Book Store Cadillac 2002, LLC \$4,260.3 116 N. Mitchell Lutz & Singer Lutz & Singer LLC \$1,281.0 116 N. Mitchell Smith & Schepers CPA 116 Mitchell Properties LLC \$2,884.2 116 W. Harris Street Book Nook Kenneth & Cheryl Haysmer \$3,262.1 117 N. Mitchell Blossom/Balkema Law Ecek Holding LLC \$9,627.7 119 S. Mitchell Raven Social Freiberg Holdings LLC \$3,569.4 118 S. Mitchell Raven Social Freiberg Holdings LLC \$3,569.4 119 N. Shelby Active Chiropractic of Cadillac DTJB Holdings LLC \$3,221.5 120 W. Chapin Street GLE Cadillac Downtown Development \$4,171.4 120 W. Harris Street HCLE Cadillac Downtown Development \$4,171.4 120 W. Harris Street HCLE Cadillac Downtown Development \$4,171.4 121 N. Mitchell Hines Professional Bldg, Margaret Hines \$3,290.4 121 N. Mitchell Hines Professional Bldg, Margaret Hines \$3,290.4 121 N. Mitchell Blick Dillon Insurance Dale & Joann Suminski \$3,169.3 124 S. Mitchell Remax Central DMQ Holdings LLC \$2,673.6 126 N. Mitchell Masonic Building Masonic Temple Association \$7,779.2 126 W. Harris Street Parkview Lanes W D D Property LLC \$4,385.9	111 N. Shelby Street	Five Star Realty	G3GROUP LLC	\$540.10
112 N. Mitchell       Simply Delightful       Delightful Properties LLC       \$3,059.76         112 S. Mitchell       Brinks Framing       Early Bird Investments LLC       \$2,702.11         112 Spruce Street       Keith Tianen       Keith Tianan       \$2,932.31         Family Supportive Services       MI       \$1,141.41         114 N. Mitchell       Landing Dance Academy       Watterstrong Holdings LLC       \$2,987.51         114 W. Pine Street       Mercantile Bank       Mercantile Bank of Michigan       \$2,735.11         116 E. Nelson Street       Genysis Mortgage       Bruce & Kimberly Meek       \$326.51         115 E. Cass Street       Fifth-Third Bank       Fifth Third Bank       \$759.21         115 N. Mitchell       Fresh Coast Provisioning LLC       Ecek Holding LLC       \$4,455.61         117 S. Mitchell       Horizon Book Store       Cadillac 2002, LLC       \$4,260.31         116 N. Mitchell       Lutz & Singer       Lutz & Singer LLC       \$1,281.01         116 S. Mitchell       Smith & Schepers CPA       116 Mitchell Properties LLC       \$2,848.21         116 W. Harris Street       Book Nook       Kenneth & Cheryl Haysmer       \$4,777.81         117 N. Mitchell       Blossom/Balkema Law       Ecek Holding LLC       \$9,627.71         119 S. Mitchell <td>111 S. Mitchell</td> <td>Sweet Shop</td> <td>Janeen Russell</td> <td>\$2,505.20</td>	111 S. Mitchell	Sweet Shop	Janeen Russell	\$2,505.20
112 S. Mitchell Brinks Framing Early Bird Investments LLC \$2,702.10 112 Spruce Street Keith Tianen Keith Tianan \$2,932.31 Family Supportive Services Northern Family Supportive Services Northern MI \$1,141.41 114 S. Mitchell Landing Dance Academy Watterstrong Holdings LLC \$2,987.51 114 W. Pine Street Mercantile Bank Mercantile Bank of Michigan \$2,735.10 116 E. Nelson Street Genysis Mortgage Bruce & Kimberly Meek \$326.51 115 E. Cass Street Fifth-Third Bank Fifth Third Bank \$759.20 115 N. Mitchell Fresh Coast Provisioning LLC Ecek Holding LLC \$4,455.60 117 S. Mitchell Horizon Book Store Cadillac 2002, LLC \$4,260.31 116 N. Mitchell Lutz & Singer Lutz & Singer LLC \$1,281.00 116 S. Mitchell Smith & Schepers CPA 116 Mitchell Properties LLC \$2,284.22 116 W. Harris Street Baker College Housing Baker College \$3,262.11 116 E. Pine Street Book Nook Kenneth & Cheryl Haysmer \$4,777.81 117 N. Mitchell Blossom/Balkema Law Ecek Holding LLC \$9,627.71 119 S. Mitchell Raven Social Freiberg Holdings LLC \$3,222.15 119 N. Shelby Active Chiropractic of Cadillac Dryb Holdings LLC \$3,222.15 119 N. Shelby Active Chiropractic of Cadillac Dryb Holdings LLC \$3,222.15 120 W. Chapin Street EGLE Cadillac Downtown Development \$4,171.41 120 W. Harris Street Blick Elks Elks Temple \$3,200.41 121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,200.41 121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,200.41 121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,200.41 121 N. Mitchell Blick Dillon Insurance Dale & Joann Suminski \$3,169.31 124 S. Mitchell Blick Dillon Insurance Dale & Joann Suminski \$3,169.31 125 N. Mitchell Masonic Building Masonic Temple Association \$7,792.21 126 W. Harris Street Parkview Lanes W D D Property LLC \$4,485.60	112 Beech Street	Mitchell Investment	Beech Street Investments LLC	\$721.15
112 Spruce Street   Keith Tianen   Keith Tianan   \$2,932.31	112 N. Mitchell	Simply Delightful	Delightful Properties LLC	\$3,059.70
Family Supportive Services Northern MI \$1,141.4  114 N. Mitchell Landing Dance Academy Watterstrong Holdings LLC \$2,987.5  114 W. Pine Street Mercantile Bank Mercantile Bank of Michigan \$2,735.1  116 E. Nelson Street Genysis Mortgage Bruce & Kimberly Meek \$326.5  115 E. Cass Street Fifth-Third Bank Fifth Third Bank \$759.2  115 N. Mitchell Fresh Coast Provisioning LLC Ecek Holding LLC \$4,455.6  117 S. Mitchell Horizon Book Store Cadillac 2002, LLC \$4,460.3  116 N. Mitchell Lutz & Singer Lutz & Singer LLC \$1,281.0  116 S. Mitchell Smith & Schepers CPA 116 Mitchell Properties LLC \$2,848.2  116 W. Harris Street Baker College Housing Baker College \$3,262.1  116 E. Pine Street Book Nook Kenneth & Cheryl Haysmer \$4,777.8  117 N. Mitchell Blossom/Balkema Law Ecek Holding LLC \$9,677.7  119 S. Mitchell Raven Social Freiberg Holdings LLC \$8,569.4  118 S. Mitchell Oasis Cadillac Area Oasis \$2,221.5  119 N. Shelby Active Chiropractic of Cadillac Downtown Development \$4,171.4  120 W. Chapin Street EGLE Cadillac Downtown Development \$4,171.4  121 N. Mitchell Elks Elks Elks Temple \$8,636.9  121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,290.4  121 N. Mitchell Fifth Third Bank Fifth Third Bank \$5,826.7  123 N. Mitchell Fifth Third Bank Fifth Third Bank \$5,826.7  124 S. Mitchell Remax Central DMQ Holdings LLC \$2,673.6  126 N. Mitchell Remax Central DMQ Holdings LLC \$2,673.6  126 N. Harris Street Parkview Lanes W D D Property LLC \$4,385.9	112 S. Mitchell	Brinks Framing	Early Bird Investments LLC	\$2,702.10
114 N. Mitchell Family Supportive Services MI 114 S. Mitchell Landing Dance Academy Watterstrong Holdings LLC 22,987.51 114 W. Pine Street Mercantile Bank Mercantile Bank of Michigan 32,735.1 116 E. Nelson Street Genysis Mortgage Bruce & Kimberly Meek 326.51 115 E. Cass Street Fifth-Third Bank Fifth Third Bank \$759.2 115 N. Mitchell Fresh Coast Provisioning LLC Ecek Holding LLC 44,455.61 117 S. Mitchell Horizon Book Store Cadillac 2002, LLC 44,260.3 116 N. Mitchell Lutz & Singer Lutz & Singer LLC 41,260.3 116 N. Mitchell Smith & Schepers CPA 116 Mitchell Properties LLC 42,848.2 116 E. Pine Street Back College Housing Baker College 13,262.1 116 E. Pine Street Book Nook Kenneth & Cheryl Haysmer 117 N. Mitchell Blossom/Balkema Law Ecek Holding LLC 118 S. Mitchell Raven Social Freiberg Holdings LLC 119 S. Mitchell Raven Social Freiberg Holdings LLC 119 N. Shelby Active Chiropractic of Cadillac 110 W. Chapin Street EGLE Cadillac DDTJB Holdings LLC 112 S. Mitchell Elks Elks Temple 113 N. Mitchell Elks Elks Temple 114 N. Mitchell Hines Professional Bldg. Margaret Hines 115 N. Mitchell Fifth Third Bank Fifth Third Bank Fifth Third Bank 116 N. Mitchell Remax Central DMQ Holdings LLC 117 N. Mitchell Remax Central DMQ Holdings LLC 118 N. Mitchell Remax Central DMQ Holdings LLC 119 N. Mitchell Remax Central DMQ Holdings LLC 110 N. Masonic Building Masonic Temple Association 110 N. Masonic Building Masonic Temple Association 111 N. Mitchell Masonic Building Masonic Temple Association 112 N. Mitchell Masonic Building Masonic Temple Association 114 N. Mitchell Masonic Building Masonic Temple Association 115 N. Mitchell Masonic Building Masonic Temple Association 116 N. Mitchell Masonic Building Masonic Temple Association	112 Spruce Street	Keith Tianen	Keith Tianan	\$2,932.35
114 S. MitchellLanding Dance AcademyWatterstrong Holdings LLC\$2,987.50114 W. Pine StreetMercantile BankMercantile Bank of Michigan\$2,735.11116 E. Nelson StreetGenysis MortgageBruce & Kimberly Meek\$326.51115 E. Cass StreetFifth-Third BankFifth Third Bank\$759.20115 N. MitchellFresh Coast Provisioning LLCEcek Holding LLC\$4,455.61117 S. MitchellHorizon Book StoreCadillac 2002, LLC\$4,260.31116 N. MitchellLutz & SingerLutz & Singer LLC\$1,281.02116 S. MitchellSmith & Schepers CPA116 Mitchell Properties LLC\$2,848.21116 W. Harris StreetBaker College HousingBaker College\$3,262.13116 E. Pine StreetBook NookKenneth & Cheryl Haysmer\$4,777.81117 N. MitchellBlossom/Balkema LawEcek Holdings LLC\$9,627.77.81119 S. MitchellRaven SocialFreiberg Holdings LLC\$8,569.44118 S. MitchellOasisCadillac Area Oasis\$2,221.51119 N. ShelbyActive Chiropractic of CadillacDTJB Holdings LLC\$322.81120 W. Chapin StreetEGLECadillac Downtown Development\$4,171.41120 W. Harris StreetMcCurdy WotilaParkview LLC\$5,436.81122 S. MitchellElksElksElks Temple\$8,636.91121 N. MitchellHines Professional Bldg.Margaret Hines\$3,290.44121 W. Chapin StreetZachary Miller- State FarmCadillac Professional Building\$1,428.41			Family Supportive Services Northern	
114 W. Pine Street Mercantile Bank Mercantile Bank of Michigan \$2,735.10 116 E. Nelson Street Genysis Mortgage Bruce & Kimberly Meek \$326.50 115 E. Cass Street Fifth-Third Bank Fifth Third Bank \$759.20 115 N. Mitchell Fresh Coast Provisioning LLC Ecek Holding LLC \$4,455.61 117 S. Mitchell Horizon Book Store Cadillac 2002, LLC \$4,260.61 116 N. Mitchell Lutz & Singer Lutz & Singer LLC \$1,281.00 116 S. Mitchell Smith & Schepers CPA 116 Mitchell Properties LLC \$2,848.20 116 W. Harris Street Baker College Housing Baker College \$3,262.10 116 E. Pine Street Book Nook Kenneth & Cheryl Haysmer \$4,777.80 117 N. Mitchell Blossom/Balkema Law Ecek Holding LLC \$9,627.70 119 S. Mitchell Raven Social Freiberg Holdings LLC \$8,569.40 118 S. Mitchell Oasis Cadillac Area Oasis \$2,221.50 119 N. Shelby Active Chiropractic of Cadillac DTJB Holdings LLC \$3,228.80 120 W. Chapin Street EGLE Cadillac Downtown Development \$4,171.40 120 W. Harris Street McCurdy Wotila Parkview LLC \$5,436.80 122 S. Mitchell Bliks Elks Temple \$8,636.90 121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,290.40 121 N. Mitchell Hines Professional Bldg. Margaret Hines \$3,290.40 122 S. Mitchell Fifth Third Bank Fifth Third Bank \$5,826.70 123 N. Mitchell Blick Dillon Insurance Dale & Joann Suminski \$3,169.30 124 S. Mitchell Remax Central DMQ Holdings LLC \$2,673.60 126 N. Mitchell Masonic Building Masonic Temple Association \$7,792.20 126 W. Harris Street Parkview Lanes W D D Property LLC \$4,385.90				\$1,141.45
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				\$4,385.90
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128 N. Mitchell	Cadillac News	Cadillac Evening News	\$5,175.85
134 W. Harris Street	Baird/Cotter/Bishop	Eastshore Professional Building LLC	\$6,205.70
138 W. Harris Street	Huntington Bank Drive-Through	Citizens Bank	\$990.95
200 N. Lake Street	City Offices	City of Cadillac	\$11,182.60
201 N. Mitchell	Old City Hall	OCH LLC	\$10,093.00
202 S. Mitchell	Cadillac 4 Theater	Goodrich Theater Propco LLC	\$11,185.25
205 E. Harris Street	AT&T	Michigan Bell Telephone	\$9,402.55
205 N. Mitchell	Cosmotology School	James & Dena Gregory	\$6,080.25
207 N. Mitchell	Coffey Insurance	Timothy Coffey	\$936.40
209 N. Mitchell Street	La Vie & Rose	LJR Property Management LLC	\$2,484.00
210 N. Mitchell Street	Lake Cadillac Restaurant Group	Blackmer-Kulhavi Property Group LLC	\$3,197.60
210 S. Mitchell Street	Roaring 20's Bar	James & Dawn Feister	\$3,110.50
215 N. Mitchell Street	Country Cottage	Thomas & Karen Taylor	\$3,750.20
214 E. Harris Street	Kelly McCann	Kelly McCann	\$1,380.50
214 N. Mitchell Street	Lake Cadillac Restaurant Group	Blackmer-Kulhavi Property Group LLC	\$4,444.40
214 S. Mitchell Street	Cadillac Printing	Cadillac Printing Company	\$3,650.15
216 S. Mitchell Street	Spec Tech Computers	Jason Specht	\$1,727.00
219 N. Mitchell Street	Apple Valley/Agape	Apple Valley Properties LLC	\$5,034.05
218 N. Mitchell Street	Ticconi's	Fred & Kathy Moomey	\$3,467.65
220 S. Mitchell Street	Midas	Brian & Scott Peterson	\$1,539.75
222 E. Harris Street	Jacob's Chiropractic	R.E. Jacobs	\$1,235.40
222 N. Lake Street	Chamber of Commerce	City of Cadillac	\$2,038.55
222 N. Mitchell Street	Simply Delightful	Bigelow Development LLC	\$3,403.10
223 N. Mitchell Street	Johnson Insurance	CJB Cadillac LLC	\$1,199.70
301 N. Mitchell Street	Eli Hoffert's Bldg.	Elijah & Kristin Hoffert	\$3,433.80
302 N. Mitchell Street	Pizza Plus	David & Ann Kennard	\$2,285.65
302 S. Mitchell Street	Horizon Bank	Horizon Bank	\$1,868.20
304 N. Mitchell Street	Blue Heron	Brian & Julia Williams	\$3,798.15
305 N. Mitchell Street	Generation Insurance	LJR Property Management LLC	\$2,464.65
307 N. Mitchell Street	Troy & Jeanette Hill	Troy & Jeanette Hill	\$1,859.50
309 N. Mitchell Street	New Image Hair Salon	Carol Brewster	\$1,248.30
311 N. Mitchell Street	McClain Cycle	McLain Management LLC	\$2,519.15
313 N. Mitchell Street	War Games North	Unobtainium LLC	\$1,850.10
315N. Mitchell Street	Edward Jones	Clam Lake Property LLC	\$1,019.60
317 N. Mitchell Street	Owl Eye	Aaron Fekete & Kim Jinyoung	\$1,080.45
319 N. Mitchell Street	G&D Pizza	PAKMAK LLC	\$2,675.55
324 N. Mitchell Street	Peterson's Service	Peterson Services Inc	\$1,963.95

# **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Robert Engels Stephen King Bryan Elenbaas

# RESOLUTION NO.

# 2022 BUSINESS IMPROVEMENT DISTRICT PUBLIC PARKING LOT SPECIAL ASSESSMENT RESOLUTION NO. 3

Minutes of a Regular Meeting of the City Council of the City of Cadillac, held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on October 3, 2022, at 6:00 p.m.

PRESENT:	Councilpersons	
ABSENT:	Councilpersons	

WHEREAS, the City has prepared a special assessment roll for the purpose of defraying the cost of the continued operation and maintenance of certain downtown, off-street parking lots (the "Parking Lot Improvements") against the properties specially benefited by the Parking Lot Improvements, and the same has been presented to the Council and is attached hereto as **Exhibit A**; and

WHEREAS, the City Council wishes to proceed with conducting a public hearing on the Parking Lot Improvements, the special assessment district, and the special assessment roll.

NOW, THEREFORE, BE IT RESOLVED THAT:

City of Cadillac Resolution No. \_\_\_\_ Page 2 of 7

- 1. The special assessment roll shall be filed in the office of the City Clerk for public examination along with the report prepared by the City Manager pursuant to Section 34-4 of Chapter 34 of the Cadillac City Code and shall be open to public inspection for a period of seven (7) days before the hearing hereinafter provided for.
- 2. The City Council shall meet at the Cadillac Municipal Complex, Council Chambers, 200 Lake Street, Cadillac, Michigan, at 6:00 p.m. on **October 17, 2022**, for the purpose of hearing all persons interested in the Parking Lot Improvements and the special assessment roll, reviewing the special assessment roll, and finally determining the necessity of the Parking Lot Improvements and the composition of the district.
- 3. The City Clerk is directed to publish the notice of the hearing once in the *Cadillac News*, a newspaper of general circulation in the City of Cadillac, not less than ten (10) days prior to the date of the hearing and shall further cause notice of the hearing to be sent by first class mail to each owner of or person in interest in property subject to assessment as indicated by the records in the City Assessor's office as shown on the current assessment rolls of the City, at least ten (10) days before the time of the hearing, said notice to be mailed to the addresses shown on the current assessment rolls of the City.
- 4. The notice of the hearing to be published and mailed shall be in substantially the following form:

# NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENT FOR PARKING LOT IMPROVEMENTS

# City of Cadillac County of Wexford, Michigan

TAKE NOTICE that the City Council of the City of Cadillac, Wexford County, Michigan, intends to defray the cost of the following public improvements in the City of Cadillac by assessing the cost against a special assessment district:.

Operation and maintenance of various downtown off-street parking lots situated in the area described as follows:

All of Blocks "A", "B", "C", "D", "H", "L", "K", "1", "2", "4", "5", "14", Lots 4-6 Block "3", Lots 1-7 Block "E", Lot 1-9 Block "6", Lots 7-12 Block "13", and Lots 1-6 Block "21", Block "G" Lying Easterly Of Lake Street, Mitchell's Revised Plat of Clam Lake, (now the City of Cadillac), Wexford County, Michigan.

# AND

All of J. Cummer & Son's Subdivision of Block "F", Mitchells Revised Plat of The City Of Cadillac, Wexford County, Michigan.

# AND

That part of the abandoned Grand Rapids Railroad Right-of-Way in Section 4, Town 21 North, Range 9 West and Section 33, Town 22 North, Range 9 West, City Of Cadillac, Wexford County, Michigan, Lying North of Ann Arbor Railroad Right-of-Way and South of a line 200 feet North of the North Right-of-Way Line of West Pine Street.

# AND

Part of Outlot 7 Com. at SW Corner of S. Mitchell & Chapin, S 225', W 125', N 100', W 193' M/L To Grand Rapids Railroad Right-of-Way, N'ly Along RR Right-of-Way to Chapin Street Right-of-Way, E to Pt of Beginning & that part of Outlot 9 Lying South of Chapin Street & W of Grand Rapids Railroad & E of the Ann Arbor Railroad, Mitchell's Revised Plat of Village of Clam Lake, Now City Of Cadillac, Wexford County, Michigan.

City of Cadillac Resolution No. \_\_\_\_ Page 4 of 7

TAKE FURTHER NOTICE that the City Council has caused a report concerning the parking lot operations and maintenance to be prepared, which report includes an analysis of the estimated cost of the proposed parking lot operation and maintenance; plans, profiles and specifications; the extent of the project and boundaries of the special assessment district; the number of installments in which assessments may be paid; and other pertinent information. The City Council has caused a special assessment roll to be prepared, and the report and special assessment roll are on file in the office of the City Clerk and are available for public examination.

The City Council will hold a public hearing on October 17, 2022, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, for the purpose of hearing interested persons on the funding of the project, the special assessment roll, and any objections to the project and the roll.

**Important Notice:** An owner or party in interest in a lot or parcel of land subject to the special assessment may file a written appeal of the special assessment with the Michigan Tax Tribunal within **30 days** after the date of confirmation of the special assessment roll **only if** the owner or party in interest objects to the special assessment at this public hearing (or in writing to the City Clerk before the public hearing). An appearance may be made by an owner or party in interest (or his or her agent) in person or, in the alternative, an appearance or protest can be filed with the City Clerk by letter before the hearing, in which case a personal appearance at the hearing is not required.

The City of Cadillac complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at least three (3) business days prior to any such meeting.

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

City of Cadillac
Resolution No
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5. All resolution	ons and parts of resolutions insofar as they conflict with the
provisions of this resolut	ion shall be and the same hereby are rescinded.
AYES: Councilpersons	
NAYS: Councilpersons	
	Sandra Wasson, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Cadillac, Michigan, Wexford County, at a Regular Meeting held on the 3rd day of October, 2022, and that public notice of said meeting was given as required by Public Act 267 of Public Acts of 1976, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

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

City of Cadillac Resolution No. \_\_\_ Page 6 of 7

# EXHIBIT A SPECIAL ASSESSMENT ROLL

Business Address	Business Name	Property Owner	Total 5-Yr Assessment
101 E. Harris Street	Val Vista RV Park, LLC	Val Vista RV Park, LLC	\$4,913.35
101 S. Mitchell	Serendipity	M2K Group LLC	\$4,405.00
102 S. Mitchell	Lakeside Title	City Park Professional Building	\$3,892.70
103 N. Mitchell	Huntington Bank	Citizens Bank	\$7,028.10
105, 107, & 109 S.			<b>41,020110</b>
Mitchell	Charming North	Charming North Properties LLC	\$6,174.65
106 S. Mitchell	Clam Lake Beer Co.	SCFRC HW-LLC	\$8,460.65
108 N. Mitchell	Cadillac Pharmacy	Cadillac Pharmacy Parking Lot LLC	\$1,534.05
107 N. Mitchell	Patterson's Flowers	Ridges & Dashes LLC	\$5,662.35
108 S. Mitchell	Advance Realty	Edward & Carol Coe-Vokes	\$2,969.55
108 Beech Street	Salon 108	Donald & Patricia Clous	\$998.05
109 N. Mitchell	Lee Brown Building	Lee J Brown Trust	\$4,998.55
110 N. Mitchell	City 2 Shore	Michigan Troll LLC	\$3,005.40
110 S Mitchell	Heart to Heart Balloons	Keith & Theresa Cottier	\$1,563.30
111 N. Shelby Street	Five Star Realty	G3GROUP LLC	\$540.10
111 S. Mitchell	Sweet Shop	Janeen Russell	\$2,505.20
112 Beech Street	Mitchell Investment	Beech Street Investments LLC	\$721.15
112 N. Mitchell	Simply Delightful	Delightful Properties LLC	\$3,059.70
112 S. Mitchell	Brinks Framing	Early Bird Investments LLC	\$2,702.10
112 Spruce Street	Keith Tianen	Keith Tianan	\$2,932.35
444 N. NATE I. II	F 11 0 11 0 1	Family Supportive Services Northern	<b>64 444 45</b>
114 N. Mitchell	Family Supportive Services	MI	\$1,141.45
114 S. Mitchell	Landing Dance Academy	Watterstrong Holdings LLC	\$2,987.50
114 W. Pine Street	Mercantile Bank	Mercantile Bank of Michigan	\$2,735.10
116 E. Nelson Street	Genysis Mortgage	Bruce & Kimberly Meek	\$326.50
115 E. Cass Street	Fifth-Third Bank	Fifth Third Bank	\$759.20
115 N. Mitchell	Fresh Coast Provisioning LLC	Ecek Holding LLC	\$4,455.60
117 S. Mitchell	Horizon Book Store	Cadillac 2002, LLC	\$4,260.35
116 N. Mitchell	Lutz & Singer	Lutz & Singer LLC	\$1,281.05
116 S. Mitchell	Smith & Schepers CPA	116 Mitchell Properties LLC	\$2,848.20
116 W. Harris Street	Baker College Housing	Baker College	\$3,262.15
116 E. Pine Street	Book Nook	Kenneth & Cheryl Haysmer	\$4,777.85
117 N. Mitchell	Blossom/Balkema Law	Ecek Holding LLC	\$9,627.75
119 S. Mitchell	Raven Social	Freiberg Holdings LLC	\$8,569.40
118 S. Mitchell	Oasis	Cadillac Area Oasis	\$2,221.50
119 N. Shelby	Active Chiropractic of Cadillac	DTJB Holdings LLC	\$322.80
120 W. Chapin Street	EGLE	Cadillac Downtown Development	\$4,171.45
120 W. Harris Street	McCurdy Wotila	Parkview LLC	\$5,436.85
122 S. Mitchell	Elks	Elks Temple	\$8,636.90
121 N. Mitchell	Hines Professional Bldg.	Margaret Hines	\$3,290.40
121 W. Chapin Street	Zachary Miller- State Farm	Cadillac Professional Building	\$1,428.40
121 S. Mitchell	Fifth Third Bank	Fifth Third Bank	\$5,826.70
123 N. Mitchell	Blick Dillon Insurance	Dale & Joann Suminski	\$3,169.35
124 S. Mitchell	Remax Central	DMQ Holdings LLC	\$2,673.60
126 N. Mitchell	Masonic Building	Masonic Temple Association	\$7,792.25
126 W. Harris Street	Parkview Lanes	W D D Property LLC	\$4,385.90

127 W. Cass Street	Amvets/After26	AMVETS Post	\$1,562.60
128 N. Mitchell	Cadillac News	Cadillac Evening News	\$5,175.85
134 W. Harris Street	Baird/Cotter/Bishop	Eastshore Professional Building LLC	\$6,205.70
138 W. Harris Street	Huntington Bank Drive-Through	Citizens Bank	\$990.95
200 N. Lake Street	City Offices	City of Cadillac	\$11,182.60
201 N. Mitchell	Old City Hall	OCH LLC	\$10,093.00
202 S. Mitchell	Cadillac 4 Theater	Goodrich Theater Propco LLC	\$11,185.25
205 E. Harris Street	AT&T	Michigan Bell Telephone	\$9,402.55
205 N. Mitchell	Cosmotology School	James & Dena Gregory	\$6,080.25
207 N. Mitchell	Coffey Insurance	Timothy Coffey	\$936.40
209 N. Mitchell Street	La Vie & Rose	LJR Property Management LLC	\$2,484.00
210 N. Mitchell Street	Lake Cadillac Restaurant Group	Blackmer-Kulhavi Property Group LLC	\$3,197.60
210 S. Mitchell Street	Roaring 20's Bar	James & Dawn Feister	\$3,110.50
215 N. Mitchell Street	Country Cottage	Thomas & Karen Taylor	\$3,750.20
214 E. Harris Street	Kelly McCann	Kelly McCann	\$1,380.50
214 N. Mitchell Street	Lake Cadillac Restaurant Group	Blackmer-Kulhavi Property Group LLC	\$4,444.40
214 S. Mitchell Street	Cadillac Printing	Cadillac Printing Company	\$3,650.15
216 S. Mitchell Street	Spec Tech Computers	Jason Specht	\$1,727.00
219 N. Mitchell Street	Apple Valley/Agape	Apple Valley Properties LLC	\$5,034.05
218 N. Mitchell Street	Ticconi's	Fred & Kathy Moomey	\$3,467.65
220 S. Mitchell Street	Midas	Brian & Scott Peterson	\$1,539.75
222 E. Harris Street	Jacob's Chiropractic	R.E. Jacobs	\$1,235.40
222 N. Lake Street	Chamber of Commerce	City of Cadillac	\$2,038.55
222 N. Mitchell Street	Simply Delightful	Bigelow Development LLC	\$3,403.10
223 N. Mitchell Street	Johnson Insurance	CJB Cadillac LLC	\$1,199.70
301 N. Mitchell Street	Eli Hoffert's Bldg.	Elijah & Kristin Hoffert	\$3,433.80
302 N. Mitchell Street	Pizza Plus	David & Ann Kennard	\$2,285.65
302 S. Mitchell Street	Horizon Bank	Horizon Bank	\$1,868.20
304 N. Mitchell Street	Blue Heron	Brian & Julia Williams	\$3,798.15
305 N. Mitchell Street	Generation Insurance	LJR Property Management LLC	\$2,464.65
307 N. Mitchell Street	Troy & Jeanette Hill	Troy & Jeanette Hill	\$1,859.50
309 N. Mitchell Street	New Image Hair Salon	Carol Brewster	\$1,248.30
311 N. Mitchell Street	McClain Cycle	McLain Management LLC	\$2,519.15
313 N. Mitchell Street	War Games North	Unobtainium LLC	\$1,850.10
315N. Mitchell Street	Edward Jones	Clam Lake Property LLC	\$1,019.60
317 N. Mitchell Street	Owl Eye	Aaron Fekete & Kim Jinyoung	\$1,080.45
319 N. Mitchell Street	G&D Pizza	PAKMAK LLC	\$2,675.55
324 N. Mitchell Street	Peterson's Service	Peterson Services Inc	\$1,963.95

\$296,999.25