

The Election Commission will Meet at 5:45 p.m. Before the Regular Council Meeting.

ALPENA CITY COUNCIL MEETING

April 01, 2019 – 6:00 p.m.

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Modifications to the Agenda.
4. Approve Minutes – Open Session and Closed Session of March 18, 2019.
5. Citizens Appearing Before Council on Agenda and Non-Agenda Items (Citizens Shall be Allowed a Maximum of Five (5) Minutes Each to Address Their Concerns. This is the Only Time During a Council Meeting that Citizens are Allowed to Address the Council).
6. Consent Agenda.
 - A. Bills to be Allowed, in the Amount of \$228,357.74.
 - B. 2018 Annual Monitoring Report – Alpena Lodging LLC.
7. Presentations.
8. Announcements.
9. Mayoral Proclamation.
 - A. Sexual Assault Awareness Month, April 2019.
 - B. National Service Recognition Day, April 2, 2019.
 - C. Arbor Day, April 26, 2019.
10. Public Hearing.
11. Report of Officers.
 - A. Waiver Request to Michigan Department of Treasury Relative to Preliminary Review of Underfunded Status for City Retiree Healthcare Plan.
 - B. Neighborhood Enterprise Zone Application – Canute Properties, LLC.
12. Communications and Petitions.
13. Unfinished Business.

Revised Ordinance No. 19-442 Prohibit Use of Marihuana in Public Places Within the City of Alpena – Second Reading and Council Action.
14. New Business.
 - A. 2019 CIP – Phase I Bid Recommendation.

B. Discussion of New City Manager Hiring Process.

15. Adjourn.

Greg E. Sundin
City Manager

COUNCIL PROCEEDINGS

March 18, 2019

The Municipal Council of the City of Alpena met in regular session at City Hall on the above date and was called to order at 6:02 p.m. by the Mayor.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak, Nielsen and Hess.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

The minutes of the open and closed sessions of the March 4, 2019 were approved as printed.

CONSENT AGENDA

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, that the following Consent Agenda items be approved:

1. Bills Allowed – in the Amount of \$326,608.78 be Allowed and the Mayor and City Clerk Authorized to Sign Warrant in Payment of Same.
2. Request to forward the Landfill Authority Refund to the Intergovernmental Recycling Program.
3. City Council Reappointment of Greg Sundin to the City of Alpena Building Authority for a Three-Year Term Expiring March 1, 2022.

Carried by unanimous vote.

RESOLUTION 2019-05

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve Resolution 2019-05, a resolution establishing a commercial rehabilitation district for Besser Senior Living Community.

Carried by unanimous vote.

AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT

Moved by Councilmember Nowak, seconded by Councilmember Nielsen to amend the City Manager's employment agreement. In lieu of the \$3,000 HSA contribution, the City will contribute an additional \$3,000 into Greg Sundin's 457(b) Deferred Compensation Plan in July 2019.

Carried by unanimous vote.

ANNUAL MONITORING REPORTS 2018

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak that the annual reports for capital investment and employment for four of five firms currently receiving tax abatements (Alro Steel Corp., Dean Arbour Ford, LLC, Douville-Johnston Corp., and David Kneeshaw) be received and filed. Alpena Lodging, LLC failed to submit a report.

Carried by unanimous vote.

BUDGET REQUEST - THUNDER BAY ARTS COUNCIL, INC.

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Hess to receive and file the Thunder Bay Arts Council Informational Report and Budget Request, in the amount of \$5,000 for fiscal year 2019-2020.

Carried by unanimous vote.

BUDGET REQUEST – WILDLIFE SANCTUARY BOARD

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson to receive and file the Wildlife Sanctuary's Informational Report and Budget Request in the amount of \$5,410 for fiscal year 2019-2020, along with a \$30,000 capital request.

Carried by unanimous vote.

COUNTY AMBULANCE CONTRACT

Moved by Councilmember Nowak, seconded by Councilmember Nielsen to approve the interlocal agreement with the County of Alpena to continue providing countywide Advanced Life Support ambulance service through January 1, 2021.

Carried by unanimous vote.

DOWNTOWN BIKE PARKING IMPROVEMENTS

Moved by Councilmember Nowak, seconded by Councilmember Nielsen to table the request by City Engineer Rich Sullenger to allow City staff to purchase bike parking facilities.

Carried by unanimous vote.

RECESS

The Municipal Council recessed at 7:29 p.m.

RECONVENE - CLOSED SESSION

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, that the Municipal Council adjourn to a closed session at 7:39 p.m. to discuss Water and Sewer Litigation and Personnel Issues and the search for a new City Manager.

Carried by unanimous vote.

RECONVENE – OPEN SESSION

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Nowak, the Municipal Council reconvened in open session at 8:23 p.m.

Carried by unanimous vote.

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Nowak, the

Municipal Council adjourned at 8:23 p.m.

MATT WALIGORA
MAYOR

ATTEST:

Anna Soik
City Clerk

INVOICE REGISTER

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EXP CHECK RUN DATES 04/02/2019 - 04/02/2019

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

6.A.

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
AIRGAS USA LLC	9959984495	VEH MAINT - DPW	75.90
AIRGAS USA LLC	9086815583	SUPPLIES - AMB DISP	29.20
ALPENA AREA CHAMBER OF COMM	17954	GMA TICKETS	20.00
ALPENA DIESEL SERVICE	60152	VEH MAINT - DPW	239.85
ALPENA DIESEL SERVICE	60303	VEH MAINT #66	1,909.21
ALPENA MARKETPLACE PRODUCTIONS	100 03/19	TAPING FEES - COUNCIL MTG	450.00
ALPENA POWER COMPANY	040219	ELECTRIC	14,251.24
ALPENA TOWNSHIP	032119	REIMB GARAGE NATURAL GAS - AMB	65.63
ALRO STEEL CORP	JBZ7865AL	SUPPLIES - PUBLIC WORKS	27.98
AMAZON CAPITAL SERVICES INC	1RKK-RL1W-X1PK	UNIFORMS - POLICE	46.82
AMAZON CAPITAL SERVICES INC	19NR-H7Y6-NJMQ	SUPPLIES - POLICE	48.98
AMAZON CAPITAL SERVICES INC	1Y96-97LH-W1JP	SUPPLIES - POLICE	74.79
AMAZON CAPITAL SERVICES INC	134J-L1DH-3611	SUPPLIES - FIRE	17.77
AMBER HESS	032419	TRAVEL EXPENSE - COUNCIL	304.81
APPLIED INDUSTRIAL TECH-MI LTD	7015759546	VEH MAINT - DPW	807.50
AVAILABLE CAR RENTAL INC	13316	TRAVEL EXPENSE - CLERK/TREAS	209.70
BERG ASSESSING & CONSULTING INC	032519	ASSESSING CONTRACTED SVCS 04/19	6,250.00
BLUESTONE PSYCH	2632	EMP EVALUATION - POLICE	465.00
CHARTER COMMUNICATIONS	0591 04/19	FAX LINE - CITY HALL	79.98
CHARTER COMMUNICATIONS	5434 04/19	FAX LINE - PUBLIC SAFETY	39.99
CHARTER COMMUNICATIONS	7316 04/19	FAX LINE - PUBLIC WORKS	89.98
CHEMTRADE CHEMICALS US LLC	92589541	ALUMINUM SULFATE - WATER	3,857.33
CHRISTOPHER MORRISON	021719	TRAVEL EXPENSE - AMB	225.29
COMPASS MINERALS	417183	STORES - ROAD SALT	3,367.11
COMPASS MINERALS	419947	STORES - ROAD SALT	3,382.09
COMPASS MINERALS	427624	STORES - ROAD SALT	3,414.07
DAVE SCHULTZ CONSTRUCTION AND	031319	BLDG MAINT - FIRE/AMB	1,015.00
DAVE SCHULTZ CONSTRUCTION AND	032519	BLDG MAINT - FIRE/AMB	98.00
DEAN ARBOUR FORD LINCOLN MERCURY	145989	VEH MAINT - FIRE EQ	2,232.47
DEAN ARBOUR FORD LINCOLN MERCURY	27200	VEH MAINT - FIRE EQ	5.70
DEAN ARBOUR FORD LINCOLN MERCURY	27208	SUPPLIES - AMB/EQ	150.18
DISPLAY SALES	INV-018464	BANNERS - BOAT HARBOR	1,449.00
EAGLE ENGINEERING & SUPPLY CO	50327	MAINT - LIGHTS	521.60
EAGLE SUPPLY CO	110278	SUPPLIES - FIRE/AMB	270.03
ERIC HAMP	030519	TRAVEL ADVANCE - POLICE	30.00
ETHAN R. WEBSTER	022719	TRAVEL ADVANCE - POLICE	30.00
FASTENAL COMPANY	MIALP164728	VEH MAINT - DPW	53.00
FASTENAL COMPANY	MIALP164817	VEH MAINT - DPW	234.99
FASTENAL COMPANY	MIALP165070	VEH MAINT - DPW	76.60
FASTENAL COMPANY	MIALP165114	VEH MAINT - DPW	36.32
FEDERAL EXPRESS	6-490-28701	SHIPPING FEES	46.59
GOODRICH PAVING	29157	STORES - COLD PATCH	957.60
GREG SUNDIN	032119	TRAVEL EXPENSE - MGR	273.18
HALLS SERV-ALL	T030419	RENTAL FEE - POST OFFICE	76.31
HANSEN SALES & SERVICE	31824	VEH MAINT - DPW	43.10
HANSEN SALES & SERVICE	31889	VEH MAINT - DPW	155.16
HANSEN SALES & SERVICE	31874	VEH MAINT - DPW	477.45
HAROLD KNOPP	032019	TRAVEL EXPENSE - AMB	13.40
HAVILAND	311141	SODIUM HYPOCHLORITE - WATER	5,045.08
HURON ENGINEERING AND SURVEYING INC	2990	DENSITY/CONCRETE TESTING - RIPLEY/WAS	807.50
INSTITUTE FOR SERVICE RESEARCH LLC	190321-052	MICHIGAN PORTS ECONOMIC IMPACT STUD	2,800.00
JOEL W JETT	031519	TRAVEL EXPENSE - POLICE	117.16
JOHN SCHULTZ	AP19-0028C	AMBULANCE REFUND	200.00
JOHN SINCLAIR	AP18-6397	AMBULANCE REFUND	2,329.85
MHR BILLING	3379	BILLING 02/19 - AMBULANCE	7,447.25
MICHIGAN CAT	PD9644243	VEH MAINT #65	190.69
MICHIGAN CAT	PD9658614	VEH MAINT #57	2,019.48
MICHIGAN POLICE EQUIP CO	170828	SUPPLIES - POLICE	1,460.00
PADDI LACROSS	040219	FSA MEDICAL REIMB 01-03/19	87.83
PENGUIN MANAGEMENT, INC.	53532	DISPATCHING SYSTEM - FIRE/AMB	774.00
PITNEY BOWES INC	1011595229	POSTAGE METER RENT 01-03/19	176.97
PRIORITY ONE EMERGENCY	70051331	UNIFORMS - FIRE/AMB	13.98
PRIORITY ONE EMERGENCY	70051332	UNIFORMS - FIRE/AMB	59.99
R W MERCER COMPANY INC	133500	MAINT - BOAT HARBOR	250.00
RAPID RESULTS	8561	DRUG SCREEN - POLICE	45.00
RSVP VEHICLES	190326-001	2019 FORD AEV REMOUNT	80,000.00
SHIRLINE LISKE	AP18-2711C	AMBULANCE REFUND	76.80
STATE INDUSTRIAL PRODUCTS	900931186	SUPPLIES - FIRE/AMB	378.12
STATE OF MICHIGAN	025287 04/19	MAINT - CITY HALL	195.00
STRALEY LAMP & KRAENZLEIN PC	29216	MONTHLY FEE 02/19	3,640.00
SUPERIOR FABRICATING INC	15101	VEH MAINT #73	80.00
SUPERIOR FABRICATING INC	15102	VEH MAINT #73	252.00

INVOICE REGISTER

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EXP CHECK RUN DATES 04/02/2019 - 04/02/2019

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OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
SUPERIOR FABRICATING INC	15103	VEH MAINT #73	165.00
TEAM ELMERS	526305	STORES - 6AA STONE	111.94
THE BANK OF NEW YORK MELLON	252-2181316	BOND FEES - 2013 REF BONDS/DPW BLDG A	350.00
THOMPSONS LINEN SERVICE	70483 02/19	UNIFORMS-PW/CEM/PKS/EQ	286.61
THUNDER BAY ELECTRIC INC	227479	NO INDUSTRIAL WTR TWR PUMP MOTOR	8,000.00
THUNDER BAY ELECTRIC INC	227480	HIGH SERVICE PUMP MOTOR/VFD	7,500.00
THUNDER BAY ELECTRIC INC	227519	HIGH SERVICE PUMP MOTOR/VFD	46,466.00
THUNDER BAY ELECTRIC INC	227520	NO INDUSTRIAL WTR TWR PUMP MOTOR	4,600.00
THUNDER BAY ELECTRIC INC	227522	MAGNETIC FLOW SENSOR	2,500.00
UNIFIRST CORPORATION	1394893 03/19	SUPP/MAINT - CH/PSF/PW/EQUIP	367.60
VERIZON WIRELESS	9825854526	TELEPHONE	807.73
VERIZON WIRELESS	9825854525	TELEPHONE	326.13
VIVIANNE BEZZO	AP18-6188	AMBULANCE REFUND	339.72
WAL-MART	002770	SUPPLIES - FIRE/AMB	41.59
WAL-MART	007151	SUPPLIES - FIRE/AMB	37.02
WAL-MART	001618	SUPPLIES - FIRE/AMB	(21.62)
WAL-MART	004284	SUPPLIES - PUBLIC WORKS	21.97
WAL-MART	009743	SUPPLIES - POLICE	15.45
Total:			228,357.74

Memorandum



Date: March 26, 2019
To: Mayor Waligora and Municipal Council Members
From: Anna Soik, Clerk/Treasurer/Finance Director *AS*
Subject: 2018 Annual Monitoring Report – Alpena Lodging, LLC

As reported at the last Municipal Council meeting, we had not received an annual monitoring report from Alpena Lodging, LLC. Greg Sundin, City Manager, contacted the President of the company and a report was sent the following day.

Alpena Lodging, LLC was granted a Commercial Rehabilitation Exemption Certificate #2014-010 in 2014 for property located at 225 River Street. It is a 10-year exemption which began December 31, 2014 and will end December 30, 2024. They projected a capital investment of \$8,250,000 and the creation of 15-20 new full-time jobs. As of December 31, 2018, the company has capital investments of \$8,293,710 and 24 employees which means they have exceeded both projections.

The five companies receiving abatements represent \$12,714,671 in capital investments and total employees of 92.



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

9.A.

Sexual Assault Awareness Month Proclamation

WHEREAS, It's time ... to speak up!; and

WHEREAS, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of the City of Alpena; and

WHEREAS, one in three women and one in six men will experience some form of contact sexual violence in their lifetime according to the National Sexual Violence Resource Center; and

WHEREAS, we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

WHEREAS, Staff and volunteers of anti-violence programs at Hope Shores Alliance encourage every person to speak out when witnessing acts of violence however small; and

WHEREAS, with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in the City of Alpena through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, Hope Shores Alliance strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW, THEREFORE, I, Matthew J. Waligora, by virtue of the authority vested in me as Mayor of the City of Alpena, **DO HEREBY PROCLAIM**, the month of April 2019, as:

SEXUAL ASSAULT AWARENESS MONTH

in the City of Alpena and I join advocates and communities across the country in taking action to prevent sexual violence.

Signed at Alpena, Michigan this 1st day of April 2019.

Matthew J. Waligora
Mayor



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

PROCLAMATION

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's elected leaders are increasingly turning to national service and volunteerism as a cost-effective strategy to meet their needs; and

WHEREAS, Senior Corps participants volunteering through the NEMCSA Retired and Senior Volunteer Program (RSVP) address the most pressing challenges facing our communities; they provide non-emergency medical transportation, provide Meals on Wheels to homebound seniors, mentor students both in the classroom and after school programs, provide companionship and services to local veterans, serve meals to individuals and families in local soup kitchens and food pantries; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, Senior Corps participants serve in locations throughout northeast Michigan, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve, both through their direct service and by managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with NEMCSA to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, the National Association of Counties, Cities of Service, and local leaders across the country for National Service Recognition Day on April 2, 2019.

THEREFORE, BE IT RESOLVED that I, Matthew J. Waligora, by virtue vested of the authority vested in me as Mayor of the City of Alpena, **DO HEREBY PROCLAIM**, April 2, 2019, as:

NATIONAL SERVICE RECOGNITION DAY

and encourage residents to recognize the positive impact of national service in our community, to thank those who serve; and to find ways to give back to their communities.

Signed at Alpena, Michigan this 1st day of April 2019.

Matthew J. Waligora
Mayor




Memorandum

Date: March 26, 2019

To: Anna Soik, City Clerk/Treasurer/Finance Director

Copy: Greg Sundin, City Manager

From: Rich Sullenger, City Engineer 

Subject: 2019 Arbor Day Proclamation

The Code of Ordinances (Section 102-41) requires Arbor Day to be annually recognized by a proclamation. Arbor Day in the State of Michigan is the last Friday of April, which will be April 26, 2019.

An Arbor Day proclamation is a requirement, and will assist the City in maintaining its recertification as a Tree City USA Community. Therefore, it is my recommendation, as City Engineer, that the attached proclamation be issued by Mayor Waligora at the April 1, 2019, Municipal Council Meeting.

Attachment





City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

PROCLAMATION

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Matthew J. Waligora, by virtue of the authority vested in me as Mayor of the City of Alpena, **DO HEREBY PROCLAIM**, April 26, 2019, as:

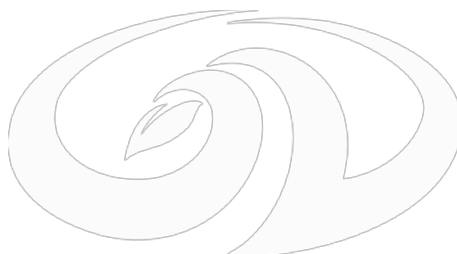
ARBOR DAY

in the City of Alpena and I encourage all area citizens to celebrate Arbor Day in our community and to support efforts to protect our trees.

FURTHER, I urge all citizens to plant trees to promote the well-being of this and future generations.

Signed at Alpena, Michigan this 1st day of April 2019.

Matthew J. Waligora
Mayor






Memorandum

Date: March 26, 2019

To: Mayor Matthew J. Waligora
Alpena City Council

From: Greg Sundin, City Manager 

CC: Anna Soik, Clerk/Treasurer/Finance Director

RE: Waiver Request to Michigan Department of Treasury Relative to
Preliminary Review of Underfunded Status for City Retiree Health Plan

In a letter dated February 27, 2019 the Michigan Department of Treasury notified the City that a review of our 2018 Retirement System Annual Report triggered a preliminary review of underfunded status for the City's Retiree Health Care Plan. To prevent an official determination of underfunded status, the City must submit a waiver application to the Department within 45 days (April 12, 2019). Currently the Plan is approximately 20% funded, well below the 40% minimum threshold established by the State. This is primarily due to the City funding it for many years on a pay-as-you-go basis, budgeting just enough funds to cover the City's portion of retiree health care premiums. Only in the past few years has the City begun to increase annual funding into the Plan based on a percentage of the overall wages and salaries of all employees during a given fiscal year.

I have prepared the waiver application, which outlines past actions taken by the City to stabilize the Plan, as well as Resolution No. 2019-03 that commits the City to a set of actions that will bring the Plan to 40% plus funding, along with other actions that should ensure continued funding at or above these benchmark levels. Although this will put some strain on the budget, if approved by Treasury, it will be preferable to the consequences if the Plan receives a determination of underfunded status.

I have attached a copy of the completed waiver application, supporting sections from each of the five Collective Bargaining Agreements (CBAs) and the Administrative Benefit Summary, and a spreadsheet illustrating how and by when 40% funding status will be achieved. Per the Department of Treasury, Council must by motion approve the waiver application and accompanying plan documents. Council will also need to adopt Resolution No. 2019-03 officially committing the City to a set of actions necessary to meet the 40% threshold and maintain adequate funding within the Retiree Health Care Plan. The waiver application and supporting documentation will then be forwarded to Treasury by Tuesday, April 2.

Protecting Local Government Retirement and Benefits Act

Application for Waiver and Plan:

Retirement Health Benefit Systems

Issued under authority of Public Act 202 of 2017.

I. MUNICIPALITY INFORMATION

Local Unit Name: _____ Six-Digit Muni Code: _____

Retirement Health Benefit System Name: _____

Contact Name (Administrative Officer): _____

Title if not Administrative Officer: _____

Email: _____ Telephone: _____

2. GENERAL INFORMATION

Application for Waiver and Plan: This Application for Waiver and Plan may be filed by any local unit of government with at least one retirement health benefit system that has triggered a preliminary review of underfunded status. In accordance with Public Act 202 of 2017 (the Act), if the state treasurer determines that the underfunded status is adequately being addressed by the local unit of government, the state treasurer shall issue a waiver of the determination of underfunded status. If requesting a waiver, you must submit a separate and unique application for each underfunded retirement system as determined by the *2017 Retirement System Annual Report* (Form 5572).

Due Date: The local unit of government has **45 days from the date of notification** to complete and file the Application for Waiver and Plan. Failure to file within 45 days will result in a determination of underfunded status for your local unit of government as defined by the Act, and your local unit of government will be required to submit a corrective action plan to the Municipal Stability Board for approval.

Filing: This Application for Waiver and Plan must be approved by the local government's administrative officer and its governing body. ***You must provide proof of your governing body approving this Application for Waiver and Plan and attach the documentation as a separate PDF document.*** Failure to provide documentation that demonstrates approval from your governing body will automatically result in a denial of the waiver application.

The completed application must be submitted via email to LocalRetirementReporting@michigan.gov. **If you have multiple underfunded retirement systems, you are required to complete separate applications and send a separate email for each underfunded system.** Please attach each application as a separate PDF document in addition to all applicable supporting documentation.

The subject line of the email(s) should be in the following format: **Waiver-2017, Local Unit Name, Retirement System Name** (e.g. Waiver-2017, City of Lansing, Employees' Retirement System OPEB Plan). Treasury will send an automatic reply acknowledging receipt of the email. Your individual email settings must allow for receipt of Treasury's automatic reply. This will be the only notification confirming receipt of the application(s).

Considerations for Waiver: A successful Application for Waiver and Plan will demonstrate what your local unit **has already done** to adequately address its underfunded status. Prospective solutions will not be granted merit in determining the outcome of the waiver application (e.g. future amendments to collective bargaining agreements, upcoming millage proposals, potential budget changes, etc.). However, Treasury may consider additional ongoing funding dedicated to your retirement system if those commitments have been formally enacted by the governing body and can be documented. Section three of this waiver application allows the local unit of government to enter a brief description

of prior actions that have already been implemented to adequately address its underfunded status. For purposes of Sec. 6.(1) of the Act, this application will also be considered the plan.

Underfunded status for a retirement health system is defined as being less than 40% funded according to the most recent audited financial statements, and, if the local unit of government is a city, village, township, or county, the annual required contribution for all of the retirement health systems of the local unit of government is greater than 12% of the local unit of government's annual governmental fund revenues, based on the most recent fiscal year.

3. DESCRIPTION OF PRIOR ACTIONS

Prior actions are separated into three categories below: System Design Changes, Additional Funding, and Other Considerations. Please provide a brief description of the prior actions implemented by the local government to address the retirement system's underfunded status within the appropriate category section. Within each category are sample statements that you may choose to use to indicate the changes to your system that will positively affect your funded status. For retirement systems that have multiple divisions, departments, or plans within the same retirement system, please indicate how these changes impact the retirement **system** as a whole.

Please indicate where in the attached supporting documentation these changes are described and the impact of those changes (i.e. what has the local unit of government done to improve its underfunded status, and where can we find the proof of these changes in the supporting documentation?).

Note: Please provide the name of the system impacted, the date you made the change, the relevant page number(s) within the supporting documentation, and the resulting change to the system's funded ratio.

Category of Prior Actions:

- ☐ **System Design Changes** - System design changes may include the following: Changes to coverage levels (including retiree co-payments, deductibles, and Medicare eligibility), changes to premium cost-sharing, eligibility changes, switch to defined contribution retiree health care plan, changes to retiree health care coverage for new hires, etc.

Sample Statement: *Benefit levels of the retired membership mirrors the current collective bargaining agreement for each class of employee. On **January 1, 2017**, the local unit entered into new collective bargaining agreements with the **Command Officers Association** and **Internal Association of Firefighters** that increased employee co-payments and deductibles for healthcare. These coverage changes resulted in an improvement to the retirement system's funded ratio. Please see page **12** of the attached actuarial analysis that indicates the system is **40%** funded as of **June 30, 2017**.*

Enter System Design Statement here:

- ☐ **Additional Funding** – Additional funding may include the following: voluntary contributions above the annual required contribution, bonding, millage increases, restricted funds, etc.

Sample Statement: *The local unit created a qualified trust to receive, invest, and accumulate assets for retirement healthcare on **June 23, 2016**. The local unit of government has adopted a policy to change its funding methodology from Pay-*

Go to full funding of the Annual Required Contribution (ARC). Additionally, the local unit has committed to contributing **\$500,000** annually, in addition to the ARC for the next five fiscal years. The additional contributions will increase the retirement system's funded ratio to **40%** by **2022**. Please see page **10** of the attached resolution from our governing body demonstrating the commitment to contribute the ARC and additional **\$500,000** for the next five years.

Enter Additional Funding Statement here:

- ☐ **Other Considerations** – Other considerations may include the following: outdated Form 5572 information, enterprise fund revenue considerations, actuarial assumption changes, amortization policy changes, etc.

Sample Statement: The information provided on the Form 5572 from the audit used actuarial data from **2015**. Attached is an updated actuarial valuation for **2017** that shows our funded ratio has improved to **62%** as indicated on page **13**.

Sample Statement: **50%** of our retirement liabilities are attributable to employees within our enterprise divisions as shown in the attached analysis, yet we could not include enterprise revenue as part of our governmental funds. The attached analysis shows that our revenue ratio (ARC / Total Governmental Funds) would only be **5%** when including enterprise funds within the calculation.

Enter Other Considerations Statement here:

4. DOCUMENTATION ATTACHED TO THIS WAIVER APPLICATION AND PLAN

Documentation must be attached as a .pdf to this waiver application. The documentation must demonstrate the prior actions that have already been implemented to adequately address the local unit of government's underfunded status. Please ensure this documentation directly supports and highlights the systems funded ratio as entered in section three of the waiver application above. Please check all documents that are included as part of this application and attach in successive order as provided below:

Naming Convention: When attaching documents please use the naming convention shown below. If there is more than one document in a specific category that needs to be submitted, include a, b, or c for each document. For example, if you are submitting two supplemental valuations, you would name the first document "Attachment 2a" and the second document "Attachment 2b".

Continued on page 4

Naming Convention

- ☐ Attachment – I
- ☐ Attachment – 1a

- ☐ Attachment – 2a

- ☐ Attachment – 3a
- ☐ Attachment – 4a

- ☐ Attachment – 5a

- ☐ Attachment – 6a

- ☐ Attachment – 7a

Type of Document

This Waiver Application and Plan (Required)

Documentation from the governing body approving the Waiver Application and Plan (Required)

Actuarial Analysis (annual valuation, supplemental valuation, projection)

Internally Developed Projection Study

Documentation of additional payments in past years that is not reflected in your audited financial statements (e.g. enacted budget, system provided information).

Documentation of commitment to additional payments in future years (e.g. resolution, ordinance)

A plan that the local unit has already approved to address its underfunded status, which includes documentation of prior actions and the positive impact on the system's funded ratio

Other documentation, not categorized above

5. LOCAL UNIT OF GOVERNMENT'S ADMINISTRATIVE OFFICER APPROVAL OF WAIVER APPLICATION AND PLAN

I _____, as the government's administrative officer (*enter title*) _____ (Ex: City/Township Manager, Executive director, Chief Executive Officer, etc.) approve this Application for Waiver and Plan. We are requesting a waiver of underfunded status, because we have already implemented substantial changes to our retirement system as described above.

I confirm to the best of my knowledge that because of the changes listed above the following statement will occur:

The **Retirement Health Benefit System listed below** will achieve a funded status of at least 40% by the Fiscal Year listed below.

Retirement Health Benefit System Name: _____ Fiscal Year: _____

Signature: _____

Date: _____

City of Alpena Retiree Health Plan
Projected Annual Contributions from City's General Fund

<u>FY</u>	<u>Est. Salaries & Wages</u>	<u>Contrib. %</u>	<u>Annual Contrib.</u>	<u>Est. Premiums</u>	<u>Plan Balance</u>	<u>% Funded</u>
17-18 (Actual)	4,591,400	2%	91,828	120,960	1,128,014	19.78%
18-19	4,617,050	6%	277,023	120,725	1,284,312	22.20%
19-20	4,709,561	7%	329,669	131,300	1,482,681	25.00%
20-21	4,780,204	8%	382,563	145,000	1,720,244	28.30%
21-22	4,851,907	9%	436,671	165,000	1,991,915	32.10%
22-23	4,924,685	10%	492,468	190,000	2,294,383	36.10%
23-24	4,998,555	10%	499,856	215,000	2,579,239	39.60%
24-25	5,073,533	10%	507,353	240,000	2,846,592	42.70%
25-26	5,149,636	10%	514,964	260,000	3,101,556	45.40%

Notes:

1. FY 2017-18 numbers are actual. Calculations for all subsequent FYs are based on Plan balance as of June 30, 2018, the end of the 2017-18 FY.
2. Estimated Wage & Salary Increases at 1.5% per year.
3. Estimated Premiums include the City portion of retiree health insurance premiums plus plan operating expenses.
4. The Percent Funded is calculated by dividing the Plan Balance by the estimated Plan liability, which as of June 30, 2018 was \$5,651,580. A 2.4% annual increase was utilized based on historical changes.

Excerpt from Fire/EMS Contract
Retiree Health

For employees hired before July 1, 2011, effective July 1, 2006, the City will pay one-half (1/2) of a retired employee's individual cost of medical insurance to a maximum amount of \$400 per month. Employees who retire on or after July 1, 2006, will have the same health care insurance as active employees. The retiree may choose a lower coverage available through an existing retiree health insurance suffix or other health insurance available outside of the City's policy. The \$400.00 maximum compensation referenced above applies to any coverage obtained by the retiree. This provision does not apply to spouses or dependents.

For employees hired on or after July 1, 2011, the maximum payment by the City for the retired employee's individual cost of insurance will be \$200 per month.

Retiree health care is offered to the retiree only and does not cover spouse or dependents coverage.

Excerpt from FOP Command Contract
Retiree Health

Retiree Health Care - **Employees Hired Before 07/01/11**: The City shall continue to pay one hundred percent (100%) of the cost of health insurance as provided for in Article XIV, Section 1, for all future retirees. The Employer will pay the first 5% of any premium increase in each year after the employee retires. Any increase above 5% in the year will be paid by the retiree. Upon a retiree's sixty-fifth (65th) birthday (except those provided for below), the retiree may continue at their own cost to remain in the City's health insurance group if this is permitted in the policy with the insurance carrier. Employees who were hired by the City before April 1, 1986, and subsequently retire from the City and who at age 65 do not have forty (40) quarters of Social Security Medicare coverage will be eligible for the health insurance provided in Section 1 with the City paying 100 percent (100%) of the premium with annual premium increases as provided for above. Retiree health insurance will be available to the retiree only. Spouses and dependents are not eligible for coverage on the retiree's policy.

Employees who retire will have the same health care insurance as active employees unless the retiree chooses lower coverage available through an existing retiree health insurance suffix.

Employees Hired on or After 07/01/11: The maximum payment by the City for the retired employee's individual cost of insurance will be \$200 per month.

Excerpt from FOP Patrol Contract
Retiree Health

For employees hired prior to July 1, 2011, upon retirement until Medicare eligible, the City shall pay one hundred percent (100%) of the cost of health insurance as provided for in Article XIV, Section 1. The Employer will pay the first 5% of any premium increase in each year after the employee retires. Any increase above 5% in the year will be paid by

the retiree. Health insurance will be available to the retiree only. Dependents are not eligible for coverage on the retiree's policy.

For employees hired on or after July 1, 2011, the maximum payment by the City for the retired employee's cost of insurance will be \$200/month.

Upon reaching Medicare eligibility, the retiree may continue at his own cost to remain in the City's health insurance group if this is permitted in the policy with the insurance carrier.

Employees who retire will have the same health care insurance as active employees unless the retiree chooses lower coverage available through an existing retiree health insurance suffix.

Excerpt from DPW Contract **Retiree Health**

Employees Hired before 07/01/11: The City will pay one-half (1/2) of a retired employee's individual cost of medical insurance to a maximum amount of \$145 per month until Medicare Eligible; and thereafter such medical coverage will be available at the retiree's cost. Employees who retire on or after July 1, 2005, will have the same health care insurance as active employees unless the retiree chooses lower coverage available through an existing retiree health insurance suffix. The maximum amount of \$145 per month until the retired employee is Medicare eligible will be paid whether the retiree has coverage through the City's medical insurance plan or not. Any payments due to the retiree shall be paid in June for the preceding fiscal year. The City pays an amount for the retiree's premium only; there is no City payment for dependent coverage. Health insurance is only available to the retiree; spouse and dependents will not be covered. Current retirees covered under a spouse's active policy can remain on a City policy after the active employee retires.

Employees hired on or after 07/01/11 will not receive retiree health care.

Excerpt from Clerical Contract **Retiree Health**

As to employees retiring after the execution of this Agreement, the City will pay one-half (½) of such retired employee's individual cost of basic medical insurance less any riders to a maximum amount of one-hundred forty-five (\$145) dollars per month. Retiree health care is offered to the retiree only and does not cover the spouse or dependent coverage.

With respect to employees hired or rehired on or after July 1, 1989, the benefit of this section shall continue only until the employee's sixty-fifth (65th) birthday or until the employee becomes eligible for Medicare, whichever occurs first; and thereafter such medical coverage will be available at the retiree's cost.

Employees who retire on or after July 1, 2003, will have the same health care insurance as active employees unless the retiree chooses lower coverage available through an existing retiree health insurance suffix.

Excerpt from Administrative Benefit Summary
Retiree Health

To be eligible for City-paid health insurance at retirement, an employee must be:

- a) vested in the City's retirement program at time of retirement;
- b) currently enrolled in the City's health insurance plan; and
- c) transfer from active employee status to retiree status.

If an employee does not transfer to a retiree suffix at retirement, City-provided health insurance will not be available at a later date.

Retirees will have the same health care insurance as active employees unless the retiree chooses lower coverage available through an existing retiree health insurance suffix. If the retiree chooses a high deductible plan that offers a HSA, the City will not contribute to the HSA plan. However, retiree contributions may be deducted from the pension (if applicable) and sent to the HSA account on their behalf.

If the retiree is not satisfied with their coverage, they will have the option of permanently transferring to an existing suffix that has lower coverage during the annual open enrollment period, if one is available.

If a retiree chooses to leave the City's group health care plan, they cannot come back into the City's group at a later date.

The City will pay for a percentage of a retiree's individual cost of health insurance based on years of service as follows:

Five (5) years of service through fourteen (14) years of service – 75%
Fifteen (15) or more years of service – 100%.

The City will pay the first 5% of any premium increase in each year after the employee retires. Any increase above 5% in the year will be paid by the retiree. However, when a retiree becomes eligible for Medicare (generally at age 65), the retiree is required to sign up for Medicare as their primary coverage. Additionally, the retiree must transfer from the group health care plan to the City sponsored Medicare Advantage Plan.

For employees who retired October 31, 2005, through June 30, 2013, the amount paid by the City for Medicare Advantage Plan will be readjusted to 75% or 100% of the premium (as described above). The 5% caps described above will then be applied to these new amounts.

However, effective for those who retire on or after July 1, 2013, the employee cost share will not reset as indicated above when the retiree elects Medicare. The cost share will remain at the same level as they had when they elected Medicare. Thereafter, the City will pay the first 5% of any premium increase in each year after the employee retires. Any increase above 5% in the year will be paid by the retiree.

A retiree is responsible for 100% of the cost of his/her Medicare premium.

The City pays an amount for the retiree's premium only; there is no City payment for dependent coverage. Retiree health insurance is for the retiree only. Effective July 1, 2013, retiree health care is offered to the retiree only and does not cover spouses or dependents. However, spouses who qualify for Medicare, may be eligible to join the City sponsored Medicare Advantage plan. The retiree must be on the Medicare Advantage Plan before the spouse can be added, or both employee and spouse can be added simultaneously. Contact the Human Resources Office for details.

Employees will not be afforded City-paid health care at retirement. Also, retirees hired on or after this date will not qualify for the opt-out payment.

RESOLUTION No. 2019-03

**A RESOLUTION ESTABLISHING AN ANNUAL FUNDING PROGRAM FOR
THE CITY OF ALPENA'S RETIREE HEALTH CARE PLAN AND
AN ANNUAL ACTUARIAL REVIEW OF THE PLAN**

WHEREAS, the City of Alpena provides retiree health insurance benefits to employees specified in each of its five Collective Bargaining Agreements (CBAs) and the City's Administrative Benefits Summary; and

WHEREAS, the City has established a Retiree Health Care Plan (the Plan) to receive payments from the City, earn a return on the Plan's investment, and from which required premium payments are made; and

WHEREAS, PA 202 of 2017 establishes criteria by which the State Treasurer determines the funding status of a municipality's Retiree Health Care Plan, a process of annual reporting of its status to the Michigan Department of Treasury, and actions to be taken if determined to be underfunded; and

WHEREAS, the City's Retiree Health Care Plan is currently funded at only 20%; and

WHEREAS, the status of the City's Plan has triggered a preliminary review of underfunded status by the Department of Treasury; and

WHEREAS, the City of Alpena acknowledges that its Plan lacks sufficient funding to satisfy the Michigan Department of Treasury and will institute necessary actions to move toward compliance.

NOW, THEREFORE, BE IT RESOLVED that the City of Alpena shall implement the following steps to increase the funding level of its Retiree Health Care Plan and to monitor its status annually:

1. In its 2019-20 budget funding for Plan contributions shall be increased to at least 7% of the total wages and salaries in the budget, and shall increase this percentage by at least 1% each fiscal year until it reaches 10%.
2. Once the funding level reaches 10% it shall be reviewed by staff and a report provided to City Council on the current level of funding and a recommendation provided for Council action on whether the percentage should remain at 10% or be adjusted to assure movement toward compliance with the requirements of PA 202.
3. City Council directs the Plan's Actuary to perform an actuarial study of the Plan on an annual basis in conformance with the reporting requirements of PA 202.
4. The City, through its Retirement Board, shall review the current investment strategy of the Plan, and make recommendations within six (6) months to Council for its consideration.

BE IT FURTHER RESOLVED that a certified copy of this resolution be transmitted to the Michigan Department of Treasury.

Councilmember _____ moved to adopt the above resolution, seconded by Councilmember _____.

Ayes:

Nays:

Absent:

Resolution declared adopted.

I Anna Soik, City Clerk of the City of Alpena, **DO HEREBY CERTIFY** that the above is a true copy of a resolution adopted by the Municipal Council at its regular meeting on April 1, 2019.

Anna Soik
Alpena City Clerk

Memorandum



Date: March 27, 2019

To: Mayor Waligora and Municipal Council Members

From: Anna Soik, Clerk/Treasurer/Finance Director *AS*

Subject: Neighborhood Enterprise Zone Application – Canute Properties LLC

The City of Alpena established the Downtown Neighborhood Enterprise Zone on October 6, 2003. A NEZ provides for the development and rehabilitation of residential housing by obtaining a certificate for a period of time that provides exemption from ad valorem property taxes collected under the general property tax act. The property owner will then pay a NEZ tax as determined by the Assessor.

On February 21, 2019, Corey Canute, doing business as Canute Properties LLC, submitted an application for rehabilitation of an existing structure located at 109 and 111 River Street within the Downtown Neighborhood Enterprise Zone. The number of years requested for exemption is 12. The application has been reviewed by Allan Berg of Berg Assessing & Consulting, and Don Gilmet, City Building Inspector and found it to be favorable.

Under Public Act 147 of 1992, the State Tax Commission requires the governing body of the local government to approve by resolution the application for a NEZ certificate. City Staff is recommending approval of resolution 2019-04.

If approved, I will forward the resolution to the State Tax Commission for review.

RESOLUTION NO. 2019-04

**RESOLUTION GRANTING APPROVAL OF APPLICATION
FOR NEIGHBORHOOD ENTERPRISE ZONE CERTIFICATE
COREY CANUTE, dba CANUTE PROPERTIES LLC**

WHEREAS, pursuant to Act 147, Public Acts of Michigan, 1992, this Municipal Council, by resolution adopted on October 6, 2003, established a Neighborhood Enterprise Zone, and

WHEREAS, on February 21, 2019, Corey Canute, dba Canute Properties LLC filed an Application for a Neighborhood Enterprise Zone Certificate under Act 147, Public Acts of Michigan, 1992, with respect to rehabilitation of an existing structure located at 109 and 111 River Street within the District on the land described on the legal description attached to the Application, and

WHEREAS, the City Assessor, Berg Assessing & Consulting, Inc., has determined that the property is eligible and has attached the legal description, lot dimensions and parcel identification number; verified proof of ownership and projected costs of rehabilitation, and prepared a statement showing the taxable value of the property in the tax year immediately preceding the start of your rehabilitation project, and has recommended that the application be approved, and

WHEREAS, the City Building Inspector has reviewed the application, project description and the detailed cost breakdown of the project, and determined that the proposed improvements will bring the unit up to current building codes for residential rental units, and

Parcel Number: 04-093-637-000-216-00

Jurisdiction: City of Alpena

County: ALPENA

Printed on

03/27/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER STREET ALPENA, LLC	CANUTE PROPERTIES, LLC	0	02/07/2017	WD	MULTIPLE-REFERENCE	517/592	RPS	100.0
ROBERT E. ADELSPERGER ET	RIVER STREET ALPENA, LLC	0	01/18/2013	QC	QUIT CLAIM DEED	493/687	DEED	0.0
LOUIS R. NIEDZWIECKI ET U	ROBERT E. ADELSPERGER ET	46,000	11/25/1996	WD	ARMS-LENGTH	335/826	DEED	0.0

Property Address	Class: COMMERCIAL	Zoning: CBD	Building Permit(s)	Date	Number	Status
111 RIVER ST	School: Alpena Public Schools		Commercial, Add/Alter/Repa	10/23/2007	PB070431	
Owner's Name/Address	P.R.E. 0%					
CANUTE PROPERTIES LLC	MAP #: V2020					
515 ISLAND VIEW DR	2019 Est TCV 89,760 TCV/TFA: 15.19					
ALPENA MI 49707						

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 006.Commercial-Downtown
111 & 113 RIVER ST. COM AT A PT ON NE LINE OF RIVER ST 153 FT NWLY FROM MOST SLY COR OF LOT 1 BLK 8; TH AT RT ANG NELY 115 FT; TH AT RT ANG SELY PAR WITH RIVER ST 35 FT; TH AT RT ANG SWLY 115 FT; TH AT RT ANG NWLY ON NE LINE OF RIVER ST 35 FT TO THE POB BEING PART OF LOTS 2 & 3 BLK 8 OF THE VILLAGE NOW CITY, (TIF-DDA)	X		<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p>Downtown 436 35.00 115.00 1.0000 1.0000 436 100 15,260</p> <p>35 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 15,260</p> <p>Work Description for Permit PB070431, Issued 10/23/2007: INSTALL VINYL REPLACEMENT WINDOWS, DECORATIVE FISHSCALE SIDING, FLASH FRONT OF BUSINESS, REMOVE EXISTING SIDING ON BACK FUR OUT WALL, INSULATE AND SIDE, BOX IN OVERHANGS WRAP OUT WINDOWS AND PAINT.</p>
Comments/Influences	X		<p>Public Improvements</p> <p>Dirt Road</p> <p>Gravel Road</p> <p>Paved Road</p> <p>Storm Sewer</p> <p>Sidewalk</p> <p>Water</p> <p>Sewer</p> <p>Electric</p> <p>Gas</p> <p>Curb</p> <p>Street Lights</p> <p>Standard Utilities</p> <p>Underground Utils.</p> <p>Topography of Site</p> <p>X Level</p> <p>Rolling</p> <p>Low</p> <p>High</p> <p>Landscaped</p> <p>Swamp</p> <p>Wooded</p> <p>Pond</p> <p>Waterfront</p> <p>Ravine</p> <p>Wetland</p> <p>Flood Plain</p>

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,600	37,300	44,900			41,676C
2018	6,500	34,200	40,700			40,700S
2017	6,500	33,800	40,300			34,681C
2016	6,500	31,400	37,900			34,372C

Who	When	What
Rje	04/12/1999	INSPECTED
RJE	01/06/1995	DATA ENTER

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: FIRST FLOOR AND BASEMENT Calculator Occupancy: Stores - Retail				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 241 Overall Building Height: 26								
Class: C Floor Area: 2,913 Gross Bldg Area: 5,908 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght : 12		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Hot Water, Baseboard/Radiato 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2954 Ave. Perimeter: 241 Has Elevators:			
High	Above Ave.	Ave.	X	Low								
Depr. Table : 2.5% Effective Age : 52 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: 300 Perimeter: 70 Type: Storage (No Rates) Heat: No Heating or Cooling		Base Rate for Upper Floors = 82.15 Storage Basement Basement, Base Rate for Basement = 55.14 (Basement Fireproofing Rate = 0.00)								
2007 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		{10} Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 17.27 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 99.42 Adjusted Square Foot Cost for Basement = 55.14								
26 Overall Bldg Height		* Sprinkler Info * Area: Type: Low		Total Floor Area: 2,913 Basement Area: 300 Base Cost New of Upper Floors = 289,611 Base Cost New of Basement = 16,542 Reproduction/Replacement Cost = 306,153 Eff.Age:52 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /50 /100/100/17.5 Total Depreciated Cost = 53,577								
Comments:		ECF (Com-Downtown) 0.802 => TCV of Bldg: 1 = 42,969 Replacement Cost/Floor Area= 105.10 Est. TCV/Floor Area= 14.75										
(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:				
(2) Foundation:			(8) Plumbing:			Outlets:		Fixtures:				
X Poured Conc Brick/Stone Block			Many Above Ave. Average Typical Few None			Few Average Many Unfinished Typical		Few Average Many Unfinished Typical				
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners						
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(5) Floor Cover:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0		(40) Exterior Wall:				
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:		Thickness Bsmnt Insul.				

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SECOND FLOOR Calculator Occupancy: Apartment				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 241 Overall Building Height: 26 Base Rate for Upper Floors = 88.01 (10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 19.15 100% Adjusted Square Foot Cost for Upper Floors = 107.16 Total Floor Area: 2,995 Base Cost New of Upper Floors = 320,944 Eff.Age:52 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /50 /70 /100/12.3 Reproduction/Replacement Cost = 320,944 Total Depreciated Cost = 39,316 ECF (Com-Downtown) 0.802 => TCV of Bldg: 2 = 31,531 Replacement Cost/Floor Area= 107.16 Est. TCV/Floor Area= 10.53						
Class: C Floor Area: 2,995 Gross Bldg Area: 5,908 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Hot Water, Baseboard/Radiato 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2954 Ave. Perimeter: 241 Has Elevators:	
High	Above Ave.	Ave.	X	Low						
Depr. Table : 2.5% Effective Age : 52 Physical %Good: 35 Func. %Good : 70 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:								
Year Built Remodeled 26 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:								
Comments:		* Sprinkler Info * Area: Type: Low								

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Few	Average	Few	Average	Many	Unfinished Typical
	Brick/Stone	Block	Total Fixtures	Urinals		Flex Conduit	Rigid Conduit	Incandescent	Fluorescent		
(3) Frame:			3-Piece Baths	Wash Bowls		Armored Cable	Non-Metalic	Mercury	Sodium Vapor		
(4) Floor Structure:			2-Piece Baths	Water Heaters		Bus Duct	Transformer			(40) Exterior Wall:	
(5) Floor Cover:			Shower Stalls	Wash Fountains		(13) Roof Structure: Slope=0			Thickness Bsmnt Insul.		
(6) Ceiling:			Toilets	Water Softeners		(14) Roof Cover:					
			(9) Sprinklers:								
			(10) Heating and Cooling:								
			Gas Oil	Coal Stoker	Hand Fired Boiler						

*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 093-637-000-216-00

File No 04 093 637 000 216 00

Property Address 111 RIVER ST

City **ALPENA**

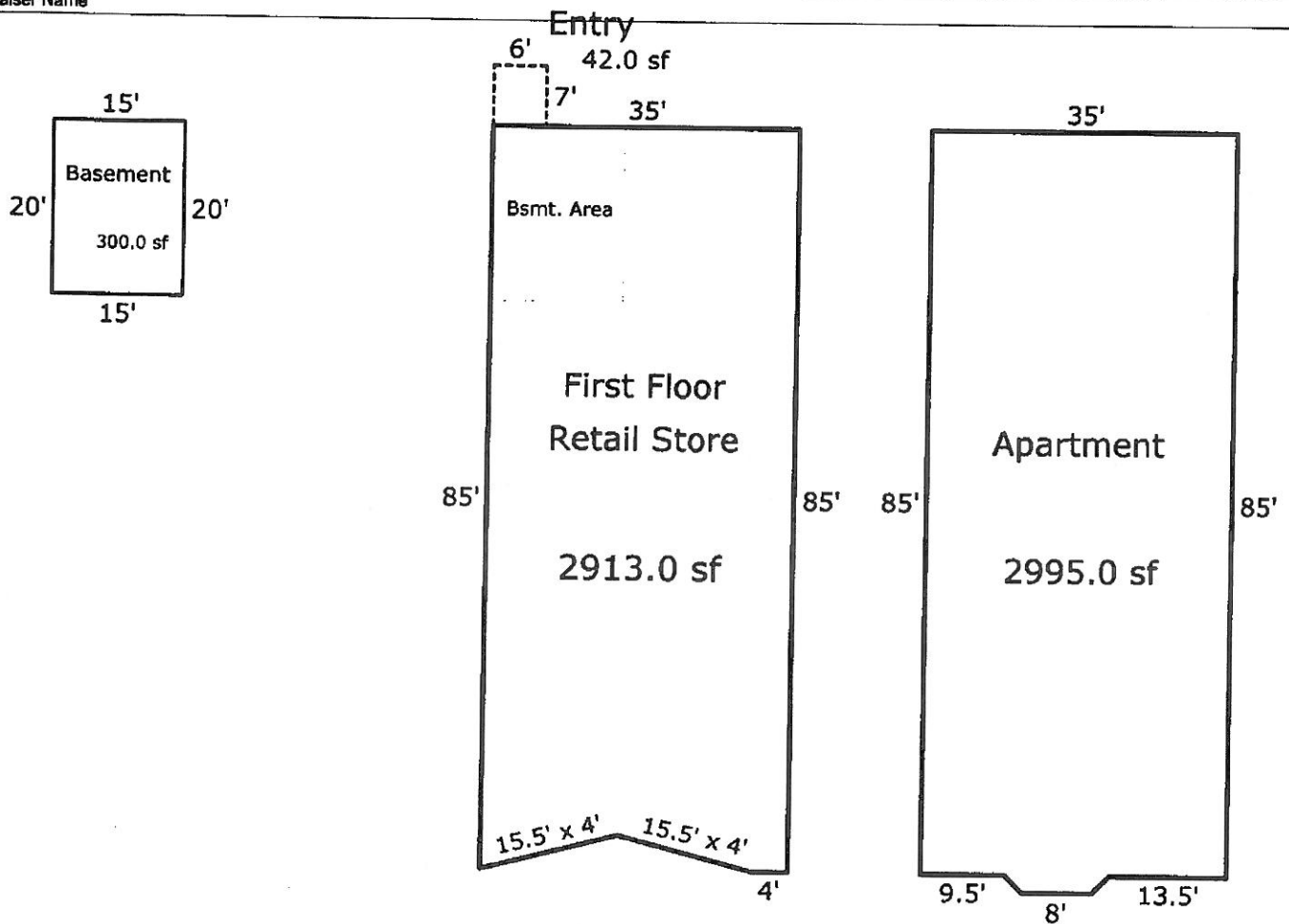
County **ALPENA**

State MI

Zip 49707

Owner CANUTE PROPERTIES LLC

Client

Appraiser Name

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Retail Store	1.00	2913.00	241.0	2913.00
GBA2	Apartment	1.00	2995.00	241.7	2995.00
BSMT	Basement	1.00	300.00	70.0	300.00

Net BUILDING Area

(rounded w/ factors)

5908

SKETCH/AREA TABLE ADDENDUM

Parcel No 093-637-000-216-00

File No 04 093 637 000 216 00

Property Address 111 RIVER ST

City ALPENA

County ALPENA

State MI

Zip 49707

Owner CANUTE PROPERTIES LLC

Client

Appraiser Name

SUBJECT

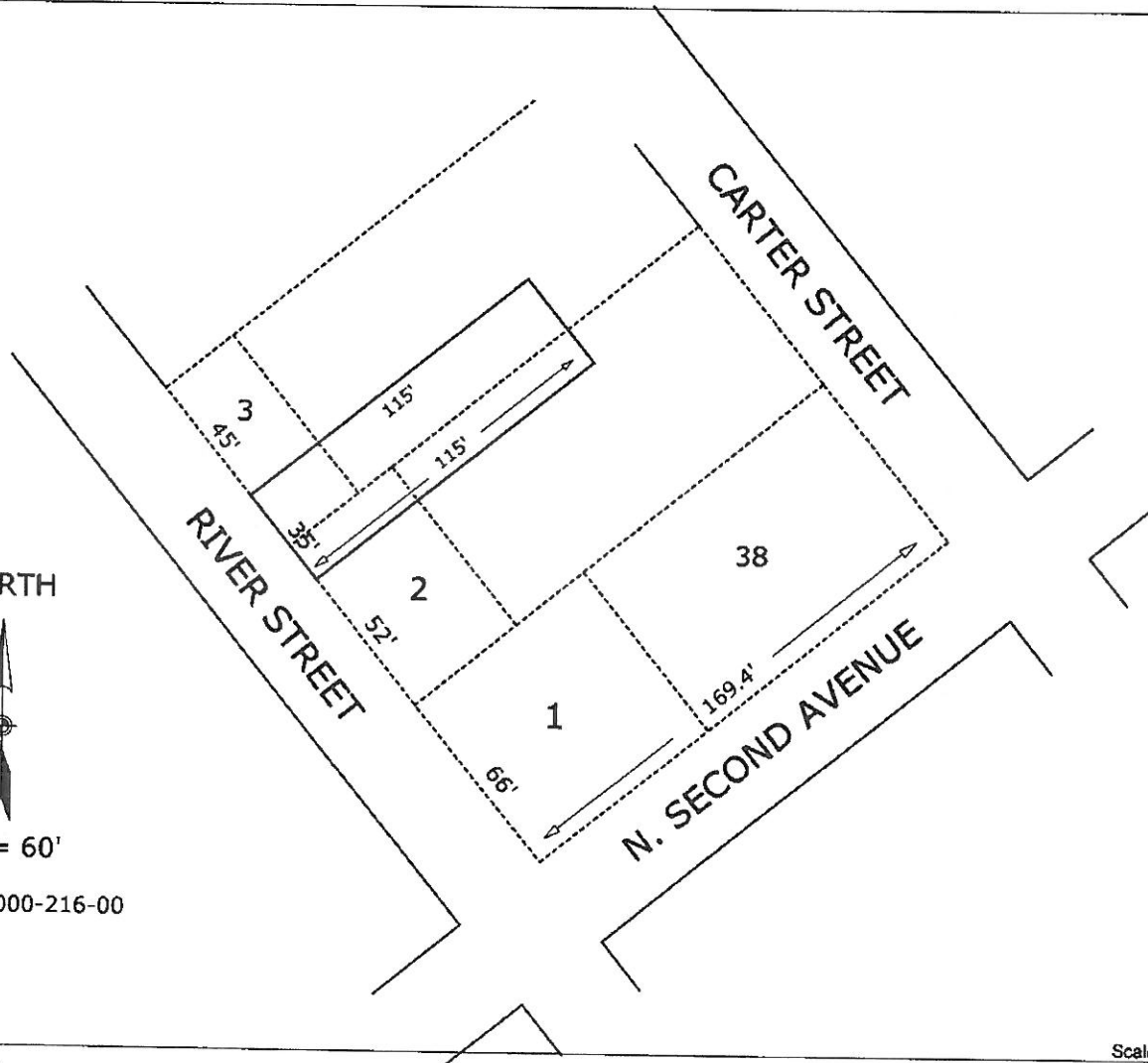
IMPROVEMENTS SKETCH

NORTH



1" = 60'

093-637-000-216-00



Scale: 1" = 12'

Subject Site

Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE North 39° 2' 19" West, a distance of 35.00 Feet;

THENCE North 50° 57' 41" East, a distance of 115.00 Feet;

THENCE South 39° 2' 19" East, a distance of 35.00 Feet;

THENCE South 50° 57' 41" West, a distance of 115.00 Feet to point of beginning;

Said tract containing 0.09 acres (4025.00 sf) of land, more or less.

Perimeter = 300.00 Feet

No significant error of closure.

SURVEY DESCRIPTION

Parcel Number: 04-093-637-000-214-00

Jurisdiction: City of Alpena

County: ALPENA

Printed on

03/27/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																																																																																																																																																																																																																																																																		
RIVER STREET ALPENA, LLC	CANUTE PROPERTIES, LLC	180,000	02/07/2017	WD	MULTIPLE-GOOD-IMP	517/592	RPS	100.0																																																																																																																																																																																																																																																																																		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 170 48 56	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH W/CRAWL		Trim & Decoration Ex X Ord Min		(12) Electric 0 Amps Service					Class: CD Effec. Age: 9 Floor Area: 0 Total Base New : 6,572 Total Depr Cost: 5,914 Estimated T.C.V: 4,743		E.C.F. X 0.802		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Size of Closets Lg X Ord Small		(5) Floors Central Air Wood Furnace										
Condition: Good		Doors Solid X H.C.		(6) Ceilings										
Room List Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF										
(2) Windows X Many Avg. Few X Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney: Brick				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				No./Qual. of Fixtures Ex. X Ord. Min										
				No. of Elec. Outlets Many X Ave. Few										
				Cost Est. for Res. Bldg: 1 Single Family RANCH W/CRAWL Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Deck Treated Wood 170 2,657 2,418 Treated Wood 48 1,234 1,123 Treated Wood 56 1,342 1,221 Unit-in-Place Cost Items EXTERIOR STAIRWAY 2 1,339 1,152 * Totals: 6,572 5,914 Notes: ECF (Com-Downtown) 0.802 => TCv: 4,743										

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Desc. of Bldg/Section: FIRST FLOOR BAR Calculator Occupancy: Bars (Taverns)				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 225 Overall Building Height: 26																							
Class: C Floor Area: 2,193 Gross Bldg Area: 4,403 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght : 6		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: Complete H.V.A.C. 0% Ave. SqFt/Story: 2201 Ave. Perimeter: 225 Has Elevators:		Base Rate for Upper Floors = 104.42 (10) Heating system: Complete H.V.A.C. Cost/SqFt: 26.68 100% Adjusted Square Foot Cost for Upper Floors = 131.10																
High	Above Ave.	Ave.	X	Low																							
Depr. Table : 2.5% Effective Age : 52 Physical %Good: 35 Func. %Good : 50 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 2,193 Base Cost New of Upper Floors = 287,503 Reproduction/Replacement Cost = 287,503 Eff.Age:52 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5 Total Depreciated Cost = 50,313		ECF (Com-Downtown) 0.802 => TCV of Bldg: 1 = 40,351 Replacement Cost/Floor Area= 131.10 Est. TCV/Floor Area= 18.40																					
1985 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low																					
26 Overall Bldg Height		Comments:																									
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(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																							
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:																					
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness Bsmnt Insul.																					
(6) Ceiling:		<table border="1"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>		Gas	Coal	Hand Fired	Oil	Stoker	Boiler																		
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Desc. of Bldg/Section: SECOND FLOOR AND BASEMENT Calculator Occupancy: Apartment				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 225 Overall Building Height: 26 Base Rate for Upper Floors = 94.64 Utility Basement Basement, Base Rate for Basement = 32.96 (Basement Fireproofing Rate = 0.00) (10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 20.59 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 115.23 Adjusted Square Foot Cost for Basement = 32.96 Total Floor Area: 2,210 Base Cost New of Upper Floors = 254,659 Basement Area: 2,210 Base Cost New of Basement = 72,842 Reproduction/Replacement Cost = 327,501 Eff.Age:52 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5 Total Depreciated Cost = 57,313 ECF (Com-Downtown) 0.802 => TCV of Bldg: 2 = 45,965 Replacement Cost/Floor Area= 148.19 Est. TCV/Floor Area= 20.80																																
Class: C Floor Area: 2,210 Gross Bldg Area: 4,403 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght : 8 Depr. Table : 2.5% Effective Age : 52 Physical %Good: 35 Func. %Good : 50 Economic %Good: 100		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Hot Water, Baseboard/Radiato 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2202 Ave. Perimeter: 225 Has Elevators:		High	Above Ave.	Ave.	X	Low																												
High	Above Ave.	Ave.	X	Low																																
Year Built 1985 Remodeled 26 Overall Bldg Height		*** Basement Info *** Area: 2210 Perimeter: 222 Type: Unfinished/Utility (No Rates) Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low																																		
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(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners																							
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(4) Floor Structure:		(9) Sprinklers:		(40) Exterior Wall:																																
(5) Floor Cover:		(10) Heating and Cooling:		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																													
Thickness	Bsmnt Insul.																																			
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler	(13) Roof Structure: Slope=0																													
Gas Oil	Coal Stoker	Hand Fired Boiler																																		
				(14) Roof Cover:																																

*** Information herein deemed reliable but not guaranteed***

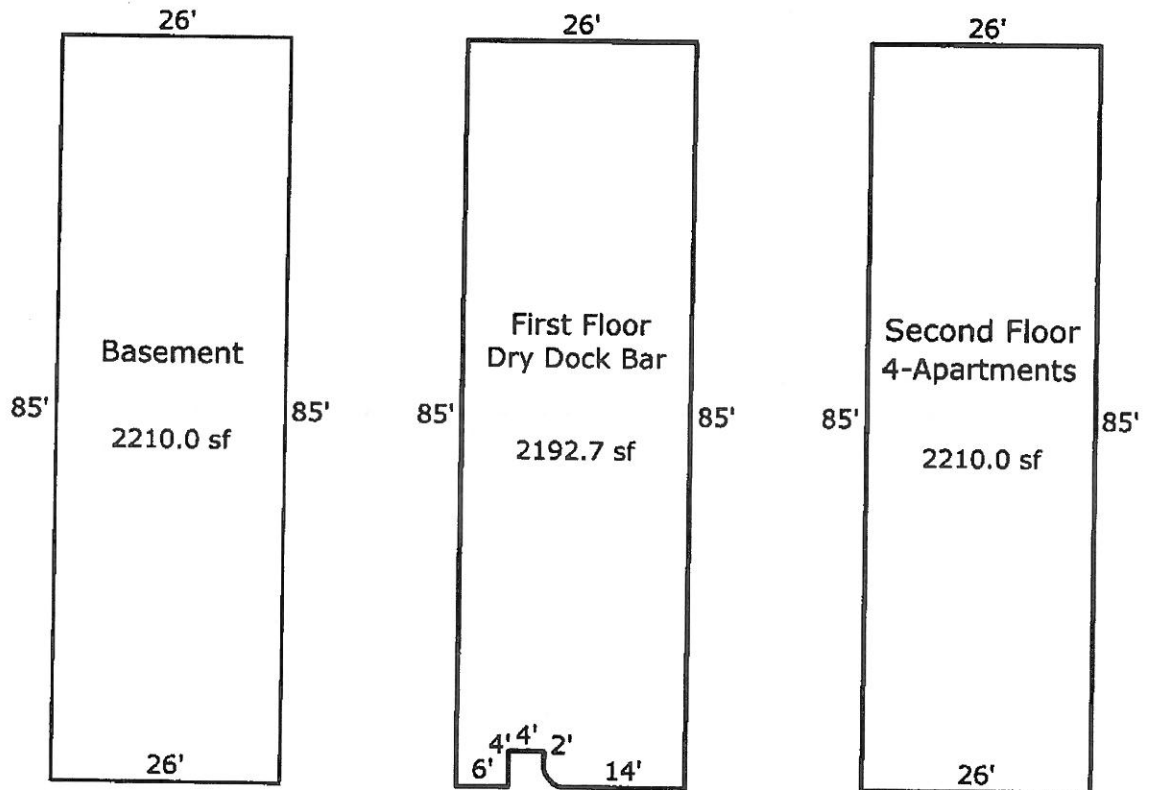
SKETCH/AREA TABLE ADDENDUM

Parcel No 093-637-000-214-00

File No 04 093 637 000 214 00

SUBJECT	Property Address 109 RIVER ST			
	City ALPENA	County ALPENA	State MI	Zip 49707
	Owner CANUTE PROPERTIES LLC			
	Client			
Appraiser Name				

IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Dry Dock Bar	1.00	2192.72	229.0	2192.72
GBA2	Apartment	1.00	2210.00	222.0	2210.00
BSMT	Basement	1.00	2210.00	222.0	2210.00

Net BUILDING Area (rounded w/ factors) 4403

SKETCH/AREA TABLE ADDENDUM

Parcel No 093-637-000-214-00

File No 04 093 637 000 214 00

SUBJECT

Property Address 109 RIVER ST

City ALPENA

County ALPENA

State MI

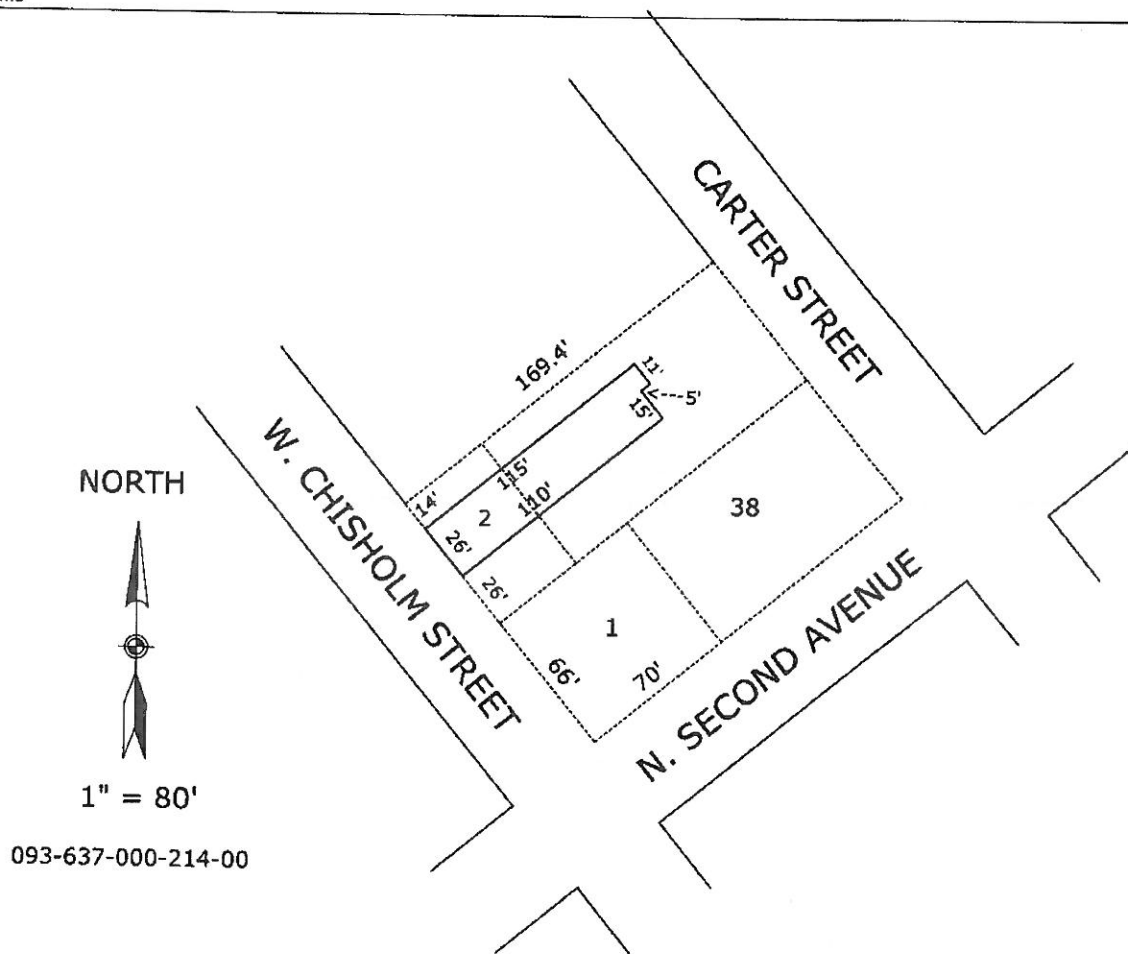
Zip 49707

Owner CANUTE PROPERTIES LLC

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 12'

SURVEY DESCRIPTION

Subject Site

Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE North 39° 21' 44" West, a distance of 26.00 Feet;

THENCE North 50° 38' 16" East, a distance of 115.00 Feet;

THENCE South 39° 21' 44" East, a distance of 11.00 Feet;

THENCE South 50° 38' 16" West, a distance of 5.00 Feet;

THENCE South 39° 21' 44" East, a distance of 15.00 Feet;

THENCE South 50° 38' 16" West, a distance of 110.00 Feet to point of beginning;

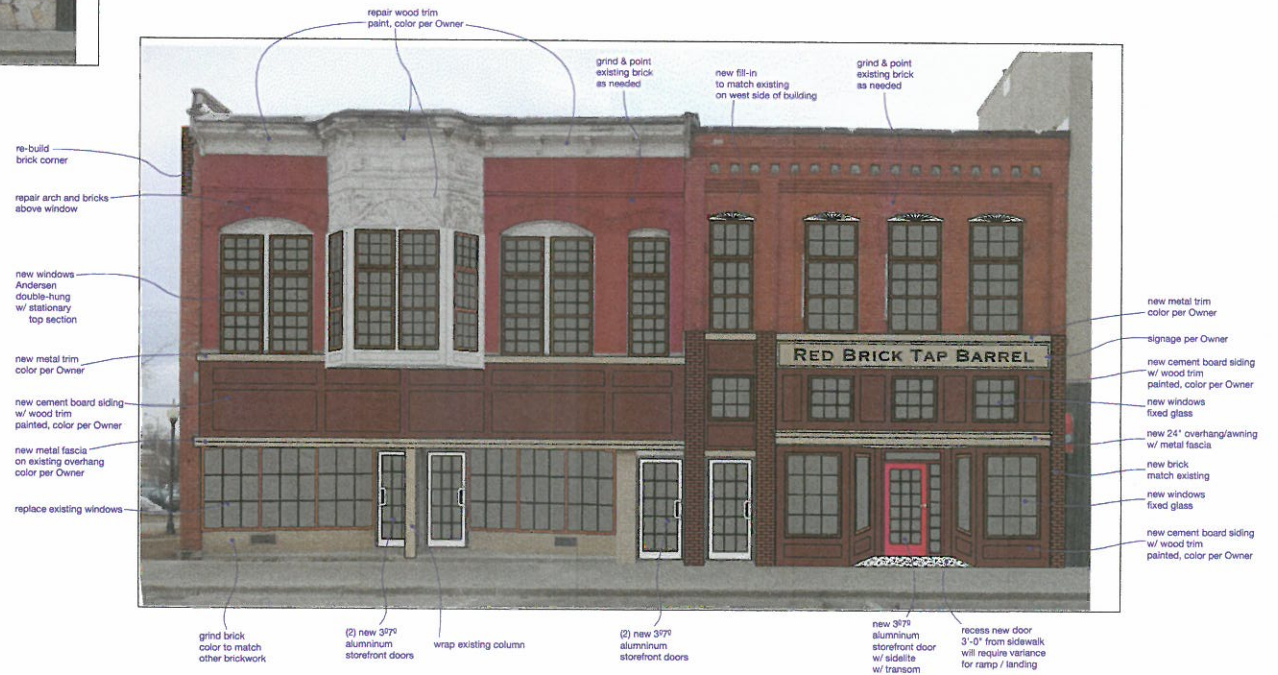
Said tract containing 0.07 acres (2915.00 sf) of land, more or less.

Perimeter = 282.00 Feet

No significant error of closure.

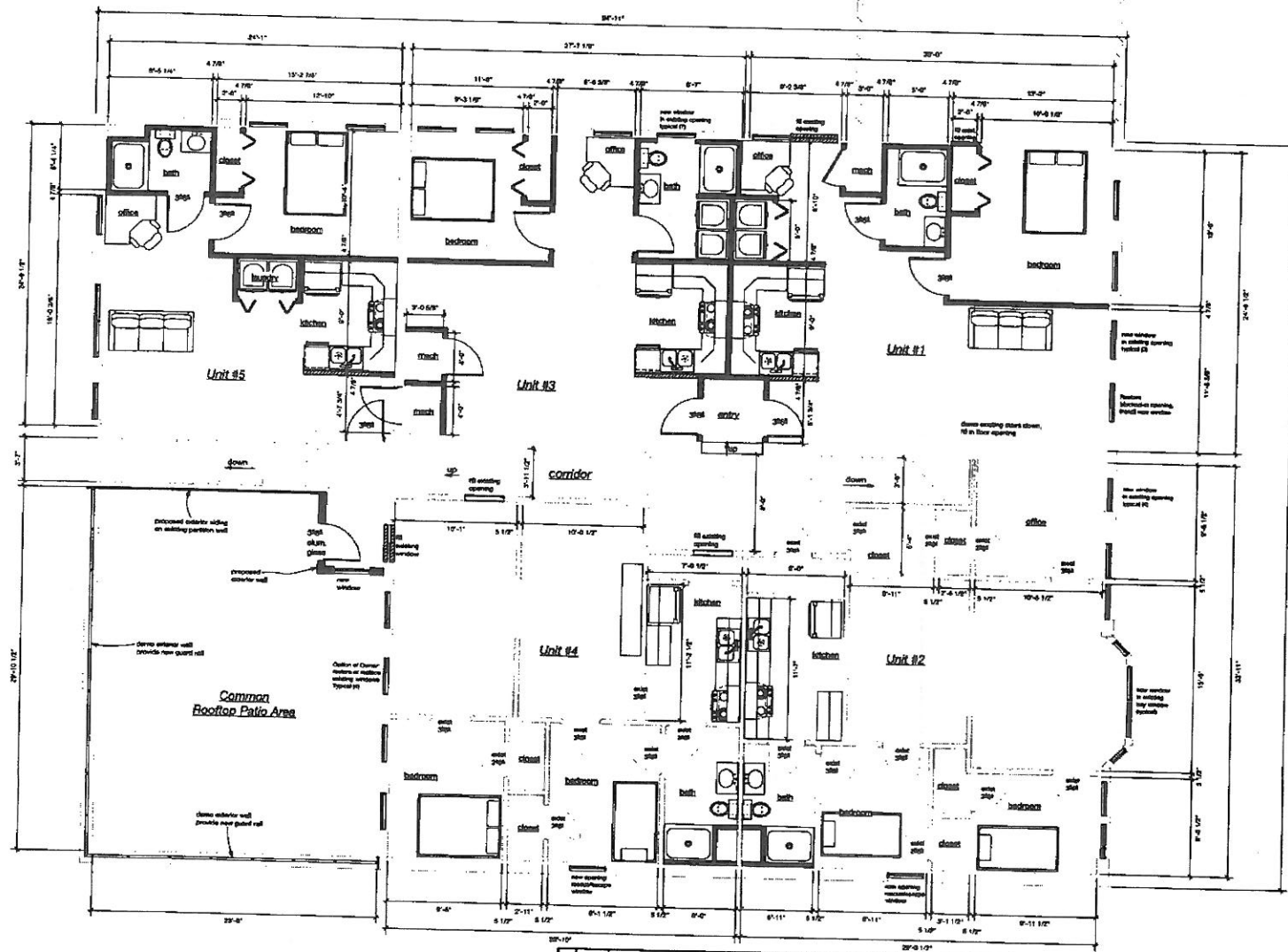


1 Existing Elevation
Scale: 3/16" = 1'-0"



2 Proposed Elevation
Scale: 1/4" = 1'-0"

					Design Firm Practical Design Services, LLC PO Box 297 Alpena, Michigan 49707 (989) 354-2840	Project Title	Project Manager	Project ID
							Drawn By	Issue
							Reviewed By	Sheet No.
						Sheet Title	Date	Sht-1 of
No.	Date	Issue Notes					Client Name	



No. _____ Date _____				Practical Design Services, LLC PO Box 797 Alpena, Michigan 49707 (800) 354-2040		Project No. _____ Sheet Title _____		Shl-2 of _____	
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304 W. Chisholm Street
Alpena, Michigan 49707
Ph: 989-354-4825
Fax: 989-354-4338

Mr. Corey Canute
Canute Properties, LLC
515 Island View Dr.
Alpena, MI 49707

May 15, 2018

Re: Façade Renovations - 109 & 111 River Street

Mr. Canute,

Thank you for the opportunity to provide you with a cost estimate for the renovation of your building facades at 109 and 111 River Street. Please see the following scope of work for project as we understand it.

Scope of Work (109 & 111 River Street):

- * Remove and dispose of existing awnings.
- * Remove and dispose of existing vinyl siding.
- * Remove and dispose of existing vinyl and aluminum windows.
- * Remove and dispose of existing entry doors.
- * Remove and dispose of existing limestone face stone.
- * Remove and dispose of existing brick in-fills in existing window openings.
- * Remove and dispose of existing glass block.
- * Remove and dispose of existing wall sheathing at former vinyl siding location.
- * Remove and dispose of existing wood framing at windows.
- * Remove and dispose of existing floor at relocated entrance.
- * Remove and dispose of existing rotten wood at roof edge.
- * We have included an allowance of \$15,000 for any and all masonry work on both facades. With the existing limestone in place, it is impossible for us to quantify that work at this time. All costs relating to the masonry work will be charged toward this allowance.
- * Supply and install new sloped concrete floor at new entry.
- * Supply and install new front wall framing for 109 façade.
- * Supply and install new 6" fiberglass wall insulation.
- * Supply and install new 1/2" osb wall sheathing at former vinyl siding location and on 109.
- * Supply and install wood frame outlook roof at top of first floor windows on both buildings.
- * Supply and install 1/2" osb sheathing on top and bottom of overhang roofs.
- * Supply and install new Andersen 400 series wood windows grills in the glass.
- * Supply and install new Kawneer aluminum entrances.
- * Fabricate and install prefinished metal roofing at overhang roofs (color to be selected by owner).
- * Supply and install cement board panels and trim as shown.
- * Fabricate and install wood arch window tops on 109 to match existing on 111.
- * Repair or replace bad wood trim on 111 façade along roof edge and at bay window bump out.
- * Caulk all windows, doors, wood trim, cement board siding, and cement board trim with one part polyurethane caulk.

- * Scrape, sand, and paint existing wood trim (colors to be selected by owner).
- * Paint new cement board panels and trim (colors to be selected by owner).
- * Supply and install new bronze colored building signage letters.

Total Cost:

\$121,837

Contractor References:

Gary Dodd
Arbys - Alpena
US-23 South
Alpena, MI 49707
(989) 354-2002

Rich Sullenger
City of Alpena
208 N. First Ave.
Alpena, MI 49707
(989) 354-1731

Maintenance:

The long term maintenance of the new facades should be minimal. They should be washed annually or as needed. The exterior masonry should be sealed every 3-5 years. The exterior cement board panels and trim should be caulked and painted as needed, and I believe that that will be 7-10 years. We currently do not have any cement board installation that are in need of repainting and we have some that are currently older than 10 years.

Permits:

The only permit that will be required for this work is a building permit that will be obtained from the City of Alpena.

Schedule:

Please see the attached schedule.

City of Alpena Building Department:

The City Building Official, Don Gilmet, is familiar with the building.

Photographs:

Please see the attached plan.

Thanks again for the opportunity to provide you with a cost estimate for the proposed project. Please feel free to contact me if you have any questions.

Respectfully submitted,
Meridian Contracting Services, LLC



Todd R. Britton



304 W. Chisholm Street
Alpena, Michigan 49707
Ph: 989-354-4825
Fax: 989-354-4338

Mr. Corey Canute

Alpena, MI 49707

March 6, 2018

RE: Dry Dock Renovations

Corey,

Thanks for the opportunity to provide you with another cost estimate for the work that you plan to complete at the Dry Dock. Please see the following brief descriptions and associated costs for the work we discussed.

Engineering & General Conditions:

- * Engineering and working drawings allowance \$5,000
- * Building permit.
- * Temporary facilities.
- * Unspecified debris removal and disposal.
- * Final cleaning.
- * Construction administration.

Cost:

\$15,623

Front Wall - Exterior Repair Allowance:

- * Front wall exterior repair allowance
- * Calculated as total direct cost plus 15% overhead and profit.

Cost:

\$15,000

Interior Masonry Repair - Allowance:

- * Interior masonry repair allowance.
- * Calculated as total direct cost plus 15% overhead and profit.

Cost:

\$15,000

Area A - Main Bar:

- * Remove and dispose of two windows in front wall.
- * Remove and dispose of infill at former door to alley.
- * Remove and dispose of window and infill at alley.
- * Cut new openings into interior masonry wall to dining area.
- * Supply and install 3/4" osb subfloor throughout bar area except behind bar.
- * We have included an allowance of \$680 for all cost relating to the repair of the existing tin ceiling.
- * Frame soffit at missing tin ceiling coved area - approximately 60sf.
- * Drywall soffit and stairwell wall.
- * Supply and install two new windows in front wall. Window material allowance \$700.

- * Supply and install new door to basement. Door material allowance \$200.
- * Supply and install new exterior door to alley. Door material allowance \$1000.
- * Supply and install new window to alley. Window material allowance \$3000.
- * Trim new windows and doors.
- * Supply and install 1x8 #2 base trim throughout bar area.
- * Supply and install two sets of stairs to raised floor area.
- * Supply and install handrail at both sets of stairs. Material allowance \$150.
- * Supply and install wainscot at stairwell wall. Material allowance \$180.
- * Fire caulk tin ceiling cove to brick.
- * Paint tin ceiling with E-84 intumescent paint.
- * Prime tin ceiling with Z-1 tie coat to allow for finish paint.
- * Paint tin ceiling with two coats of finish paint.
- * Prime and paint new drywall at soffit and stairwell wall.
- * Finish wainscot - prime and paint or stain and varnish.
- * Finish door, window, and base trim - prime and paint or stain and varnish.
- * Finish new windows and doors.
- * Seal exposed brick with 3 coats of H&C Paver Sealer.
- * Finish flooring by owner.

Cost:

\$43,162

Area B - Raised Seating / Pool Table:

- * Remove and dispose of one door in rear wall and infill opening.
- * Repair and straighten existing floor framing.
- * Supply and install 3/4" osb subfloor.
- * Remove and reinstall ship lap and 1x on interior wall to make it consistent.
- * Frame new closet wall.
- * Furr and insulate existing rear and alley side wall with 2" metal furring and 2" rigid insulation.
- * Insulate ceiling with 10" kraft faced fiberglass batt insulation.
- * Drywall ceiling, closet wall, and furred walls.
- * Supply and install wainscot on drywall walls (public).
- * Supply and install lath on drywall ceiling to make it look like panels.
- * Supply and install new door and frame to closet. Door material allowance \$200.
- * Supply and install wood trim at cased openings.
- * Supply and install 1x8 #2 base trim throughout bar area.
- * Prime and paint all new drywall.
- * Trim new door and existing rear door.
- * Prime and paint all new drywall.
- * Finish wainscot - prime and paint or stain and varnish.
- * Finish door, window, and base trim - prime and paint or stain and varnish.
- * Finish doors, one new and one existing.
- * Seal exposed brick with 3 coats of H&C Paver Sealer.
- * Finish flooring by owner.

Cost:

\$23,132

Area C - Kitchen:

- * Remove and dispose of one door in rear wall and infill opening.
- * Jack column, install blocking, and repair floor.
- * Supply and install 3/4" osb subfloor.
- * Supply and install columns and beams to beef up roof structure to allow for future deck. Material allowance for structure is \$8000.
- * Straighten existing east wall framing and install wood blocking.
- * Furr exposed masonry walls.
- * Supply and install 2" rigid insulation on north wall.
- * Supply and install 6" kraft faced fiberglass insulation on west wall.
- * Insulate ceiling with 10" kraft faced fiberglass batt insulation.
- * Drywall ceiling.

- * Drywall walls.
- * Install three double acting doors into kitchen area (one single and one double).
- * Trim openings.
- * Prime only drywall where FRP will be installed.
- * Prime and paint drywall ceilings and walls where it will remain exposed.
- * Finish doors.
- * Finish trim.
- * Supply and install FRP and related moldings on all walls to 8' above finish floor.
- * We have included an allowance of \$10,500 for the installation of commercial vinyl kitchen flooring.
- * Supply and install vinyl base.
- * Kitchen equipment, coolers, and freezers by owner.

Cost:

\$63,758

Area D - Dining / Restrooms:

- * We have included an allowance of 24 man hours for miscellaneous undefined demolition
- * Supply and install 3/4" osb subfloor throughout except at restrooms.
- * Frame new restroom walls.
- * Frame new restroom ceilings.
- * Supply and install blocking and backing for all restroom accessories and grab bars.
- * Supply and install 3/4" subfloor on restroom ceilings.
- * Supply and install sound insulation in bathroom walls.
- * Drywall new walls, existing west wall, and stairwell wall.
- * Supply and install new restroom and closet doors and frames. Door material allowance \$600.
- * Supply and install new double acting door to kitchen. Door material allowance \$700.
- * Supply and install new aluminum storefront door and windows.
- * Supply and install new wainscot on drywall walls not including restrooms.
- * Trim new door openings.
- * Supply and install 1x8 #2 base trim throughout bar area.
- * Fire caulk tin ceiling cove to brick.
- * Paint tin ceiling with E-84 intumescent paint.
- * Prime tin ceiling with Z-1 tie coat to allow for finish paint.
- * Paint tin ceiling with two coats of finish paint.
- * Prime and paint new drywall.
- * Prime and paint ship lap and 1x on partition wall.
- * Finish door and base trim - prime and paint or stain and varnish.
- * Finish new doors.
- * Finish wainscot - prime and paint or stain and varnish.
- * Seal exposed brick with 3 coats of H&C Paver Sealer.
- * Supply and install suspended ceiling in restrooms.
- * Supply and install ceramic tile flooring in restrooms.
- * Supply and install ceramic tile wainscot to 5' above floor in restrooms.
- * Supply and install solid plastic restroom partitions.
- * Supply and install ADA grab bars, mirrors, soap dispensers, paper towel holders, and toilet paper holders in restrooms.
- * Supply and install Koala Kare KB200 baby changing table in each restroom.
- * Finish flooring in dining area by owner.

Cost:

\$64,173

Construction Contingency:

- * Suggested construction contingency.

Cost:

\$10,000

Plumbing & Heating:

* G&K plus 10% overhead and profit.

Cost: \$137,500

Electrical

* Thunder Bay Electric plus 10% overhead and profit.

* Includes a \$5000 electrical contingency plus 10% overhead and profit.

Cost: \$53,757

Total Cost: \$441,105

Thanks again for the opportunity to be of service. Please feel free to contact me if you have any questions.

Respectfully Submitted,
Meridian Contracting Services, LLC

Todd R. Britton



304 W. Chisholm Street
Alpena, Michigan 49707
Ph: 989-354-4825
Fax: 989-354-4338

Mr. Corey Canute

Alpena, MI 49707

September 28, 2018

RE: Dry Dock - Apartments

Corey,

Thank you for the opportunity to provide you with a cost estimate for the renovations that you are considering to reconstruct the second floor apartments at the former Dry Dock. Please see the following brief descriptions and associated costs for the project as we understand it.

General Conditions:

- * Liability insurance.
- * Construction administration.
- * Temporary sanitary facilities.
- * Unspecified debris removal and disposal.
- * Building permit.

Cost:

\$10,767

Demolition and Disposal:

- * Remove and dispose of all existing second floor windows.
- * Cut new masonry openings from 1, 3, & 5 into common hall.
- * Cut new openings in exterior wall for new windows in apartments 2 and 4.
- * Shore existing roof system to allow for exterior wall removal in units 1, 3, & 5.
- * Remove and dispose of second floor exterior wall in units 1, 3, & 5.
- * Remove existing window seat at bay window in unit 2.
- * Remove and dispose of around front wall windows in unit 1.
- * Open up walls for plumbing and electrical installation in units 2 and 4.
- * Remove and dispose of 3 existing doors and frames in units 2 & 4.
- * Remove and dispose of 4 existing doors only in unit 2.
- * Remove and dispose of the existing floor covering in the baths and kitchens in units 2 & 4 and in the living room in unit 4.

Cost:

\$13,500

Water Line Allowance:

- * Allowance to install new water line from street for fire suppression.

Cost:

\$8,000

Alpena Power Company Allowance:

- * Allowance for Alpena Power charges to modify electrical service.

Cost:

\$4,000

Interior Masonry Repair Allowance:

- * Allowance for interior masonry pointing and/or repairs at exposed brick areas.

Cost:

\$3,000

Carpentry:

- * Supply and install new exterior wall framing in units 3 & 5.
- * Supply and install new interior wall framing throughout apartments 1, 3, & 5.
- * Furr existing CMU or masonry walls in units 3 & 5.
- * Sheet new exterior wall with 1/2" OSB.
- * Re-frame openings in floor including former stair location.
- * Supply and install 3/4" osb subfloor at new floor framing.
- * Supply and install 1/4" under layment throughout units 1, 3, & 5.
- * Supply and install 1x furring on entire ceiling perpendicular to the existing roof framing throughout units 1, 3, & 5 and as required in units 2 & 4.
- * Supply and install floor, wall, and ceiling framing at new patio entrance.
- * Supply and install 3/4" osb subfloor and 1/2" wall and roof sheathing.
- * Supply and install 1/2" osb wall sheathing rear stairwell wall.
- * Supply and install jambs and casing at new masonry openings from units 1, 3, and 5 into common hall.
- * Supply and install 6" mdf base trim throughout units 1, 3, & 5.
- * Supply and install new window extension jambs and casing for all windows in units 1, 3, & 5.
- * Supply and install new door casing in units 1, 3, & 5.
- * Supply and install approximately 36lf of closet rod and shelf in units 1, 3, & 5.
- * Supply and install new window extension jambs and casing on new windows in units 2 & 4.
- * Supply and install approximately 20lf of closet rod and shelf in units 2 & 4.
- * Supply and install new base shoe throughout units 2 & 4.

Cost:

\$35,872

Thermal & Moisture Protection:

- * Supply and install 2" rigid insulation on interior of exterior concrete block walls.
- * Supply and install 2" spray foam and 3.5" of fiberglass insulation in new 2x6 exterior walls.
- * Supply and install sound insulation in common wall between units 1 & 3.
- * Supply and install blown in cellulose or fiberglass insulation in the attic and floor system in units 1 - 5.
- * Supply and install house wrap on new exterior walls.
- * Supply and install new metal siding and trims on new exterior walls.
- * Supply and install new metal coping at new exterior walls.
- * All exterior caulking and sealants as required.

Cost:

\$24,166

Windows & Doors:

- * Supply and install one new residential exterior entrance door at new patio entrance.
- * Supply and install 9 new prehung walk doors and frames in units 1, 3, & 5.
- * Supply and install 3 new 5' bifold doors and frames in units 1, 3, & 5.
- * Supply and install 4 new doors in existing frames.
- * Supply and install 2 new doors and frames.
- * Supply and install 30 new Andersen 400 series double hung windows throughout.

Cost:

\$43,076

Finishes:

- * Supply and install new drywall on all walls and ceilings throughout units 1, 3, and 5 and also ceilings ceilings as required in units 2 & 4.
- * Drywall walls and ceiling in patio entrance.
- * Patch balance of existing plaster walls and ceiling in units 2 & 4.
- * Wash and seal all exposed brick that will remain exposed.
- * Prime and paint all new drywall - 2 coats finish paint.
- * Prime all plaster patches and paint all plaster - 2 coats finish paint.
- * Paint all new doors, frames, and trim in units 1, 3, & 5.
- * Prep and paint all existing and new doors, frames, and trim in units 2 & 4.
- * Prep and paint exiting stairs.
- * Refinish existing wood flooring in common hall and units 2 & 4.
- * We have included a floor covering allowance of \$8500 for all of the flooring in units 1, 3, & 5.
- * Supply and install new vinyl stair treads on both sets of stairs.

Cost:

\$74,774

Specialties:

- * Supply and install toilet paper holders, shower rods, and towel bars.
- * Material allowance \$1000.

Cost:	\$1,412
Furnishings:	
* Supply and install kitchen cabinets and tops.	
* Supply and install vanity bases and tops.	
* Material allowance \$23,000.	
Cost:	\$32,593
Fire Suppression:	
* Total Fire Suppression plus 10% overhead and profit	
Cost:	\$54,900
Plumbing & Heating:	
* G&K Plumbing and Heating plus 10% overhead and profit.	
Cost:	\$112,723
Electrical	
* Thunder Bay Electric plus 10% overhead and profit.	
Cost:	<u>\$24,970</u>
Total Cost:	\$443,751

Thanks again for the opportunity to be of service. Please feel free to contact me if you have any questions.

Respectfully Submitted,
Meridian Contracting Services, LLC

Todd R. Britton


THIS IS NOT A TAX BILL

L-4400

4240

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF ALPENA JEFF SHEA, ASSESSOR 208 N FIRST AVENUE ALPENA MI 49707	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 04-093-637-000-214-00 PROPERTY ADDRESS: 109 RIVER ST ALPENA, MI 49707
*****AUTO**5-DIGIT 49707 CANUTE PROPERTIES, LLC 515 ISLAND VIEW DR ALPENA, MI 49707-1311 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 (COMMERCIAL)

PRIOR YEAR'S CLASSIFICATION: 201 (COMMERCIAL)

	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	52,231	62,600	10,369
2. ASSESSED VALUE:	62,100	62,600	500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	62,100	62,600	500
5. There WAS/WAS NOT a transfer of ownership on this property in 2017 . WAS			

The 2018 Inflation rate Multiplier is: 1.021

Legal Description: 109 RIVER ST. COM AT A PT ON NELY LINE OF RIVER ST SD PT BEING 118 FT NWLY FROM THE MOST SLY COR OF LOT 1 BLK 8; TH AT RT ANG NELY 115 FT; TH AT RT ANG SELY 11 FT; TH AT RT ANG SWLY 6 FT; TH AT RT ANG SELY 15 FT; TH AT RT ANG SWLY 110 FT TO RIVER ST; TH NWLY 26 FT TO THE POB BEING PART OF LOT 2 BLK 8 OF THE VILLAGE NOW CITY, (TIF-DDA)

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at www.michigan.gov/taxes. Click on Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035) Petition to the Board of Review.

March Board of Review Appeal Information:

YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASON(S): ADJUST TO CURRENT MARKET VALUE

THE CITY OF ALPENA MARCH BOARD OF REVIEW WILL MEET TO HEAR TAXPAYER PROTESTS IN THE LOWER LEVEL CONFERENCE ROOM AT CITY HALL, 208 N. FIRST AVENUE, ALPENA MI 49707, ON MONDAY, MARCH 12, 2018 FROM 9:00AM - NOON AND 2:00PM - 5:00 PM. AND AGAIN ON TUESDAY, WEDNESDAY, AND THURSDAY, MARCH 13, 14, AND 15, FROM 5:00 PM - 8:00 PM. NO APPOINTMENTS.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2017 Taxable Value by 1.021 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.


THIS IS NOT A TAX BILL

L-4400

4241

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF ALPENA JEFF SHEA, ASSESSOR 208 N FIRST AVENUE ALPENA MI 49707	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 04-093-637-000-216-00 PROPERTY ADDRESS: 111 RIVER ST ALPENA, MI 49707
*****AUTO**5-DIGIT 49707 CANUTE PROPERTIES, LLC 515 ISLAND VIEW DR ALPENA, MI 49707-1311 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 (COMMERCIAL)**PRIOR YEAR'S CLASSIFICATION: 201 (COMMERCIAL)**

	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	34,681	40,700	6,019
2. ASSESSED VALUE:	40,300	40,700	400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	40,300	40,700	400
5. There WAS/WAS NOT a transfer of ownership on this property in 2017 . WAS			

The 2018 Inflation rate Multiplier is: 1.021

Legal Description: 111 & 113 RIVER ST. COM AT A PT ON NE LINE OF RIVER ST 153 FT NWLY FROM MOST SLY COR OF LOT 1 BLK 8; TH AT RT ANG NELY 115 FT; TH AT RT ANG SELY PAR WITH RIVER ST 35 FT; TH AT RT ANG SWLY 115 FT; TH AT RT ANG NWLY ON NE LINE OF RIVER ST 35 FT TO THE POB BEING PART OF LOTS 2 & 3 BLK 8 OF THE VILLAGE NOW CITY, (TIF -DDA)

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at www.michigan.gov/taxes. Click on Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035) Petition to the Board of Review.

March Board of Review Appeal Information:**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASON(S): ADJUST TO CURRENT MARKET VALUE**

THE CITY OF ALPENA MARCH BOARD OF REVIEW WILL MEET TO HEAR TAXPAYER PROTESTS IN THE LOWER LEVEL CONFERENCE ROOM AT CITY HALL, 208 N. FIRST AVENUE, ALPENA MI 49707, ON MONDAY, MARCH 12, 2018 FROM 9:00AM - NOON AND 2:00PM - 5:00 PM. AND AGAIN ON TUESDAY, WEDNESDAY, AND THURSDAY, MARCH 13, 14, AND 15, FROM 5:00 PM - 8:00 PM. NO APPOINTMENTS.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2017 Taxable Value by 1.021 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

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River St Development Project

02.20.2019

109 & 111 River St

Residential Renovation Budget

\$513,900	2nd floor Renovations for 5 apartments & roof top patio (per Meridian bid)
\$102,457	Façade Renovations (per Meridian bid) / divide by 2 to only include 2nd floor exterior work
\$51,229	Divided by 2
<u>\$565,129</u>	Total 2nd floor Residential renovation budget
\$113,026	Divide by 5 to estimate per unit cost

The second floor of both properties will be completely renovated and 5 new residential units will be constructed offering first class downtown living options. Two of these apartments will use all existing architecture. One of them will overlook the Thunder Bay River (980 sq ft w/ 2 br and 1 bath) and the other will overlook the heart of Downtown Alpena (980 sq ft w/ 3 br and 1 bath). The additional three apartments will be entirely new construction. Unit 1 will be 740 sq ft with 1 br and 1 bath, unit 2 will be 680 sq ft with 1 br and 1 bath, unit 3 will be 600 sq ft with 1 br and 1 bath. Each unit will also have a small office area. A roof top deck will be added for residents use overlooking the Thunder Bay River

***Renovations slated to begin March 1st 2019 and be completed by January 1st 2020**

Received 2/19/17
Date Time 2:30 P
Alpena Register of Deeds

Alpena County Alpena Michigan
I hereby certify that there are no tax liens or titles held by the State on lands described herein, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the day of 2/19/2017 and that all taxes for said five years are paid as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by township, city or village treasurers.
Kimberly Budlong Alpena County Treasurer
(See 135 Act 208 1899 as amended See 353 Act 1929)

L: 517 P: 592 DWD
02/09/2017 02:46 PM Page: 1 of 1 \$20.00
Kathy J. Patash, Register Alpena County, MI

L: 517 P: 592 Receipt# 17-0453
02/09/2017 02:46 PM
Alpena County, Michigan - Real Estate Transfer Tax
County Tax \$198.00 State Tax \$1350.00



WARRANTY DEED FOR CORPORATION

093-637-000-31400 093-637-000-816-000
The Grantor(s) River Street Alpena, LLC, a Michigan Limited Liability Company
whose address is 24410 John R, Hazel Park, Michigan 48030
convey(s) and warrant(s) to Canute Properties, LLC, a Michigan Limited Liability Company
whose address is 1360 Covington Lane, Alpena, Michigan 49707
the following described premises:
Situating in the City of Alpena, Alpena County, State of Michigan:

Parcel 1:
Part of Lot 2 and 3, Block 8 of the Original Plat of the Village, now City, of Alpena, a subdivision recorded in Liber 1 of Plats, page 2, Alpena County Records, described as: Commencing at a line of River Street 118 feet Northwesterly from the Southwest corner of said Block 8; thence Northeasterly at right angles 115 feet; thence Northwesterly and parallel with River Street 35 feet; thence Southwesterly parallel to first course 115 feet to River Street; thence Southeasterly on River Street 35 feet to the Point of Beginning.

Parcel 2:
Part of Lot 2, Block 8 of the Original Plat of the Village, now City, of Alpena, a subdivision recorded in Liber 1 of Plats, page 2, Alpena County Records, described as: Commencing at a point on the Northeasterly line of River Street, said point being 118 feet Northwesterly from the most Southerly corner of Lot 1, Block 8; thence at right angles Northeasterly 115 feet; thence at right angles Southeasterly 11 feet; thence at right angles Southwesterly 6 feet; thence at right angles Southeasterly 15 feet; thence at right angles Southwesterly 110 feet to River Street; thence Northwesterly 26 feet to the Point of Beginning.

The Grantor (s) also grant (s) to the Grantee (s) the right to make all Division (s) under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) DOLLARS

subject to easements and building and use restrictions of record

Dated this 7th day of February, 2017

Signed by:
River Street Alpena, LLC
A Limited Liability Company

BY: Robert E. Adelsperger
ITS: Member



STATE OF MICHIGAN
County of - Oakland)ss

The foregoing instrument was acknowledged before me this 7th day of February, 2017 by Robert E. Adelsperger, Member of River Street Alpena, LLC, a Limited Liability Company on behalf of the limited liability company.

Leela Lakhan
LEELA LAKHAN Notary Public
Oakland County, Michigan
My commission expires April 2nd 2019

When Recorded Return To:
Canute Properties, LLC
1360 Covington Lane, Alpena, Michigan 49707

Drafted By: CENTURY 21 Crow Realty
605 South Ripley Boulevard
Alpena, Michigan 49707

Received 1-23
Date 1-23 Time 1:25 pm
Alpena Register of Deeds

L: 493 P: 686 DQC

01/23/2013 02:41 PM Page: 1 of 1
Kathy J Matash, Register Alpena Co., MI \$14.00

QUIT CLAIM DEED

The Grantor, High & Dry, Inc. a Michigan corporation, whose address is 109 W. River St., Alpena, MI 49707 Quit Claims to River Street Alpena, LLC, a Michigan Limited Liability Company, whose address is 24410 John R, Hazel Park, MI 48030 the following described premises situated in the City of Alpena, Alpena County, Michigan, described as:

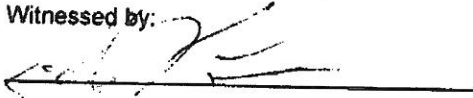
A parcel commencing at a point on the Northeasterly line of River Street, said point being 118 feet Northwesterly from the most Southerly corner of Lot 1, Block 8; thence at right angles Northeasterly 115 feet; thence at right angles Southeasterly 11 feet; thence at right angles Southwesterly 6 feet; thence at right angles Southeasterly 15 feet; thence at right angles Southwesterly 110 feet to River Street; thence Northwesterly 26 feet to the Point of Beginning, being a part of Lot 2, Block 8 of the Village (now City) of Alpena.

Parcel ID No.09363700021400

more commonly known as 109 River Street, Alpena, MI 49707, together with all improvements, if any, now on the premises for the sum of ONE AND 00/100 (\$1.00) DOLLAR, in complete distribution upon dissolution.

Dated this 18th day of January, 2013.

Witnessed by:

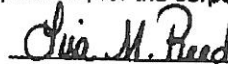


HIGH & DRY, INC., a Michigan corp.

By: 
Robert E. Adelsperger, President

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledge before me this 18th day of January, 2013 by Robert E. Adelsperger, President of High & Dry, Inc., a Michigan corporation, for the corporation.



Drafted by and return to:
Steven D. Adams
24410 John R, Hazel Park, MI 48030

LISA M. REED
Notary Public, State of Michigan
County of Macomb
My Commission Expires August 31, 2017
Acting in Oakland

County Treasurer's Certificate | Send Subsequent Tax Bills To:
Grantee

Received
Date 1-28-13 Time 1:35pm
Alpena Register of Deeds

L: 493 P: 687 DQC
01/28/2013 02:53 PM Page: 1 of 1
Kathy J Matash, Register Alpena Co., MI \$14.00

QUIT CLAIM DEED

The Grantor, Robert E. Adelsperger and Dorothy C. Adelsperger, husband and wife, whose address is 1783 Brewer, Leonard, MI 48367 Quit Claims to River Street Alpena, LLC, a Michigan Limited Liability Company, whose address is 24410 John R, Hazel Park, MI 48030 the following described premises situated in the City of Alpena, Alpena County, Michigan, described as:

Part of Lot 2 and 3, Block 8 of the Original Plat to the Village, now City of Alpena, according to the recorded plat in Liber 1 of Plats at Page 2 of the Alpena County records, described as: Commencing at a line of River Street 118 feet Northwesterly from the Southwest corner of said Block 8; thence Northeasterly at right angles 115 feet; thence Northwesterly and parallel with River Street 35 feet; thence Southwesterly parallel to first course 115 feet to River Street; thence Southeasterly on River Street 35 feet to the Point of Beginning.

Parcel ID No. 09363700021600
more commonly known as 111 River Street, Alpena, MI 49707, together with all improvements, if any, now on the premises for the sum of ONE AND 00/100 (\$1.00) DOLLAR.

Dated this 18th day of January, 2013.

Witnessed by:

[Signature]

[Signature]
Robert E. Adelsperger
[Signature]
Dorothy C. Adelsperger

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledge before me this 18th day of January, 2013 by Robert E. Adelsperger and Dorothy C. Adelsperger, his wife.

[Signature]

Drafted by and return to:
Steven D. Adams
24410 John R, Hazel Park, MI 48030

LISA M. REED
Notary Public, State of Michigan
County of Macomb
My Commission Expires August 31, 2017
Acting In Oakland

County Treasurer's Certificate | Send Subsequent Tax Bills To:
| Grantee

ORDINANCE NO. 19-442

AN ORDINANCE OF THE CITY OF ALPENA, MICHIGAN, AMENDING CHAPTER 54 - OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE I., IN GENERAL, TO ADD SECTION 54-11.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF ALPENA, STATE OF MICHIGAN, AS FOLLOWS:

Chapter 54 – Offenses and Miscellaneous Provisions, Article I. – In General,

Sec, 54-11. **Marihuana and marihuana accessories.**

(a) No person shall smoke, vape, cultivate, distribute, process, sell, or display marihuana in any form or marihuana accessories in a building owned or operated by the City of Alpena.

(b) No person shall smoke or vape marihuana in any form in a public place within the boundaries of the City of Alpena, including but not limited to any street, sidewalk, highway, alley, park, or parking lot located therein, or the city marina or city beaches.

(c) “Smoke or vape” means possessing a cigarette, e-cigarette, cigar, pipe or similar apparatus that contains marijuana or cannabis that is lighted or burned.

(d) Any person violating this section shall be responsible for a civil infraction and shall be assessed a civil fine not to exceed \$500.

EFFECTIVE DATE

THE PROVISIONS OF THIS ORDINANCE SHALL TAKE EFFECT TEN (10) DAYS AFTER BEING ADOPTED BY THE MUNICIPAL COUNCIL AND DULY PUBLISHED.

I HEREBY CERTIFY THAT THE ABOVE ORDINANCE WAS ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF ALPENA, MICHIGAN, AT A REGULAR MEETING HELD ON _____ DAY OF _____, 2019.

Matthew J. Waligora, Mayor

Anna Soik
City Clerk/Treasurer/Finance Director

First Presented: March 21, 2019
Adopted: _____, 2019
Published: _____, 2019
William A. Pfeifer, City Attorney




Memorandum

Date: March 26, 2019

To: Anna Soik, City Clerk/Treasurer/Finance Director

Copy: Greg Sundin, City Manager

From: Rich Sullenger, City Engineer 

Subject: 2019 CIP – Phase I Bid Recommendation

On March 26, 2019, the City received and opened bids for the 2019 Capital Improvement Plan – Phase I. This project includes replacement of the water utilities and street reconstruction on Park Place, from First Avenue to Harbor Drive.

Bid documents were sent to various firms and plan rooms with two bids received as listed below:

	As Read	As Tabulated
MacArthur Construction, Hillman	\$ 380,693.00	\$ 383,693.00
Elmer's Crane and Dozer, Traverse City	\$ 425,205.50	\$ 425,205.50

Funding has been established in the water and streets funds for this project. The as bid prices are below the funding available for this project in the water and street budget.

It is my recommendation, as City Engineer, that the project be awarded to MacArthur Construction for the as tabulated bid unit prices totaling \$383,693.00.

Attachments





City of Alpena

Bid Name: 2019 CIP Phase I – Park Place

Bid Open Date: 03/26/19 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
MacArthur Construction Hillman	N/A	✓	\$ 380,693.00	
Team Elmer's Alpena	N/A	✓	\$ 425,205.50	

Unofficial – “As-Read” Results – Subject to Verification

L D	Pa cr	I C d	Q a	U	(0) ENGINEER'S ESTIMATE		(1) MacArthur Construction, Inc.		(2) Elmer's Crane and Dozer, Inc.	
					B d	Pr c T a	B d	Pr c T a	B d	Pr c T a
Ca r 0001 S r										
0001	1500001		1	LS M	\$55,000.00	\$55,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	Mobilization, Max									
0002	2030011		4	Ea	\$250.00	\$1,000.00	\$100.00	\$400.00	\$150.00	\$600.00
	Dr Structure, Rem									
0003	2040055		380	Syd	\$6.50	\$2,470.00	\$6.00	\$2,280.00	\$6.00	\$2,280.00
	Sidewalk, Rem									
0004	2057021		5,310	Cyd	\$11.00	\$58,410.00	\$5.00	\$26,550.00	\$10.00	\$53,100.00
	Excavation, Earth, Modified									
0005	2057021		1,000	Cyd	\$15.00	\$15,000.00	\$10.00	\$10,000.00	\$5.00	\$5,000.00
	Subgrade ndercutting, Type II, Modified									
0006	2090001		1	LS M	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$8,000.00	\$8,000.00
	Project Cleanup									
0007	3010002		3,515	Cyd	\$10.00	\$35,150.00	\$10.00	\$35,150.00	\$0.01	\$35.15
	Subbase, CIP									
0008	3027031		2,450	Ton	\$15.00	\$36,750.00	\$13.00	\$31,850.00	\$12.50	\$30,625.00
	Aggregate Base, 22A, Modified									
0009	4027001		210	Ft	\$45.00	\$9,450.00	\$40.00	\$8,400.00	\$40.00	\$8,400.00
	Sewer, CI A, Sch40 P C, 8 inch, Tr Det B2									
0010	4027050		4	Ea	\$150.00	\$600.00	\$100.00	\$400.00	\$75.00	\$300.00
	Sewer Bulkhead, 8 inch									
0011	4030308		3	Ea	\$300.00	\$900.00	\$200.00	\$600.00	\$75.00	\$225.00
	Dr Structure, Tap, 8 inch									
0012	4037050		7	Ea	\$1,000.00	\$7,000.00	\$800.00	\$5,600.00	\$925.00	\$6,475.00
	Dr Structure Cover, Repl and Adj, Case 1, Modified									
0013	4037050		5	Ea	\$1,600.00	\$8,000.00	\$1,400.00	\$7,000.00	\$1,000.00	\$5,000.00
	Dr Structure, 24 inch dia, with Cover and Casting, Special									
0014	4040073		1,000	Ft	\$5.00	\$5,000.00	\$5.00	\$5,000.00	\$4.00	\$4,000.00
	nderdrain, Subgrade, 6 inch									
0015	4047050		2	Ea	\$150.00	\$300.00	\$100.00	\$200.00	\$75.00	\$150.00
	nderdrain Outlet to Dr Structure, 6 inch									

L D	Pa cr	I C	d	Q a	U	(0) ENGINEER'S ESTIMATE		(1) MacArthur Construction, Inc.		(2) Elmer's Crane and Dozer, Inc.	
						B d	Pr c	T a	B d	Pr c	T a
Ca r 0001 S r											
0016	5010061			40	Ton		\$100.00	\$4,000.00		\$100.00	\$4,000.00
	HMA Approach										
0017	5017031			600	Ton		\$85.00	\$51,000.00		\$75.00	\$45,000.00
	HMA, 13A, Modified										
0018	8010005			105	Syd		\$60.00	\$6,300.00		\$42.00	\$4,410.00
	Driveway, Nonreinf Conc, 6 inch										
0019	8020023			1,370	Ft		\$25.00	\$34,250.00		\$20.00	\$27,400.00
	Curb and Gutter, Conc, Det C4										
0020	8030036			240	Sft		\$6.50	\$1,560.00		\$5.00	\$1,200.00
	Sidewalk Ramp, Conc, 6 inch										
0021	8030044			3,000	Sft		\$5.50	\$16,500.00		\$4.00	\$12,000.00
	Sidewalk, Conc, 4 inch										
0022	8030046			100	Sft		\$7.00	\$700.00		\$5.00	\$500.00
	Sidewalk, Conc, 6 inch										
0023	8037001			30	Ft		\$45.00	\$1,350.00		\$40.00	\$1,200.00
	Detectable Warning Surface, Modified										
0024	8107051			1	LS M		\$3,000.00	\$3,000.00		\$5,000.00	\$5,000.00
	Removing and Replacing Permanent Signage										
0025	8110126			125	Ft		\$0.60	\$75.00		\$0.60	\$75.00
	Pavt Mrkg, Regular Dry, 4 inch, Yellow										
0026	8117001			18	Ft		\$12.00	\$216.00		\$12.00	\$216.00
	Pavt Mrkg, Regular Dry, 24 inch, Stop Bar										
0027	8117001			128	Ft		\$1.50	\$192.00		\$15.00	\$1,920.00
	Pavt Mrkg, Regular Dry, 6 inch, Cross Hatch, Blue										
0028	8117001			34	Ft		\$6.00	\$204.00		\$15.00	\$510.00
	Pavt Mrkg, Regular Dry, 6 inch, Cross Walk										
0029	8117050			2	Ea		\$125.00	\$250.00		\$50.00	\$100.00
	Pavt Mrkg, Regular Dry, Handicap Sym, Blue										
0030	8117050			2	Ea		\$125.00	\$250.00		\$10.00	\$20.00
	Pavt Mrkg, Regular Dry, Parking Stall, Blue										

L D	Pa cr	I C d	Q a	U	(0) ENGINEER'S ESTIMATE		(1) MacArthur Construction, Inc.		(2) Elmer's Crane and Dozer, Inc.	
					B d	Pr c T a	B d	Pr c T a	B d	Pr c T a
Ca r 0001 S r										
0031	8117050		26	Ea	\$125.00	\$3,250.00	\$10.00	\$260.00	\$60.00	\$1,560.00
	Pavt Mrkg, Regular Dry, Parking Stall, White									
0032	8120022		8	Ea	\$125.00	\$1,000.00	\$125.00	\$1,000.00	\$80.00	\$640.00
	Barricade, Type III, High Intensity, Lighted, Furn									
0033	8120023		8	Ea	\$25.00	\$200.00	\$25.00	\$200.00	\$10.00	\$80.00
	Barricade, Type III, High Intensity, Lighted, Oper									
0034	8120026		10	Ea	\$100.00	\$1,000.00	\$75.00	\$750.00	\$110.00	\$1,100.00
	Pedestrian Type II Barricade, Temp									
0035	8120170		1	LS M	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$72,500.00	\$72,500.00
	Minor Traf Devices									
0036	8120250		15	Ea	\$30.00	\$450.00	\$20.00	\$300.00	\$17.00	\$255.00
	Plastic Drum, High Intensity, Furn									
0037	8120251		15	Ea	\$10.00	\$150.00	\$10.00	\$150.00	\$1.00	\$15.00
	Plastic Drum, High Intensity, Oper									
0038	8120350		250	Sft	\$5.00	\$1,250.00	\$5.00	\$1,250.00	\$6.00	\$1,500.00
	Sign, Type B, Temp, Prismatic, Furn									
0039	8120351		250	Sft	\$1.00	\$250.00	\$1.00	\$250.00	\$1.00	\$250.00
	Sign, Type B, Temp, Prismatic, Oper									
0040	8167011		1,050	Syd	\$7.00	\$7,350.00	\$6.00	\$6,300.00	\$8.00	\$8,400.00
	Slope Restoration, Modified									
0041	8247051		1	LS M	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00
	Contractor Staking, Modified									
Ca r 1 T a					89, .00		29 , 1.00		1,15 .50	
Ca r 000 Wa r Ma										
0042	8237001		10	Ft	\$150.00	\$1,500.00	\$55.00	\$550.00	\$80.00	\$800.00
	Water Main, DI, 4 inch, Tr Det G, Modified									
0043	8237001		66	Ft	\$85.00	\$5,610.00	\$56.00	\$3,696.00	\$60.00	\$3,960.00
	Water Main, DI, 6 inch, Tr Det G, Modified									

L D	Pa cr	I C d	Q a	U	(0) ENGINEER'S ESTIMATE		(1) MacArthur Construction, Inc.		(2) Elmer's Crane and Dozer, Inc.	
					B d	Pr c T a	B d	Pr c T a	B d	Pr c T a
Ca r 000 Wa r Ma										
0044	8237001		25	Ft	\$250.00	\$6,250.00	\$400.00	\$10,000.00	\$180.00	\$4,500.00
	Water Main, DI, 8 inch, Storm Sewer Crossing									
0045	8237001		757	Ft	\$75.00	\$56,775.00	\$58.00	\$43,906.00	\$56.00	\$42,392.00
	Water Main, DI, 8 inch, Tr Det G, Modified									
0046	8237050		8	Ea	\$800.00	\$6,400.00	\$350.00	\$2,800.00	\$270.00	\$2,160.00
	Bend, DI, 45 Degree, 8 inch									
0047	8237050		1	Ea	\$500.00	\$500.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00
	Cap, DI, 4 inch									
0048	8237050		4	Ea	\$2,000.00	\$8,000.00	\$1,000.00	\$4,000.00	\$3,500.00	\$14,000.00
	Connect to Existing Water Main									
0049	8237050		1	Ea	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,400.00	\$4,400.00
	Fire Hydrant Assembly									
0050	8237050		1	Ea	\$400.00	\$400.00	\$500.00	\$500.00	\$690.00	\$690.00
	Fire Hydrant Assembly, Rem									
0051	8237050		10	Ea	\$1,500.00	\$15,000.00	\$200.00	\$2,000.00	\$425.00	\$4,250.00
	Fittings Not Shown on Plans									
0052	8237050		2	Ea	\$1,800.00	\$3,600.00	\$1,200.00	\$2,400.00	\$875.00	\$1,750.00
	Gate valve and Box, 6 inch, Modified									
0053	8237050		5	Ea	\$1,800.00	\$9,000.00	\$1,500.00	\$7,500.00	\$1,250.00	\$6,250.00
	Gate valve and Box, 8 inch, Modified									
0054	8237050		2	Ea	\$1,000.00	\$2,000.00	\$250.00	\$500.00	\$190.00	\$380.00
	Reducer, DI, 6 inch x 4 inch									
0055	8237050		2	Ea	\$1,000.00	\$2,000.00	\$250.00	\$500.00	\$235.00	\$470.00
	Reducer, DI, 8 inch x 6 inch									
0056	8237050		3	Ea	\$800.00	\$2,400.00	\$400.00	\$1,200.00	\$350.00	\$1,050.00
	Tee, DI, 8 inch x 6 inch									
0057	8237050		2	Ea	\$1,200.00	\$2,400.00	\$2,800.00	\$5,600.00	\$2,250.00	\$4,500.00
	Water Service									
0058	8237051		1	LS M	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
	Testing and Chlorination									

L Pa l C d Q a U D cr	(0) ENGINEER S ESTIMATE B d Pr c T a	(1) MacArthur Construction, Inc. B d Pr c T a	(2) Elmer s Crane and Dozer, Inc. B d Pr c T a
Ca r 000 Wa r Ma			
Ca r T a	128, 5.00	90,252.00	9 ,052.00
B d T a	518,112.00	8 , 9 .00	25,205.50

Bids Due: March 26, 2019
Time: 2:00 p.m.

BID LIST
2019 Capital Improvements Project – Phase I

- | | |
|--|---|
| 1. MacArthur Construction
1835 Gamage Road
Hillman, MI 49746
(989) 379-4024
adrianmacarthur@hotmail.com | 7. Zann Brothers Construction
2325 Gordon Road
Alpena, MI 49707
(989)464-8114
zannbros@charter.net |
| 2. Everett Goodrich
3851 Werth Road
Alpena, MI 49707
(989) 356-1791
goodrich_paving@yahoo.com | 8. Hunt Brothers
5828 M-55
Whittemore, MI 48770
(989) 362-2457
lynn@huntbroconcrete.com |
| 3. Team Elmer's
704 E. Progress
Hillman, MI 49746
(989)742-4531
jallen@teamelmers.com | 9. Bolen's Asphalt Paving
875 Airport Road
East Tawas, MI 48730
(989) 989-984-0923
bolen_asphalt@yahoo.com |
| 4. Bedrock Contracting
2040 Hamilton Road
Alpena, MI 49707
(989) 358-2400
office@bedrockcon.com | 10. Environmental Excavating
3555 M-32 W.
Alpena, MI 49707
(989) 356-1161
Jhansen5@charter.net |
| 5. D.J. McQuestion & Sons, Inc.
17708 18 Mile Road
LeRoy, MI 49655
tompep@djmquestion.com | |
| 6. Ryan Brothers
14314 Pratt Road
Ossineke, MI 49766
(989) 370-1358
ryanbrosinc@hotmail.com | |