



City of Petoskey

Agenda

CITY COUNCIL

November 21, 2022

1. Call to Order – 7:00 P.M. – City Council Chambers
2. Recitation – Pledge of Allegiance to the Flag of the United States of America
3. Roll Call
4. Public Hearing
 - (a) Receipt of comments concerning a proposed special-assessment roll that would spread costs of downtown-area programs and services during 2023, as requested by the Downtown Management Board
 - (b) Receipt of comments concerning the City's proposed 2023 Annual Budget and the property tax millage rates and appropriations as recommended for the 2023 fiscal year
5. Presentation – Tom Johnson, Landmark Group, Obsolete Property Rehabilitation Act (OPRA) for 424 Emmet Street
6. Consent Agenda – Adoption of a proposed resolution that would confirm approval of the following:
 - (a) November 7, 2022 regular session City Council meeting minutes
 - (b) Acknowledge receipt of a report concerning certain administrative transactions since November 7, 2022
7. Miscellaneous Public Comments
8. City Manager Updates
9. Old Business
 - (a) Adoption of a proposed resolution of concurrence for the Lofts at Lumber Square Brownfield Plan
 - (b) Adoption of a proposed resolution that would confirm the proposed special-assessment roll
 - (c) Further discussion and possible adoption on the City's proposed 2023 Annual Budget
10. New Business
 - (a) Adoption of a proposed resolution that would approve July and December Board of Review date flexibility
 - (b) Adoption of a proposed resolution that would add New Year's Eve as an official City holiday

11. City Council Comments

12. Adjournment

Alternatively, join the meeting via the Zoom platform

<https://us02web.zoom.us/j/82347736083>

Meeting ID: 823 4773 6083

+1 646 558 8656 US (New York)

Persons with disabilities who require assistance in order to participate in the electronic public meeting should contact the City Clerk at the earliest opportunity by emailing sbek@petoskey.us or by calling 231-347-2500 to request assistance.

Persons interested in addressing the City Council during the meeting under public comment period can press the "raise hand" button or send a chat message in Zoom or by phone press *9.

Public meetings are being monitored and violations of statutes will be prosecuted.



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

PREPARED: November 16, 2022

AGENDA SUBJECT: Consent Agenda Resolution

RECOMMENDATION: That the City Council approve this proposed resolution

The City Council will be asked to adopt a resolution that would approve the following consent agenda items:

- (1) Draft minutes of the November 7, 2022 regular session City Council meeting; and
- (2) Acknowledge receipt of a report from the City Manager concerning all checks that have been issued since November 7, 2022 for contract and vendor claims at \$445,634.99, intergovernmental claims at \$0, and the November 10 payroll at \$219,796.68 for a total of \$665,431.67.

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Enclosures



CITY COUNCIL

November 7, 2022

A regular meeting of the City of Petoskey City Council was held in the City Hall Council Chambers, Petoskey, Michigan, on Monday, November 7, 2022. This meeting was called to order at 7:00 P.M.; then, after a recitation of the Pledge of Allegiance to the Flag of the United States of America, a roll call then determined that the following were

Present: John Murphy, Mayor
Tina DeMoore, City Councilmember
Derek Shiels, City Councilmember
Brian Wagner, City Councilmember
Lindsey Walker, City Councilmember

Absent: None

Also in attendance were City Manager Shane Horn, City Clerk Sarah Bek, Finance Director Audrey Plath and Downtown Director Becky Goodman.

Hear Brownfield Presentation Regarding Lofts at Lumber Square

Mac McClelland, Emmet County Brownfield Authority, gave a brief presentation outlining the Lofts at Lumber Square Brownfield project; reviewed Act 381 Brownfield TIF; reviewed Lofts Brownfield Plan; that there is an opportunity to provide future funding for the Greenway extension through a Brownfield Plan; that the increased taxes resulting from development on eligible property are captured and used to reimburse approved eligible activities; that a brownfield is not a tax abatement and the property owner pays the same amount of taxes; reviewed brownfield tax increment financing; reviewed eligible property and eligible activities; reviewed cost of Lofts at Lumber Square project eligible activities for an estimated total of \$1.6M; and reviewed timelines and next steps.

Representatives from Petoskey Harbor Springs Area Community Foundation (PHSACF) and Haan Development reviewed that Lofts at Lumber Square would be a single, 60-unit, three-story apartment building with lobby and community space; provide long-term workforce rental housing; include a parking lot with 62 parking spaces; that developers are seeking every source of funding for project; that Brownfield funding is a key aspect of financing for the project; and that there is philanthropic capital to keep rents affordable and lessen the finance gap.

City Councilmembers inquired on the dollar range for a 80-120% income to qualify for affordable rents; inquired on the type of units; inquired who would be maintaining and owning the buildings; inquired if PHSACF identified a property management company; inquired on revolving fund and how it is built in capture; inquired on the length of brownfield and if there were any downsides to brownfield funding; heard from those in favor of earmarking funds from the last five years of brownfield for future City projects; inquired on the last brownfield project in the City; inquired if the project is contingent on waiting on more funding and RAP grant; and heard from those in favor of collaborating with other organizations to get Lofts at Lumber Square completed and inquired on the amount raised to-date for the project.

Representatives responded that deed restrictions could be incorporated to help enforcement and be part of an operating agreement to make it affordable for long-term; that there will be a single operator for the Lofts unlike condo associations; that 100% is \$78,000 for a family of four; that the majority of units will be two-bedroom; that maintaining and owning the building is not a role of PHSACF, but more of a capital supporter and assisting to find a long-term partner; that Haan Development and Foundation are in discussions with a nonprofit for future management of building; that approving brownfield does not cost City anything today, but committing to housing; that MEDC supported the RAP grant, but only allocated some funds and encouraged PHSACF to apply for CRP loan and MSHDA Missing Middle grant; and that \$500,000 has been raised from private and other foundations to purchase property on Emmet Street for Lofts at Lumber Square.

Mr. McClelland reviewed that brownfield funding is an economic development tool to help projects move forward; reviewed timeline if there is private funding with no future Greenway investment vs. if there is public funding included for Greenway extension; reviewed revolving fund and that a schedule of funds could be made identifying a certain percentage to capture over so many years and that it is common to implement five years after; that there is very little to lose with brownfield funding and Lofts project cannot move forward without funding; that Great Lakes Center for the Arts was the last approved Brownfield project in the City and the last three in Emmet County have been in the City.

Consent Agenda - Resolution No. 19715

Following introduction of the consent agenda for this meeting of November 7, 2022, City Councilmember DeMoore moved that, seconded by City Councilmember Wagner adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby confirms that the draft minutes of the October 17, 2022, special and regular session City Council meetings be and are hereby approved; and

BE IT RESOLVED that receipt by the City Council of a report concerning all checks that had been issued since October 17, 2022 for contract and vendor claims at \$660,127.70, intergovernmental claims at \$0 and the October 27 payroll at \$222,723.02, for a total of \$882,850.72 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: DeMoore, Shiels, Wagner, Walker, Murphy (5)

NAYS: None (0)

Hear Public Comment

Mayor Murphy asked for public comments and Marcia Meyer presented a rust print of a utility cover to the City.

Hear City Manager Updates

The City Manager reviewed upcoming meetings for the Downtown Management Board and Planning Commission; asked City Council if there was a need for the special Council meeting scheduled for November 14; that the draft 2023-2027 Parks and Recreation Master Plan update is available for review for the next 30 days; reviewed November staff birthdays and work anniversaries; reviewed final leaf pickup schedule; and encouraged residents to vote in tomorrow's General Election.

City Councilmembers concurred to cancel the November 14 special meeting; scheduled a work session for 5:30 P.M., January 9, 2023; inquired if the draft Parks and Recreation Master Plan was included in the weekly newsletter; and commented that the QR code for draft Parks and Recreation Master Plan was beneficial.

The City Manager responded that the draft plan is on the City's website, social media pages and included in the weekly newsletters.

Discuss B-3a Height Increase Zoning Ordinance Amendment

The City Manager reviewed that a letter from the City Planner was included in packet materials explaining that the Planning Commission discussed City Council's request to re-examine their determination to not increase the height limit in the B-3a Resort Commercial District at the October 20 meeting, and that Planning Commission concurred to let City Council decide on this issue.

City Councilmembers were in support of scheduling a public hearing for December 5 and a second discussion for December 19 on proposed amendment and requested that the City Planner be present.

Authorize Contract with W.F. Baird and Associates for Little Traverse Wheelway Site Study – Resolution No. 19716

The City Manager reviewed that in June, Beckett and Raeder presented a concept of the Little Traverse Wheelway which took riders on the south side of US-31 between the City and East Park which was identified as the preferred route after more than a year of discussion; that staff was directed to pursue the similar exercise for replacing the Wheelway in the original location so a cost estimate could be compared; that staff contacted W.F. Baird and Associates, Madison, Wisconsin, to provide a schematic design and cost estimates; that additional information through a hydrographic survey (lakebed) and topographic survey is needed; and that the timeframe may be a little aggressive to complete by the end of the year due to weather.

City Councilmembers inquired how the study will be funded; that nice weather is advantageous to begin survey work; that safety and shoreline stability is an important factor; and that the Trails Council is hosting a public meeting at 7:00 P.M., November 15 at Beards Brewery to discuss Wheelway.

The City Manager responded that the proposal is not part of the 2022 budget, but will be funded through the General Fund Unrestricted Reserves.

City Councilmember Walker moved that, seconded by City Councilmember Shiels adoption of the following resolution:

WHEREAS, the City of Petoskey City Council hereby recognizes the need to work towards a solution to repair the Little Traverse Wheelway; and

WHEREAS, the City of Petoskey has worked with W.F. Baird and Associates, who have studied the slope failure area:

NOW, THEREFORE, BE IT RESOLVED, that the City of Petoskey City Council does and hereby confirms its intent to approve the proposal from W.F. Baird and Associates for \$38,000 to complete topographic and hydrographic surveys along the closed section of the Little Traverse Wheelway; and

BE IT FURTHER RESOLVED that the City of Petoskey City Council hereby confirms its intent to authorize the City Manager, or his designee, to serve as the City of Petoskey's representative for the site study.

Said resolution was adopted by the following vote:

AYES: DeMoore, Shiels, Wagner, Walker, Murphy (5)

NAYS: None (0)

Confirm Special Assessment Roll & Schedule Public Hearing – Resolution No. 19717

The City Manager reported that, following City Code provisions that regulated the City's special-assessment procedure, the City Council on October 17 conducted a public hearing, and received no comments concerning a September 28 report by the City Manager that had recommended the levy of special assessments against eligible, non-residential properties within the Downtown Management Board's territory to offset costs of programs and services that would be provided by the Downtown Management Board during 2023. Such revenues and expenditures have been included within the City's proposed 2023 Annual Budget.

The City Manager reported that the City Council had been provided a proposed special-assessment roll based upon the Downtown Management Board's September 20 recommendation that a 7% increase special-assessment formula be used for financing downtown-area programs and services, with \$0.20 being the amount that would be assessed per square foot of useable, first-floor, non-residential building area; \$0.05 being charged useable, non-residential area on floors other than the first floor; and vacant, unimproved lots being charged \$0.06 per square foot for lot area.

City Councilmember DeMoore moved that, seconded by City Councilmember Wagner adoption of the following resolution:

WHEREAS, at its regular meeting of October 3, 2022, City Council reviewed a report by the City Manager dated September 28, 2022, as required of City Code provisions, that listed programs and services that had been proposed to be provided to property owners and tenants within the Downtown Management Board's territory along with a proposed assessment formula that could be implemented to finance such programs and services during 2023; and

WHEREAS, following that review, City Council on October 3, 2022, scheduled a public hearing for October 17, 2022, to receive comments concerning proposed programs and services as intended to be provided by the Downtown Management Board, as well as costs that had been estimated by the Downtown Management Board for providing such programs and services; and

WHEREAS, City Council, on October 17, 2022, approved proposed programs and services as recommended by the Downtown Management Board at their September 20, 2022 meeting and costs as estimated by the Management Board to be assessed eligible property owners within the boundaries of the proposed assessment district at a 7% increased rate compared to last year that are coterminous to those of the Management Board's territory; and

WHEREAS, in addition to approving proposed downtown-area programs and services and costs of such programs and services, City Council directed City staff to prepare a special-assessment roll in accordance with City Council's approval of recommended programs and services and costs of such programs and services for presentation to City Council at its meeting of November 7, 2022; and

WHEREAS, in response to City Council's direction, and in accordance with City Code provisions that regulate special-assessment procedures, City staff has provided a proposed special-assessment roll:

NOW, THEREFORE, BE IT RESOLVED that City of Petoskey City Council does and hereby accepts the assessment roll as prepared by the City staff and as presented to City Council; and

BE IT FURTHER RESOLVED that City Council does and hereby orders that said special-assessment roll be placed on file with City staff and made available for inspection by the public; and

BE IT FURTHER RESOLVED that City Council does and hereby schedules a public hearing for 7:00 P.M., Monday, November 21, 2022, to receive comments concerning this proposed special-assessment roll; and

BE IT FURTHER RESOLVED that City Council does and hereby directs City staff to publish a notice of the November 21, 2022, public hearing and notify potentially-affected property owners of said public hearing as required by City Code provisions that regulate City's special-assessment procedures.

Said resolution was adopted by the following vote:

AYES: DeMoore, Shiels, Wagner, Walker, Murphy (5)

NAYS: None (0)

2023 Annual Budget Presentation & Schedule Public Hearing – Resolution No. 19718

The City Manager reviewed that the operating and capital budget totals \$33.6M; reviewed that a 3% cost of living adjustment is included for personnel; reviewed 1.3% increase on 2023 medical benefit plan hard caps; that the proposed budget includes a full-time Code Enforcement position, full-time School Resource Officer reimbursed at 50% and a contracted Assessor; that an additional \$600,000 MERS Unfunded Accrued Liability (UAL) payment is proposed for 2023 which will come from Enterprise Funds and General Street Fund and that the City is 92% funded; reviewed tax millages that have to be rolled back based on Headlee Amendment; that proposed utility rates will increase 4% for water and sewer and no increase for electric rates based upon past rate studies; reviewed the General Fund in detail including proposed revenues and expenditures, taxable value and property tax increases, and fund balance; reviewed 2023 capital projects; reviewed that it is unusual that the City does not assess 1% property tax administration fee (PTAF); reviewed challenges including Headlee Amendment, state shared revenue, 2023 economic outlook, capital improvement plan funding with an aging infrastructure, development pressures outside the City and impact on utilities, shoreline erosion control and Little Traverse Wheelway restoration, retaining and recruiting staff, community engagement improvements and City Hall access control/security enhancements; and reviewed timeline and possibility of scheduling budget work sessions for future years.

City Councilmembers discussed the 1% PTAF and heard from those in favor and against the tax; inquired on the amount the 1% fee would generate for the General Fund; that based on timeline including the 1% fee is not practical to implement by budget approval; heard from those in favor of phasing in the fee and to possibly look at including on summer tax bill; discussed the arboretum conversion capital project and that it may be premature to complete and if TIFA funds could be used rather than monies from the General Fund; heard from those in favor and against creating a policy on use of reserve funds; heard comments on parks and recreation long-term funding and if boat ramp extension could be completed in 2023 with marina reserve funds; heard from those in favor of other townships contributing towards the School Resource Officer rather than burden on City taxpayers; requested to discuss Act 425 agreements to grow City tax base; inquired on Code Enforcement Officer and that City Council set policy to help guide position; and concurred that scheduling budget meetings in the future will be advantageous and scheduled a special budget work session for 6:00 P.M., November 21.

City Councilmember Shiels moved that, seconded by City Councilmember Walker adoption of the following resolution:

WHEREAS, as required by City Charter provisions, the City Manager has presented for City Council's consideration the City's proposed budget for fiscal 2023; and

WHEREAS, City Charter provisions also require a public hearing be conducted to receive comments concerning the proposed annual budget; and

WHEREAS, the proposed budget includes certain recommendations by the City Manager concerning amounts of property-tax millage to be levied to partially finance City operations, programs, services, and projects during 2023; and

WHEREAS, the Michigan Truth-in-Taxation Act requires that public hearings be conducted to receive comments concerning proposed property-tax-millage rates, if such rates result in increased tax revenues, when compared with those of the previous year:

NOW, THEREFORE, BE IT RESOLVED the City of Petoskey City Council does and hereby schedules a public hearing for 7:00 P.M., Monday, November 21, 2022, at City Hall, to receive comments concerning the City's proposed 2023 Annual Budget and property-tax-millage rates that will be recommended to be levied during 2023 as part of the proposed budget.

Said resolution was adopted by the following vote:

AYES: DeMoore, Shiels, Wagner, Walker, Murphy (5)

NAYS: None (0)

Council Comments

Mayor Murphy asked for Council comments and Councilmember Wagner recognized and thanked City Clerk Bek and Finance Director Audrey Plath for their efforts leading up to tomorrow's election. Councilmember Walker reported that she had attended the Housing Summit in Traverse City which highlighted the housing crisis in the region. Councilmember Shiels thanked Clerk staff and volunteers working tomorrow's General Election. Councilmember DeMoore thanked staff and the City Manager on the budget preparation and presentation and also thanked Clerk staff for their efforts on the election. Mayor Murphy appreciated those Councilmembers that attended the Housing Summit and commented on the available grant opportunities.

There being no further business to come before the City Council, this November 7, 2022, meeting of the City Council adjourned at 9:59 P.M.

John Murphy, Mayor

Sarah Bek, City Clerk

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Invoice GL Account Title	Check Amount
11/22	11/09/2022	98966	All-Phase Electric Supply	101-265-775.000	Materials & Supplies	7.51
11/22	11/09/2022	98966	All-Phase Electric Supply	101-265-930.000	Building Repair & Maintenance	17.83
11/22	11/09/2022	98966	All-Phase Electric Supply	101-265-930.000	Building Repair & Maintenance	23.85
11/22	11/09/2022	98966	All-Phase Electric Supply	101-268-775.000	Materials & Supplies	76.06
11/22	11/09/2022	98966	All-Phase Electric Supply	101-268-930.000	Building Repair & Maintenance	42.00
11/22	11/09/2022	98966	All-Phase Electric Supply	582-592-775.000	Materials & Supplies	259.42
11/22	11/09/2022	98966	All-Phase Electric Supply	101-265-775.000	Materials & Supplies	61.80
11/22	11/09/2022	98966	All-Phase Electric Supply	101-268-775.000	Materials & Supplies	61.80-
11/22	11/09/2022	98966	All-Phase Electric Supply	582-590-775.000	Materials & Supplies	208.48
11/22	11/09/2022	98967	Amazon Capital Services	101-345-775.000	Materials & Supplies	264.78
11/22	11/09/2022	98967	Amazon Capital Services	592-555-775.000	Materials & Supplies	163.36
11/22	11/09/2022	98967	Amazon Capital Services	101-268-930.000	Building Repair & Maintenance	64.59
11/22	11/09/2022	98967	Amazon Capital Services	101-268-930.000	Building Repair & Maintenance	57.66-
11/22	11/09/2022	98967	Amazon Capital Services	592-554-775.000	Materials & Supplies	352.11
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-964.000	Makerspace - Equip & Supplies	46.98
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-760.100	Books-Children's	49.99
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-760.100	Books-Children's	29.38
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-958.200	Programming - Young Adult	16.51
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-761.200	Audio Visual - Young Adult	205.35
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-958.200	Programming - Young Adult	93.12
11/22	11/09/2022	98968	Amazon Credit Plan	271-790-958.000	Programming - Children	42.98
11/22	11/09/2022	98969	Armstrong, Janet Elaine	271-790-802.000	Contracted Services	180.00
11/22	11/09/2022	98970	AT&T	101-172-850.000	Communications	14.58
11/22	11/09/2022	98970	AT&T	101-201-850.000	Communications	11.67
11/22	11/09/2022	98970	AT&T	101-208-850.000	Communications	7.29
11/22	11/09/2022	98970	AT&T	101-257-850.000	Communications	7.29
11/22	11/09/2022	98970	AT&T	101-253-850.000	Communications	5.83
11/22	11/09/2022	98970	AT&T	101-345-850.000	Communications	16.06
11/22	11/09/2022	98970	AT&T	592-538-850.000	Communications	44.15
11/22	11/09/2022	98970	AT&T	592-558-920.000	Public Utilities	126.00
11/22	11/09/2022	98970	AT&T	592-558-920.000	Public Utilities	373.62
11/22	11/09/2022	98970	AT&T	592-555-920.000	Public Utilities	194.52
11/22	11/09/2022	98970	AT&T	592-560-850.000	Communications	46.74
11/22	11/09/2022	98970	AT&T	592-560-850.000	Communications	47.89
11/22	11/09/2022	98970	AT&T	592-558-920.000	Public Utilities	47.84
11/22	11/09/2022	98970	AT&T	592-538-850.000	Communications	44.15
11/22	11/09/2022	98970	AT&T	204-481-850.000	Communications	4.37
11/22	11/09/2022	98970	AT&T	204-481-850.000	Communications	4.37
11/22	11/09/2022	98970	AT&T	582-588-850.000	Communications	14.58
11/22	11/09/2022	98970	AT&T	582-593-850.000	Communications	5.83
11/22	11/09/2022	98970	AT&T	592-549-850.000	Communications	8.75
11/22	11/09/2022	98970	AT&T	592-560-850.000	Communications	8.75
11/22	11/09/2022	98970	AT&T	101-400-850.000	Communications	7.29
11/22	11/09/2022	98970	AT&T	101-441-850.000	Communications	13.12
11/22	11/09/2022	98970	AT&T	101-756-850.000	Communications	7.29
11/22	11/09/2022	98970	AT&T	101-770-850.000	Communications	2.92
11/22	11/09/2022	98970	AT&T	101-773-850.000	Communications	2.92
11/22	11/09/2022	98970	AT&T	101-789-850.000	Communications	2.92
11/22	11/09/2022	98971	B & G Enterprises LLC	101-345-802.100	Contracted Services-Station W	190.00
11/22	11/09/2022	98972	Bailey, Jennifer	271-790-802.000	Contracted Services	240.00
11/22	11/09/2022	98973	Ballard's Plumbing & Heating	592-545-802.000	Contracted Services	389.80
11/22	11/09/2022	98974	BERGER, MATT	101-756-808.040	Football	210.00
11/22	11/09/2022	98975	Bound Tree Medical LLC	101-345-775.000	Materials & Supplies	91.93
11/22	11/09/2022	98976	Centaris	271-790-802.000	Contracted Services	386.00
11/22	11/09/2022	98977	Char-Em United Way	701-000-230.800	United Fund	49.75
11/22	11/09/2022	98978	Collias-Glaser, Hellene Kay	271-790-802.000	Contracted Services	360.00

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Invoice GL Account Title	Check Amount
11/22	11/09/2022	98979	Ducastel, Barbara	271-790-802.000	Contracted Services	540.00
11/22	11/09/2022	98980	DUCH, JOHN	101-345-912.000	Education & Training	394.91
11/22	11/09/2022	98981	Empiric Solutions Inc.	101-228-802.000	Contracted Services	8,679.21
11/22	11/09/2022	98982	Fisher, Amy	271-790-802.000	Contracted Services	270.00
11/22	11/09/2022	98983	Foreign Policy Association	271-790-958.100	Programming - Adult	644.45
11/22	11/09/2022	98984	Fraternal Order of Police	701-000-230.400	Union Dues	898.00
11/22	11/09/2022	98985	Gordon Food Service	101-345-780.000	T.E.A.M.	84.52
11/22	11/09/2022	98985	Gordon Food Service	592-553-775.000	Materials & Supplies	9.16
11/22	11/09/2022	98985	Gordon Food Service	101-268-775.000	Materials & Supplies	86.91
11/22	11/09/2022	98986	GRIMM, CHARLES T.	101-257-802.100	Contracted Services - Assessor	1,800.00
11/22	11/09/2022	98987	Haley's Plumbing & Heating	592-547-802.000	Contracted Services	250.00
11/22	11/09/2022	98988	Hammond, Linda Lawless	271-790-802.000	Contracted Services	150.00
11/22	11/09/2022	98989	Hansen, Carol Margaret	271-790-802.000	Contracted Services	30.00
11/22	11/09/2022	98990	Hart, Tyler	101-756-808.040	Football	150.00
11/22	11/09/2022	98991	Henry, Cameron	271-790-802.000	Contracted Services	50.00
11/22	11/09/2022	98992	Himebauch, Kelly L	271-790-802.000	Contracted Services	180.00
11/22	11/09/2022	98993	Hoff, Christine	101-262-751.000	Office Supplies	21.00
11/22	11/09/2022	98994	Hyde Services LLC	592-544-775.000	Materials & Supplies	20.61
11/22	11/09/2022	98994	Hyde Services LLC	592-554-775.000	Materials & Supplies	12.26
11/22	11/09/2022	98995	Integrity Business Solutions	514-587-802.100	Cont. Svcs - Downtown Office	112.58
11/22	11/09/2022	98995	Integrity Business Solutions	101-201-751.000	Office Supplies	51.84
11/22	11/09/2022	98995	Integrity Business Solutions	101-201-751.000	Office Supplies	51.84
11/22	11/09/2022	98996	Jakeway, Patricia	271-790-802.000	Contracted Services	540.00
11/22	11/09/2022	98997	Keep It Real Social LLC	514-587-802.100	Cont. Svcs - Downtown Office	2,200.00
11/22	11/09/2022	98998	Kruskie, David	101-756-808.040	Football	90.00
11/22	11/09/2022	98999	KSS Enterprises	101-268-775.000	Materials & Supplies	187.22
11/22	11/09/2022	99000	Kustom Signals Inc.	101-345-775.000	Materials & Supplies	464.37
11/22	11/09/2022	99001	L.S. ENGINEERING INC.	202-451-802.000	Contracted Services	1,167.00
11/22	11/09/2022	99001	L.S. ENGINEERING INC.	204-444-802.000	Contracted Services	187.00
11/22	11/09/2022	99001	L.S. ENGINEERING INC.	592-020-342.000	Distribution System	43.00
11/22	11/09/2022	99001	L.S. ENGINEERING INC.	592-025-343.000	Distribution Systems	43.00
11/22	11/09/2022	99002	McCardel Culligan	592-553-802.000	Contracted Services	60.00
11/22	11/09/2022	99002	McCardel Culligan	101-770-802.000	Contracted Services	10.00
11/22	11/09/2022	99002	McCardel Culligan	514-587-802.100	Cont. Svcs - Downtown Office	10.00
11/22	11/09/2022	99002	McCardel Culligan	101-770-802.000	Contracted Services	18.50
11/22	11/09/2022	99003	McLaren Corporate Services Systoc	204-481-802.000	Contracted Services	100.00
11/22	11/09/2022	99004	MCLAREN NORTHERN MICHIGAN	204-481-802.000	Contracted Services	221.70
11/22	11/09/2022	99005	Metron-Farnier LLC	592-010-111.000	Inventory - Materials	1,040.00
11/22	11/09/2022	99006	Meyer Ace Hardware	514-587-802.100	Cont. Svcs - Downtown Office	20.12
11/22	11/09/2022	99006	Meyer Ace Hardware	101-789-775.000	Materials & Supplies	8.09
11/22	11/09/2022	99006	Meyer Ace Hardware	514-587-775.000	Materials & Supplies	8.09
11/22	11/09/2022	99006	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	28.04
11/22	11/09/2022	99006	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	5.93
11/22	11/09/2022	99006	Meyer Ace Hardware	514-587-802.100	Cont. Svcs - Downtown Office	24.43
11/22	11/09/2022	99006	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	13.09
11/22	11/09/2022	99006	Meyer Ace Hardware	101-773-775.000	Materials & Supplies	40.49
11/22	11/09/2022	99006	Meyer Ace Hardware	514-587-775.000	Materials & Supplies	50.79
11/22	11/09/2022	99006	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	.81
11/22	11/09/2022	99006	Meyer Ace Hardware	101-268-930.000	Building Repair & Maintenance	15.29
11/22	11/09/2022	99006	Meyer Ace Hardware	514-587-775.000	Materials & Supplies	32.38
11/22	11/09/2022	99007	MICHIGAN PIPE & VALVE	202-469-775.000	Materials & Supplies	356.00
11/22	11/09/2022	99007	MICHIGAN PIPE & VALVE	203-469-775.000	Materials & Supplies	356.00
11/22	11/09/2022	99007	MICHIGAN PIPE & VALVE	592-556-775.000	Materials & Supplies	358.00
11/22	11/09/2022	99008	Michigan State Fireman's Assoc.	101-345-915.000	Memberships & Dues	75.00
11/22	11/09/2022	99009	Miller, Greg	101-756-808.040	Football	150.00
11/22	11/09/2022	99010	National Hose Testing Specialties Inc.	101-345-802.000	Contracted Services	3,255.50

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11/22	11/09/2022	99011	North Central Laboratories	592-553-775.000	Materials & Supplies	152.49
11/22	11/09/2022	99012	Northern Gale Cleaning & Property Mgmt	271-790-802.000	Contracted Services	665.00
11/22	11/09/2022	99013	Performance Painting	101-770-802.000	Contracted Services	2,726.00
11/22	11/09/2022	99014	Power Line Supply	582-010-111.000	Inventory - Materials	2,480.00
11/22	11/09/2022	99014	Power Line Supply	582-010-111.000	Inventory - Materials	270.90
11/22	11/09/2022	99015	Preston Feather	582-588-785.000	Small Tools & Supplies	5.39
11/22	11/09/2022	99015	Preston Feather	582-586-775.000	Materials & Supplies	229.17
11/22	11/09/2022	99015	Preston Feather	101-268-775.000	Materials & Supplies	32.99
11/22	11/09/2022	99015	Preston Feather	582-593-930.000	Building Repair & Maintenance	33.57
11/22	11/09/2022	99015	Preston Feather	582-592-775.000	Materials & Supplies	10.99
11/22	11/09/2022	99015	Preston Feather	582-082-682.000	Other	31.22-
11/22	11/09/2022	99016	Pro Image Design	248-739-970.000	Capital Outlay	1,276.50
11/22	11/09/2022	99017	SHERWIN WILLIAMS COMPANY	101-268-930.000	Building Repair & Maintenance	145.08
11/22	11/09/2022	99018	Smith, Edward J	101-756-808.040	Football	180.00
11/22	11/09/2022	99019	Smith, Tim	101-756-808.040	Football	60.00
11/22	11/09/2022	99020	Staples Advantage	101-172-751.000	Office Supplies	1.85
11/22	11/09/2022	99020	Staples Advantage	101-201-751.000	Office Supplies	1.85
11/22	11/09/2022	99020	Staples Advantage	101-208-751.000	Office Supplies	1.30
11/22	11/09/2022	99020	Staples Advantage	101-257-751.000	Office Supplies	.93
11/22	11/09/2022	99020	Staples Advantage	101-253-751.000	Office Supplies	1.11
11/22	11/09/2022	99020	Staples Advantage	101-345-751.000	Office Supplies	4.82
11/22	11/09/2022	99020	Staples Advantage	101-400-751.000	Office Supplies	.93
11/22	11/09/2022	99020	Staples Advantage	101-441-751.000	Office Supplies	2.78
11/22	11/09/2022	99020	Staples Advantage	101-770-751.000	Office Supplies	.56
11/22	11/09/2022	99020	Staples Advantage	101-773-775.000	Materials & Supplies	.19
11/22	11/09/2022	99020	Staples Advantage	101-756-751.000	Office Supplies	1.85
11/22	11/09/2022	99020	Staples Advantage	101-789-751.000	Office Supplies	.35
11/22	11/09/2022	99021	State of Michigan-Dept of Environment	592-549-802.000	Contracted Services	3,614.60
11/22	11/09/2022	99022	Stradling, Nicole	101-172-751.000	Office Supplies	2.18
11/22	11/09/2022	99022	Stradling, Nicole	101-201-751.000	Office Supplies	2.18
11/22	11/09/2022	99022	Stradling, Nicole	101-208-751.000	Office Supplies	2.72
11/22	11/09/2022	99022	Stradling, Nicole	101-257-751.000	Office Supplies	1.09
11/22	11/09/2022	99022	Stradling, Nicole	101-253-751.000	Office Supplies	1.63
11/22	11/09/2022	99022	Stradling, Nicole	101-345-751.000	Office Supplies	5.17
11/22	11/09/2022	99022	Stradling, Nicole	514-587-802.100	Cont. Svcs - Downtown Office	.54
11/22	11/09/2022	99022	Stradling, Nicole	271-790-751.000	Office/Library Supplies	.55
11/22	11/09/2022	99022	Stradling, Nicole	101-262-751.000	Office Supplies	9.38
11/22	11/09/2022	99022	Stradling, Nicole	101-400-751.000	Office Supplies	2.45
11/22	11/09/2022	99022	Stradling, Nicole	101-441-751.000	Office Supplies	4.08
11/22	11/09/2022	99022	Stradling, Nicole	101-770-751.000	Office Supplies	1.09
11/22	11/09/2022	99022	Stradling, Nicole	101-773-775.000	Materials & Supplies	.82
11/22	11/09/2022	99022	Stradling, Nicole	101-756-751.000	Office Supplies	1.91
11/22	11/09/2022	99022	Stradling, Nicole	101-789-751.000	Office Supplies	.82
11/22	11/09/2022	99023	T2 Systems Canada Inc.	514-587-802.000	Contracted Services	165.00
11/22	11/09/2022	99024	TEAMSTERS LOCAL #214	701-000-230.400	Union Dues	1,070.00
11/22	11/09/2022	99025	Tetra Tech Inc	592-549-802.000	Contracted Services	240.00
11/22	11/09/2022	99026	T-Mobile	271-790-850.000	Communications	365.50
11/22	11/09/2022	99027	Torri, Elizabeth M	271-790-802.000	Contracted Services	210.00
11/22	11/09/2022	99028	Valley City Linen	271-790-752.000	Building Supplies	26.00
11/22	11/09/2022	99028	Valley City Linen	271-790-752.000	Building Supplies	26.00
11/22	11/09/2022	99028	Valley City Linen	271-790-752.000	Building Supplies	26.00
11/22	11/09/2022	99029	Van's Business Machines	514-587-802.000	Contracted Services	37.68
11/22	11/09/2022	99029	Van's Business Machines	271-790-931.000	Equipment Repair & Maintenance	85.00
11/22	11/09/2022	99030	Veriteque USA, Inc.	101-345-775.000	Materials & Supplies	315.00
11/22	11/09/2022	99031	VISUAL ENTITIES INC.	101-172-751.000	Office Supplies	83.73
11/22	11/09/2022	99032	Voorheis, Margaret Ann	271-790-802.000	Contracted Services	270.00

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11/22	11/09/2022	99033	Walters Sharpening Service Inc.	661-598-931.000	Equipment Repair	34.77
11/22	11/09/2022	99034	Windemuller	592-558-802.000	Contracted Services	86.00
11/22	11/09/2022	99035	Yallup, Tracey	271-790-802.000	Contracted Services	90.00
11/22	11/16/2022	99037	Amazon Capital Services	592-554-775.000	Materials & Supplies	268.99-
11/22	11/16/2022	99037	Amazon Capital Services	592-554-775.000	Materials & Supplies	268.99
11/22	11/16/2022	99037	Amazon Capital Services	101-268-930.000	Building Repair & Maintenance	250.78
11/22	11/16/2022	99037	Amazon Capital Services	101-268-930.000	Building Repair & Maintenance	232.96
11/22	11/16/2022	99037	Amazon Capital Services	592-549-751.000	Office Supplies	390.56
11/22	11/16/2022	99037	Amazon Capital Services	592-560-751.000	Office Supplies	390.56
11/22	11/16/2022	99038	American Water Works Assoc. MI Sectio	592-549-915.000	Education & Training	130.00
11/22	11/16/2022	99038	American Water Works Assoc. MI Sectio	592-549-915.000	Education & Training	130.00
11/22	11/16/2022	99039	Architektura PLC	101-770-802.000	Contracted Services	2,250.00
11/22	11/16/2022	99040	AT&T Long Distance	101-345-850.000	Communications	263.57
11/22	11/16/2022	99041	Atchison Paper & Supply	271-790-752.000	Building Supplies	262.31
11/22	11/16/2022	99042	Barnsco (Detroit)	582-020-388.000	Substations and Structures	5,435.00
11/22	11/16/2022	99043	Beckett & Raeder Inc.	247-751-802.000	Contracted Services	2,295.00
11/22	11/16/2022	99043	Beckett & Raeder Inc.	101-770-970.000	Capital Outlay	100.00
11/22	11/16/2022	99044	BILLER PRESS	514-587-775.000	Materials & Supplies	844.12
11/22	11/16/2022	99045	Blue Care Network	101-172-724.000	Fringe Benefits	1,586.06
11/22	11/16/2022	99045	Blue Care Network	101-201-724.000	Fringe Benefits	2,299.78
11/22	11/16/2022	99045	Blue Care Network	101-253-724.000	Fringe Benefits	1,586.06
11/22	11/16/2022	99045	Blue Care Network	101-265-724.000	Fringe Benefits	547.19
11/22	11/16/2022	99045	Blue Care Network	101-268-724.000	Fringe Benefits	1,356.07
11/22	11/16/2022	99045	Blue Care Network	592-560-724.000	Fringe Benefits	1,189.54
11/22	11/16/2022	99045	Blue Care Network	101-773-724.000	Fringe Benefits	285.49
11/22	11/16/2022	99045	Blue Care Network	101-789-724.000	Fringe Benefits	666.14
11/22	11/16/2022	99045	Blue Care Network	271-790-724.000	Fringe Benefits	3,568.64
11/22	11/16/2022	99045	Blue Care Network	514-587-724.000	Fringe Benefits	396.52
11/22	11/16/2022	99045	Blue Care Network	582-588-724.000	Fringe Benefits	3,330.71
11/22	11/16/2022	99045	Blue Care Network	592-549-724.000	Fringe Benefits	2,141.17
11/22	11/16/2022	99045	Blue Care Network	101-345-724.000	Fringe Benefits	12,463.35
11/22	11/16/2022	99045	Blue Care Network	101-400-724.000	Fringe Benefits	380.65
11/22	11/16/2022	99045	Blue Care Network	101-441-724.000	Fringe Benefits	1,332.28
11/22	11/16/2022	99045	Blue Care Network	101-754-724.000	Fringe Benefits	713.73
11/22	11/16/2022	99045	Blue Care Network	101-756-724.000	Fringe Benefits	1,181.61
11/22	11/16/2022	99045	Blue Care Network	101-770-724.000	Fringe Benefits	3,291.07
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-201-724.000	Fringe Benefits	1,009.74
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-208-724.000	Fringe Benefits	504.87
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-253-724.000	Fringe Benefits	1,262.18
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-345-724.000	Fringe Benefits	7,068.20
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-400-724.000	Fringe Benefits	1,009.74
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	101-441-724.000	Fringe Benefits	1,262.18
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	204-481-724.000	Fringe Benefits	3,113.36
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	271-790-724.000	Fringe Benefits	1,682.90
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	514-587-724.000	Fringe Benefits	841.44
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	582-588-724.000	Fringe Benefits	1,980.20
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	592-549-724.000	Fringe Benefits	4,627.98
11/22	11/16/2022	99046	BLUE CROSS\BLUE SHIELD - MICH.	592-560-724.000	Fringe Benefits	504.87
11/22	11/16/2022	99047	Bulmer, Jeanne	101-345-912.000	Education & Training	550.00
11/22	11/16/2022	99048	COVEYOU SCENIC FARM MARKET	248-540-792.000	Holiday Decorations	4,625.00
11/22	11/16/2022	99049	Demco	271-790-751.000	Office/Library Supplies	209.24
11/22	11/16/2022	99050	Derrerr Oil Co.	661-598-759.000	Gas & Oil	3,584.89
11/22	11/16/2022	99051	Dornbos Sign Inc.	202-475-775.000	Materials & Supplies	60.33
11/22	11/16/2022	99052	EJ USA Inc.	592-010-111.000	Inventory - Materials	170.00
11/22	11/16/2022	99052	EJ USA Inc.	592-010-111.000	Inventory - Materials	3,739.64
11/22	11/16/2022	99053	Elliott, Sherrie	592-560-915.000	Education & Training	62.53

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11/22	11/16/2022	99054	Emmet Co. Dept of Public Works	101-529-802.000	Contracted Services	7,740.00
11/22	11/16/2022	99055	Etna Supply	592-546-775.000	Materials & Supplies	415.00
11/22	11/16/2022	99055	Etna Supply	592-010-111.000	Inventory - Materials	5,810.00
11/22	11/16/2022	99055	Etna Supply	592-010-111.000	Inventory - Materials	1,600.00
11/22	11/16/2022	99055	Etna Supply	592-546-775.000	Materials & Supplies	4,980.00
11/22	11/16/2022	99055	Etna Supply	582-592-775.000	Materials & Supplies	75.00
11/22	11/16/2022	99055	Etna Supply	582-010-111.000	Inventory - Materials	7,400.00
11/22	11/16/2022	99055	Etna Supply	582-586-775.000	Materials & Supplies	168.00
11/22	11/16/2022	99055	Etna Supply	592-546-775.000	Materials & Supplies	1,100.00
11/22	11/16/2022	99056	Factor Systems LLC	101-208-803.000	Contracted Services - Billing	4,117.38
11/22	11/16/2022	99057	Fettig's Landscaping Inc.	101-770-802.000	Contracted Services	1,715.76
11/22	11/16/2022	99057	Fettig's Landscaping Inc.	101-789-802.000	Contracted Services	200.00
11/22	11/16/2022	99057	Fettig's Landscaping Inc.	202-467-802.000	Contracted Services	390.00
11/22	11/16/2022	99057	Fettig's Landscaping Inc.	101-754-802.000	Contracted Services	130.00
11/22	11/16/2022	99057	Fettig's Landscaping Inc.	101-345-802.100	Contracted Services-Station W	130.00
11/22	11/16/2022	99058	First Advantage Occ. Health Service Cor	204-481-802.000	Contracted Services	43.18
11/22	11/16/2022	99059	FMW Construction	582-593-930.000	Building Repair & Maintenance	2,657.95
11/22	11/16/2022	99060	GFL Environmental	592-551-806.000	Sludge Removal	418.31
11/22	11/16/2022	99060	GFL Environmental	101-770-802.000	Contracted Services	82.81
11/22	11/16/2022	99060	GFL Environmental	101-756-802.000	Contracted Services	33.88
11/22	11/16/2022	99060	GFL Environmental	101-789-802.000	Contracted Services	37.64
11/22	11/16/2022	99060	GFL Environmental	101-754-802.000	Contracted Services	86.57
11/22	11/16/2022	99060	GFL Environmental	101-268-802.000	Contracted Services	52.70
11/22	11/16/2022	99060	GFL Environmental	101-265-802.000	Contracted Services	82.80
11/22	11/16/2022	99060	GFL Environmental	101-770-802.000	Contracted Services	293.52
11/22	11/16/2022	99060	GFL Environmental	101-773-931.000	Equipment Repair	77.73-
11/22	11/16/2022	99060	GFL Environmental	101-265-802.000	Contracted Services	77.73-
11/22	11/16/2022	99060	GFL Environmental	101-770-802.000	Contracted Services	77.73-
11/22	11/16/2022	99060	GFL Environmental	101-754-802.000	Contracted Services	77.73-
11/22	11/16/2022	99061	Haviland Products Company	592-551-783.000	Chemicals	9,472.63
11/22	11/16/2022	99062	Health Department of	101-773-802.000	Contracted Services	194.00
11/22	11/16/2022	99063	Heritage Fire Equipment	661-598-932.000	Vehicle Repair & Maintenance	3,062.65
11/22	11/16/2022	99063	Heritage Fire Equipment	661-598-932.000	Vehicle Repair & Maintenance	369.75
11/22	11/16/2022	99063	Heritage Fire Equipment	661-598-932.000	Vehicle Repair & Maintenance	777.68
11/22	11/16/2022	99063	Heritage Fire Equipment	661-598-932.000	Vehicle Repair & Maintenance	1,780.15
11/22	11/16/2022	99064	Hubbell Roth & Clark Inc.	592-549-802.000	Contracted Services	2,916.27
11/22	11/16/2022	99065	HydroCorp	592-545-802.000	Contracted Services	1,988.00
11/22	11/16/2022	99066	Ingram Library Services	271-790-760.000	Books - Adult	1,393.35
11/22	11/16/2022	99066	Ingram Library Services	271-790-760.100	Books-Children's	1,769.64
11/22	11/16/2022	99066	Ingram Library Services	271-790-760.200	Books - Young Adult	489.72
11/22	11/16/2022	99066	Ingram Library Services	271-790-885.000	Donation Expense	302.60
11/22	11/16/2022	99067	Integrity Business Solutions	271-790-751.000	Office/Library Supplies	178.54
11/22	11/16/2022	99067	Integrity Business Solutions	271-790-751.000	Office/Library Supplies	9.64
11/22	11/16/2022	99067	Integrity Business Solutions	514-587-775.000	Materials & Supplies	107.18
11/22	11/16/2022	99067	Integrity Business Solutions	271-790-751.000	Office/Library Supplies	24.01-
11/22	11/16/2022	99068	LexisNexis Risk Data Management Inc.	101-208-802.000	Contracted Services	150.00
11/22	11/16/2022	99068	LexisNexis Risk Data Management Inc.	514-587-802.000	Contracted Services	150.00
11/22	11/16/2022	99069	Little Traverse Disposal	271-790-802.000	Contracted Services	158.78
11/22	11/16/2022	99070	Lowery Underground Service	582-598-802.000	Contracted Services	5,416.43
11/22	11/16/2022	99070	Lowery Underground Service	582-020-360.000	Distribution System	5,280.32
11/22	11/16/2022	99070	Lowery Underground Service	582-586-802.000	Contracted Services	6,816.00
11/22	11/16/2022	99071	Mead & Hunt	592-556-802.000	Contracted Services	1,150.00
11/22	11/16/2022	99072	Meyer Ace Hardware	101-345-775.000	Materials & Supplies	1.57
11/22	11/16/2022	99072	Meyer Ace Hardware	101-773-775.000	Materials & Supplies	23.38
11/22	11/16/2022	99072	Meyer Ace Hardware	101-789-775.000	Materials & Supplies	6.29
11/22	11/16/2022	99072	Meyer Ace Hardware	101-345-775.000	Materials & Supplies	8.99

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11/22	11/16/2022	99072	Meyer Ace Hardware	101-754-775.000	Materials & Supplies	17.99
11/22	11/16/2022	99072	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	40.49
11/22	11/16/2022	99072	Meyer Ace Hardware	101-345-775.000	Materials & Supplies	12.58
11/22	11/16/2022	99072	Meyer Ace Hardware	101-770-775.000	Materials & Supplies	80.99
11/22	11/16/2022	99072	Meyer Ace Hardware	101-268-775.000	Materials & Supplies	7.18
11/22	11/16/2022	99072	Meyer Ace Hardware	101-268-775.000	Materials & Supplies	3.59
11/22	11/16/2022	99072	Meyer Ace Hardware	101-773-775.000	Materials & Supplies	10.77
11/22	11/16/2022	99073	Michigan Association of Chiefs of Police	101-345-915.000	Memberships & Dues	115.00
11/22	11/16/2022	99074	Mitchell Graphics Inc.	271-790-905.000	Printing/Advertising/Postage	158.00
11/22	11/16/2022	99074	Mitchell Graphics Inc.	248-739-880.600	Shop Map	2,624.44
11/22	11/16/2022	99074	Mitchell Graphics Inc.	101-756-802.000	Contracted Services	1,739.92
11/22	11/16/2022	99075	North Central Laboratories	592-553-775.000	Materials & Supplies	5,819.32
11/22	11/16/2022	99075	North Central Laboratories	592-553-775.000	Materials & Supplies	2,200.69
11/22	11/16/2022	99075	North Central Laboratories	592-553-775.000	Materials & Supplies	2,680.14
11/22	11/16/2022	99076	Northern Copy Express Inc.	248-739-880.200	Image Campaign	393.35
11/22	11/16/2022	99077	Northern Gale Cleaning & Property Mgmt	271-790-802.000	Contracted Services	625.00
11/22	11/16/2022	99078	OHM Advisors	202-473-802.000	Contracted Services	3,117.50
11/22	11/16/2022	99079	Otis Elevator Co.	101-268-802.000	Contracted Services	125.00
11/22	11/16/2022	99080	P.C. Lawn Care	202-467-802.000	Contracted Services	730.00
11/22	11/16/2022	99080	P.C. Lawn Care	203-467-802.000	Contracted Services	87.50
11/22	11/16/2022	99080	P.C. Lawn Care	592-558-802.000	Contracted Services	140.00
11/22	11/16/2022	99080	P.C. Lawn Care	592-537-802.000	Contracted Services	590.00
11/22	11/16/2022	99080	P.C. Lawn Care	592-543-802.000	Contracted Services	80.00
11/22	11/16/2022	99080	P.C. Lawn Care	592-554-802.000	Contracted Services	290.00
11/22	11/16/2022	99081	PAC2	271-790-802.000	Contracted Services	10,576.00
11/22	11/16/2022	99082	Pauls Meter Testing LLC	582-592-802.000	Contracted Services	6,223.72
11/22	11/16/2022	99083	Peninsula Fiber Network LLC	271-790-850.000	Communications	89.10
11/22	11/16/2022	99083	Peninsula Fiber Network LLC	101-228-850.000	Communications	446.00
11/22	11/16/2022	99084	Plunkett Cooney	101-266-802.000	Contracted Services	5,839.85
11/22	11/16/2022	99084	Plunkett Cooney	101-266-802.000	Contracted Services	1,625.00
11/22	11/16/2022	99084	Plunkett Cooney	101-266-802.000	Contracted Services	562.50
11/22	11/16/2022	99084	Plunkett Cooney	101-266-802.000	Contracted Services	6,627.00
11/22	11/16/2022	99085	Police and Firemen's Insurance	701-000-230.185	Police and Fire Insurance	379.38
11/22	11/16/2022	99086	Proclean North	592-554-802.000	Contracted Services	786.50
11/22	11/16/2022	99087	Spectrum Business	101-172-850.000	Communications	85.52
11/22	11/16/2022	99087	Spectrum Business	101-201-850.000	Communications	68.42
11/22	11/16/2022	99087	Spectrum Business	101-208-850.000	Communications	42.76
11/22	11/16/2022	99087	Spectrum Business	101-257-850.000	Communications	42.76
11/22	11/16/2022	99087	Spectrum Business	101-253-850.000	Communications	34.21
11/22	11/16/2022	99087	Spectrum Business	101-345-850.000	Communications	94.09
11/22	11/16/2022	99087	Spectrum Business	101-345-850.100	Communications-Station West	191.09
11/22	11/16/2022	99087	Spectrum Business	101-770-850.000	Communications	119.98
11/22	11/16/2022	99087	Spectrum Business	592-560-850.000	Communications	38.17
11/22	11/16/2022	99087	Spectrum Business	101-345-850.000	Communications	70.46
11/22	11/16/2022	99087	Spectrum Business	514-587-802.100	Cont. Svcs - Downtown Office	138.03
11/22	11/16/2022	99087	Spectrum Business	582-593-850.000	Communications	38.11
11/22	11/16/2022	99087	Spectrum Business	582-588-850.000	Communications	99.99
11/22	11/16/2022	99087	Spectrum Business	582-588-850.000	Communications	99.99
11/22	11/16/2022	99087	Spectrum Business	204-481-850.000	Communications	25.66
11/22	11/16/2022	99087	Spectrum Business	204-481-850.000	Communications	25.66
11/22	11/16/2022	99087	Spectrum Business	582-588-850.000	Communications	85.52
11/22	11/16/2022	99087	Spectrum Business	582-593-850.000	Communications	34.21
11/22	11/16/2022	99087	Spectrum Business	592-549-850.000	Communications	51.31
11/22	11/16/2022	99087	Spectrum Business	592-560-850.000	Communications	51.31
11/22	11/16/2022	99087	Spectrum Business	101-400-850.000	Communications	42.76
11/22	11/16/2022	99087	Spectrum Business	101-441-850.000	Communications	76.97

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Invoice GL Account Title	Check Amount
11/22	11/16/2022	99087	Spectrum Business	101-756-850.000	Communications	42.76
11/22	11/16/2022	99087	Spectrum Business	101-770-850.000	Communications	17.10
11/22	11/16/2022	99087	Spectrum Business	101-773-850.000	Communications	17.10
11/22	11/16/2022	99087	Spectrum Business	101-789-850.000	Communications	17.10
11/22	11/16/2022	99088	Standard Electric Company	582-590-775.000	Materials & Supplies	261.25
11/22	11/16/2022	99089	Staples Advantage	101-172-751.000	Office Supplies	8.14
11/22	11/16/2022	99089	Staples Advantage	101-201-751.000	Office Supplies	8.14
11/22	11/16/2022	99089	Staples Advantage	101-208-751.000	Office Supplies	5.70
11/22	11/16/2022	99089	Staples Advantage	101-257-751.000	Office Supplies	4.07
11/22	11/16/2022	99089	Staples Advantage	101-253-751.000	Office Supplies	4.89
11/22	11/16/2022	99089	Staples Advantage	101-345-751.000	Office Supplies	21.17
11/22	11/16/2022	99089	Staples Advantage	101-262-751.000	Office Supplies	119.98
11/22	11/16/2022	99089	Staples Advantage	101-253-751.000	Office Supplies	4.49
11/22	11/16/2022	99089	Staples Advantage	592-549-751.000	Office Supplies	88.18
11/22	11/16/2022	99089	Staples Advantage	592-560-751.000	Office Supplies	88.19
11/22	11/16/2022	99089	Staples Advantage	101-400-751.000	Office Supplies	4.07
11/22	11/16/2022	99089	Staples Advantage	101-441-751.000	Office Supplies	12.21
11/22	11/16/2022	99089	Staples Advantage	101-770-751.000	Office Supplies	2.44
11/22	11/16/2022	99089	Staples Advantage	101-773-775.000	Materials & Supplies	.81
11/22	11/16/2022	99089	Staples Advantage	101-756-751.000	Office Supplies	8.14
11/22	11/16/2022	99089	Staples Advantage	101-789-751.000	Office Supplies	1.65
11/22	11/16/2022	99090	Summit Fire Protection	271-790-802.000	Contracted Services	651.00
11/22	11/16/2022	99091	Sweep Shop, The	271-790-752.000	Building Supplies	171.65
11/22	11/16/2022	99092	Temperature Control Inc.	592-554-802.000	Contracted Services	666.00
11/22	11/16/2022	99093	The Library Network	271-790-986.000	Tech. Equipment & Software	12,037.03
11/22	11/16/2022	99094	Tompkins, John	101-756-808.040	Football	60.00
11/22	11/16/2022	99095	Trace Analytical Laboratories LLC	592-553-802.000	Contracted Services	141.50
11/22	11/16/2022	99095	Trace Analytical Laboratories LLC	592-553-802.000	Contracted Services	596.85
11/22	11/16/2022	99096	Trophy Case, The	101-756-775.000	Materials & Supplies	120.00
11/22	11/16/2022	99097	Truck & Trailer Specialties	661-020-142.000	Vehicles	80,824.00
11/22	11/16/2022	99098	Two Glass Gents Inc	582-590-802.000	Contracted Services	1,825.00
11/22	11/16/2022	99099	Unique Management Services Inc.	271-790-802.000	Contracted Services	46.60
11/22	11/16/2022	99100	Universal Credit Services Inc.	101-084-652.000	Parking Fines	8.75
11/22	11/16/2022	99101	VARNUM LLP	582-593-802.000	Contracted Services	357.00
11/22	11/16/2022	99101	VARNUM LLP	582-593-802.000	Contracted Services	525.00
11/22	11/16/2022	99102	Verizon Wireless	101-345-850.000	Communications	41.17
11/22	11/16/2022	99102	Verizon Wireless	101-770-850.000	Communications	36.01
11/22	11/16/2022	99102	Verizon Wireless	101-773-850.000	Communications	52.60
11/22	11/16/2022	99102	Verizon Wireless	101-789-850.000	Communications	52.60
11/22	11/16/2022	99102	Verizon Wireless	101-770-850.000	Communications	72.02
11/22	11/16/2022	99102	Verizon Wireless	101-345-850.000	Communications	36.01
11/22	11/16/2022	99102	Verizon Wireless	101-770-850.000	Communications	18.01
11/22	11/16/2022	99102	Verizon Wireless	101-345-850.000	Communications	18.00
11/22	11/16/2022	99102	Verizon Wireless	101-770-850.000	Communications	18.01
11/22	11/16/2022	99102	Verizon Wireless	101-345-850.000	Communications	18.00
11/22	11/16/2022	99102	Verizon Wireless	101-345-850.000	Communications	41.17
11/22	11/16/2022	99102	Verizon Wireless	592-538-850.000	Communications	80.10
11/22	11/16/2022	99102	Verizon Wireless	592-538-920.000	Public Utilities	280.07
11/22	11/16/2022	99102	Verizon Wireless	204-481-850.000	Communications	26.15
11/22	11/16/2022	99102	Verizon Wireless	582-588-850.000	Communications	26.15
11/22	11/16/2022	99102	Verizon Wireless	592-549-850.000	Communications	26.15
11/22	11/16/2022	99102	Verizon Wireless	592-560-850.000	Communications	26.15
11/22	11/16/2022	99103	West Shore Fire	101-345-775.000	Materials & Supplies	86.94
11/22	11/16/2022	99104	Wild Flowers	101-770-802.000	Contracted Services	318.00
11/22	11/16/2022	99104	Wild Flowers	203-469-802.000	Contracted Services	268.00
11/22	11/09/2022	999395	ACH-EFTPS	701-000-230.200	FICA Withholding Payable	13,156.73

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Invoice GL Account Title	Check Amount
11/22	11/09/2022	999395	ACH-EFTPS	701-000-230.100	Federal Withholding Payable	21,104.35
11/22	11/09/2022	999395	ACH-EFTPS	701-000-230.200	FICA Withholding Payable	13,156.73
11/22	11/09/2022	999395	ACH-EFTPS	701-000-230.200	FICA Withholding Payable	3,076.96
11/22	11/09/2022	999395	ACH-EFTPS	701-000-230.200	FICA Withholding Payable	3,076.96
11/22	11/09/2022	999396	ACH-ICMA 457	701-000-230.700	Employees ICMA Payable	832.26
11/22	11/09/2022	999396	ACH-ICMA 457	701-000-230.700	Employees ICMA Payable	4,510.00
11/22	11/09/2022	999396	ACH-ICMA 457	701-000-230.700	Employees ICMA Payable	1,873.47
11/22	11/09/2022	999397	MissionSquare 401	701-000-230.700	Employees ICMA Payable	818.46
11/22	11/09/2022	999398	MissionSquare Roth	701-000-230.900	Roth IRA	140.00
11/22	11/09/2022	999399	MissionSquare Roth %	701-000-230.900	Roth IRA	84.00
Grand Totals:						436,775.59

Report Criteria:

Check.Check issue date = 11/03/2022-11/16/2022

Check Number	Check Issue Date	Name	GL Account	Amount
99036	11/09/2022	Becker, Brady	592040285000	16.50
99036	11/09/2022	Becker, Brady	582040285000	75.00
99105	11/16/2022	Bluewater Investments	582588803000	50.00
99106	11/16/2022	Kamenoff, Michael	101087653000	50.00
99107	11/16/2022	Quesada, Colleen	101087653000	50.00
99108	11/16/2022	Shelton, Michael	582588803000	80.00
99109	11/16/2022	Boynton, Cody	582040285000	45.99
99110	11/16/2022	Shananaquet, Paul	582040285000	38.30
99111	11/16/2022	Cameron, Cynthia	582081642300	8,453.61
Grand Totals:				8,859.40



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

PREPARED: November 16, 2022

AGENDA SUBJECT: Lofts at Lumber Square Brownfield Plan

RECOMMENDATION: Adopt Resolution of Concurrence for the Lofts at Lumber Square Brownfield Plan

Background This is the second discussion and possible adoption of a resolution of concurrence for the Lofts at Lumber Square Brownfield Plan. The Brownfield Plan was introduced at the November 7, 2022 City Council meeting.

Overview Act 381, PA 1996, Michigan's Brownfield Redevelopment Financing Act, provides for the reimbursement of Brownfield Eligible Activities on Brownfield Eligible Property through the capture of increased property taxes generated by additional private investment with the approval of a Brownfield Plan by the Emmet County Brownfield Redevelopment Authority (ECBRA) and the Emmet County Board of Commissioners, with the concurrence of the Petoskey City Council.

CF Initiatives, LLC, a limited liability corporation formed by the Petoskey-Harbor Springs Area Community Foundation, has acquired the former Hankey Lumber Company property at 900 Emmet Street in Petoskey to secure the opportunity for workforce housing. The Foundation is collaborating with G.A. Haan Development, LLC., a Michigan corporation based in Harbor Springs, with extensive experience in workforce and affordable housing. The proposed redevelopment, Lofts at Lumber Square, will include the construction of a single three-story building with one-, two- and three-bedroom apartments totaling 60 units available to moderate income families. The total investment is estimated at \$17 million. The attached Lofts at Lumber Square Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

Along with Environmental Eligible Activities and Non-Environmental Eligible Activities to support the Lofts at Lumber Square project, the Brownfield Plan includes an allocation of \$1 million for the Greenway extension that directly benefits the Brownfield project and the community and provides the opportunity to leverage State funds through the capture of the School Operating and State Education Taxes. The Public Schools of Petoskey are held harmless through the State Foundation Grants, School debt millages are not subject to capture and the Charlevoix-Emmet Intermediate School District is reimbursed for Brownfield captured taxes.

With the Greenway allocation, the estimated timeframe for reimbursement is 22 years for local capture and 24 years for State tax capture. The Brownfield Plan also provides for the capture of local taxes for a period of five years after the capture period and an equivalent amount of State taxes for Environmental Eligible Activities for deposit into the ECBRA Local Brownfield Revolving Fund. City taxes represent 50.25% of the local taxes. The Brownfield Plan includes the following provision: "**City taxes captured for the LBRF will only be spent within the City of Petoskey.**"

Action City Council is asked to adopt a resolution of concurrence with the Lofts at Lumber Square Brownfield Plan.

sh

Enclosures



City of Petoskey

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

WHEREAS, the Emmet County Board of Commissioners established the Emmet County Brownfield Redevelopment Authority under the procedures under Act 381 and filed with the Secretary of State on July 26, 1999 to facilitate the cleanup and redevelopment of Brownfields within Emmet County; and

WHEREAS, a Brownfield Plan has been prepared for the redevelopment of the former Hankey Lumber property at 900 Emmet Street into 60 residential units for workforce housing that outlines the qualifications, costs, impacts, and incentives for the project collaborative developed by the Petoskey-Harbor Springs Area Community Foundation and G.A. Haan Development, LLC for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Lofts at Lumber Square Brownfield Project is located at 900 Emmet Street in the City of Petoskey; and

WHEREAS, subsequent to the City Council's concurrence, the Emmet County Brownfield Redevelopment Authority will consider the Brownfield Plan for the Lofts at Lumber Square and provide a recommendation to the Emmet County Board of Commissioners; and

WHEREAS, subsequent to the City Council's concurrence, the Emmet County Board of Commissioners will set and notice a public hearing for December 20, 2022 and will consider the Lofts at Lumber Square Brownfield Plan at their regular meeting on December 20, 2022:

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the City of Petoskey City Council hereby concurs with the Brownfield Plan for the Lofts at Lumber Square.

State of Michigan)
County of Emmet) ss.
City of Petoskey)

I, Sarah Bek, Clerk of the City of Petoskey, do hereby certify that the foregoing is a true copy of a resolution adopted by the City of Petoskey City Council in regular session assembled on the 21st day of November 2022, and of the whole thereof.

In witness whereof, I have here unto set my hand and affirmed the corporate seal of said City this ____ day of November, 2022.

Sarah Bek, City Clerk



ACT 381 BROWNFIELD PLAN

**LOFTS AT LUMBER SQUARE
900 EMMET STREET
PETOSKEY, MICHIGAN 49770**

Emmet County Brownfield Redevelopment Authority

November 2022

Prepared by:

**Mac McClelland
Otwell Mawby, P.C.
mac@otwellmawby.com
231.633.6303**

Concurrence by Petoskey

**City Council: November 21, 2022
(tentative)**

**Approved by Emmet County
Brownfield Redevelopment Authority: November 28, 2022
(tentative)**

**Public Hearing: December 20, 2022
(tentative)**

**Approved by Emmet County
Board of Commissioners: December 20, 2022
(tentative)**

**Brownfield Plan
Lofts at Lumber Square
City of Petoskey, Emmet County, Michigan**

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ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

Project Summary

CF Initiatives, LLC, a limited liability corporation formed by the Petoskey-Harbor Springs Area Community Foundation, has acquired the former Hankey Lumber Company property at 900 Emmet Street in Petoskey to secure the opportunity for workforce housing. The Foundation is collaborating with G.A. Haan Development, LLC., a Michigan corporation based in Harbor Springs with extensive experience in workforce and affordable housing. The proposed redevelopment, Lofts at Lumber Square, will include the construction of a single three-story building with one-, two- and three-bedroom apartments totaling 60 units available to moderate income families. The total investment is estimated at \$17 million.

There are extraordinary development costs that impact the economic viability of the project, including environmental due diligence and response activities, lead and asbestos abatement, demolition, and site preparation activities, that can be reimbursed through the capture of increased incremental taxes generated by additional private investment on the property through the approval of a Brownfield Plan.

In addition, public infrastructure, including continued linkage and expansion of the Greenway, are Brownfield Eligible Activities because the City of Petoskey is a Qualified Local Unit of Government (Core Community) and can be reimbursed through Brownfield Tax Increment Financing (TIF), leverage future local revenues generated by the project, as well as State revenues with State approval.

Environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria and a Baseline Environmental Assessment had been prepared and submitted to Michigan Department of Environment, Great Lakes and Energy (EGLE). As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

Project Name:	Lofts at Lumber Square
Project Location:	The Eligible Property is comprised of seven parcels in the City of Petoskey, all with the address of 900 Emmet Street.
Type of Eligible Property:	Part 201 Facility
Eligible Activities:	Baseline Environmental Assessment Activities, Due Care Activities, Asbestos Abatement, Demolition, Site Preparation, Infrastructure

Eligible Activities		Environmental	Non-Environmental	TOTAL
Eligible Activities		\$187,450	\$2,327,310	\$2,514,760
Interest		\$55,305	\$637,980	\$693,285
ELIGIBLE ACTIVITY SUBTOTAL		\$242,755	\$2,965,290	\$3,208,045
Brownfield Plan Development and Approval		\$5,000	\$25,000	\$30,000
Brownfield Plan Implementation		\$10,000	\$140,000	\$150,000
TOTAL ELIGIBLE ACTIVITY		\$257,755	\$3,130,290	\$3,388,045
Administrative and Operating Cost (Local Only)		\$10,000	\$40,000	\$50,000
Years to Complete	22 years Local	Estimated		
Eligible Activities Payback:	Capture, 24 years	Investment:	\$17,000,000	
	State Capture	Estimated Annual Tax		
		Revenue in First Year		
		After Brownfield Obligation:	\$234,006	

BROWNFIELD PLAN

LOFTS AT LUMBER SQUARE CITY OF PETOSKEY, EMMET COUNTY, MICHIGAN

EMMET COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect, with the concurrence of the local unit of government in which the Brownfield project is located for county brownfield authorities. The Michigan Department of Environment, Great Lakes and Energy must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The Emmet County Board of Commissioners established the Emmet County Brownfield Redevelopment Authority under the procedures required under Act 381 and filed with the Secretary of State on July 26, 1999.

This Brownfield Plan is for the development of Lofts at Lumber Square in the City of Petoskey, Emmet County, Michigan. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will redevelop the former Hankey Lumber property and adjacent property into a 60 unit apartment complex with one-, two-, and three bedroom units for moderate income individuals and families. The project includes a collaborative arrangement for public infrastructure improvements to the Greenway to provide non-motorized and recreation facilities to the Eligible Property and community. The property is zoned B2-B Mixed Use Corridor.

The estimated private investment is anticipated at \$17,000,000, plus \$1,300,000 for the public infrastructure improvements. Site work is anticipated to begin in Spring 2023 with the completion in Fall 2024. The project is located in the City of Petoskey, a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes seven parcels at one address, as described below:

Parcel Number	Address	Acreage	Qualifying Status	Initial Taxable Value (as of 12/31/21)	SEV
52-19-06-402-016	900 Emmet	0.34	Part 201 Facility	\$63,195	\$88,200
52-19-06-402-034	900 Emmet	0.13	Adjacent	\$5,900	\$5,900
52-19-06-402-038	900 Emmet	0.21	Adjacent	\$10,000	\$10,000
52-19-06-402-052	900 Emmet	0.17	Adjacent	\$7,900	\$7,900
52-19-06-402-072	900 Emmet	0.14	Adjacent	\$500	\$500
52-19-06-402-073	900 Emmet	0.04	Adjacent	\$0	\$0
52-19-06-402-074	900 Emmet	0.47	Part 201 Facility	\$40,090	\$48,800
TOTAL		1.5		\$127,585	\$161,300

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the vacant former Hankey Lumber and adjacent property and the development of a 60-unit apartment complex for moderate income individuals and families will meet a critical community need for affordable and workforce housing, increase property taxes, and provide for public infrastructure improvements. After the Brownfield Obligation is met, the project is estimated to generate property taxes at **\$234,006** per year.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

The project includes the redevelopment of the former Hankey Lumber and adjacent property into a 60-unit apartment complex and public infrastructure improvements, including the extension of the Greenway. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Investigation, Planning and Documentation
 - Due Care Response Activities

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition
- Site Preparation
- Public Infrastructure

Other Eligible Activities (EA) include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the ECBRA with local tax capture only.
- Interest (Estimated at 5.0% for 10 years for Private and public EA)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$187,450	\$2,327,310	\$2,514,760
Interest	\$55,305	\$637,980	\$693,285
ELIGIBLE ACTIVITY SUBTOTAL	\$242,755	\$2,965,290	\$3,208,045
Brownfield Plan Development and Approval	\$5,000	\$25,000	\$30,000
Brownfield Plan Implementation	\$10,000	\$140,000	\$150,000
TOTAL ELIGIBLE ACTIVITY	\$257,755	\$3,130,290	\$3,388,045
Administrative and Operating Cost (Local Only)	\$10,000	\$40,000	\$50,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the ECBRA, subject to any limitation and conditions described in this Brownfield Plan, Act 381 Work Plan and the terms of a Reimbursement Agreement between the Developer, the ECBRA, and the City of Petoskey. State tax capture requires approval of an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment and Due Care Investigation and Planning Activities.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and

an Act 381 Work Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.2 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Eligible Activities.

EGLE Eligible Activities

1. *Baseline Environmental Assessment (BEA) Activities:* BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and a Baseline Environmental Assessment to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.

A. *Phase I ESA:* A Phase I ESA has been conducted for the Eligible Property consistent with ASTM Standard E1527-13. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following RECs:

1. The historical use of the subject property as a lumber and coal yard from at least 1913 to 2004 with documented railroad tracks and spurs on the property. Previous site assessment activities conducted in 2008 documented soil contamination above EGLE Criteria.
2. Adjoining property at 924 Emmet Street with documented underground storage tanks operated as a grocery store and gas station.
3. Adjoining property at 126 Fulton Street operated as an automotive truck repair business from 1941 to 1969.
4. Railroad right-of-way located directly west of the property.

- B. Phase II ESA: A prior Phase II Environmental Site Assessment was conducted for the Eligible Property in 2008 that identified the presence of Polynuclear Aromatic Hydrocarbons (PNAs) in soil above Direct Contact and Volatilization to Indoor Air Pathway and metals in soil above Drinking Water Criteria and Groundwater Surfacewater Interface Criteria. A subsequent Phase II ESA was conducted in February 2022 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of Semi-Volatile Organic Compounds (SVOCs) above Part 201 Groundwater Surfacewater Interface Protection Criteria and Volatilization to Indoor Air Pathway.
- C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) has been prepared on behalf of the CF Initiative, LLC to provide an exemption from environmental liability for pre-existing contamination.
2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:
- A. Due Care Investigation: Due to the presence of contaminated soils on the Eligible Property, additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Planning and Documentation: Following the completion of the due care investigation and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Response Activity Plan/Due Care Plan. The Response Activity Plan/Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care

obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.

- C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property or remove soils for transport and disposal to a licensed landfill; and/or institutional/engineering controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by EGLE for State tax capture.

Other Activities

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

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

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Emmet County Brownfield Redevelopment Authority (ECBRA) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 10 years for Environmental Eligible Activity costs for the purposes of this Brownfield Plan.

The following tables estimate the costs for Environmental Eligible Activities to be funded by tax increment revenues.

EGLE Environmental Eligible Activity Cost

<u>Eligible Activities</u>	Estimated Cost
Baseline Environmental Assessment	<i>\$38,000</i>
Due Care Activities	<i>\$125,000</i>
Contingency (15%)	<i>\$24,450</i>
EGLE Eligible Activities Subtotal	<i>\$187,450</i>
Interest	<i>\$55,305</i>
EGLE Environmental Eligible Activities Total	<i>\$242,755</i>
Brownfield Plan/Work Plan Development and Approval Cost	<i>\$5,000</i>
Brownfield Plan/Work Plan Implementation Cost	<i>\$10,000</i>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$257,755</i>
ECBRA Administrative and Operation Costs	<i>\$10,000</i>

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement, demolition, site preparation and infrastructure.

1. *Lead and Asbestos Abatement:* NESHAP regulations require a lead and asbestos survey prior to disturbance of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected.

Lead and Asbestos Abatement	Total
Pre-Demolition Survey	\$3,000
Monitoring	\$5,000
Abatement	\$30,000
Contingency (15%)	\$5,700
TOTAL	\$43,700

2. *Demolition:* Demolition of the remaining structures and site features will be conducted. The scope of work includes engineering specifications, contractor procurement and site and building demolition.

Demolition	Total
Site Demolition	\$20,000
Building Demolition	\$150,000
Contingency (15%)	\$25,500
TOTAL	\$195,500

3. Site Preparation: Site preparation will consist of land balancing and grading, geotechnical engineering, special foundations, relocation of active utilities, and temporary site and erosion control.

Site Preparation	Total
Land Balance	\$273,000
GeoTech, Retaining Walls	\$35,000
Staking, Temp Facilities	\$30,000
Architectural/Engineering	\$34,000
Contingency (15%)	\$55,800
TOTAL	\$427,800

4. Infrastructure: Infrastructure will include urban stormwater management, streetscaping, sidewalks and an extension to the Petoskey Greenway directly benefitting the Eligible Property and adjacent property.

Infrastructure	Total
Urban Stormwater Mgt	\$70,000
Streetscaping, Sidewalks, Landscaping	\$217,500
Water Main	\$25,000
Greenway Extension	\$1,000,000
Architectural/Engineering	\$131,250
Contingency (15%)	\$216,565
TOTAL	\$1,660,315

Other Activities

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

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

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Emmet County Brownfield Redevelopment Authority (ECBRA) is included as Eligible Activities for Local

Only capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 10 years for Private and Public Eligible Activity costs for the purposes of this Brownfield Plan.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues ***MCL 125.2663(2)(c):***

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted.

The taxable value as of December 31, 2021 is \$127,585. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2021.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$2,514,760 plus an estimated \$693,285 in interest and \$180,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$3,388,045. The Brownfield Plan also includes \$80,000 in ECBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$250,899 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities if available. LBRF deposits from State taxes are estimated at \$122,164 and from local taxes are estimated at \$507,928.

State tax capture deposits into the LBRF are capped at an amount equal to the original amount of State taxes captured for Environmental Eligible Activities. Local taxes are proposed for capture for a period of five years after the Eligible Activity obligation is met. City taxes represent 50.25% of the local taxes. ***City taxes captured for the LBRF will only be spent within the City of Petoskey.*** The overall investment for the Project is estimated at over \$17 million.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment

Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of captured local taxes (54.77%) to captured State taxes (45.23%). The cash flow analysis for the project indicates payoff of the obligation in *twenty-one (21) years* from 2023 for Local Capture and *twenty-two (22) years* for State Capture, with five additional years for the Local Brownfield Revolving Fund.

Redevelopment of the property is anticipated to be initiated in Spring 2023, with site preparation activities. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes	Year	Total Tax Revenues	Captured Taxes
2022	\$6,770	\$ -	2037	\$199,678	\$ 178,507
2023	\$6,770	\$ -	2038	\$202,572	\$ 181,185
2024	\$116,887	\$ 103,425	2039	\$205,509	\$ 183,903
2025	\$165,732	\$ 149,301	2040	\$208,490	\$ 186,661
2026	\$168,116	\$ 151,541	2041	\$211,516	\$ 189,461
2027	\$170,536	\$ 153,814	2042	\$214,587	\$ 193,012
2028	\$172,993	\$ 156,121	2043	\$217,704	\$ 198,317
2029	\$175,486	\$ 158,463	2044	\$220,868	\$ 198,708
2030	\$178,017	\$ 160,840	2045	\$224,080	\$ 204,311
2031	\$180,585	\$ 163,252	2046	\$227,339	\$ 207,376
2032	\$183,193	\$ 165,701	2047	\$230,648	\$ 184,715
2033	\$185,839	\$ 168,187	2048	\$234,006	\$ 112,387
2034	\$188,525	\$ 170,709	2049	\$237,414	\$ -
2035	\$191,251	\$ 173,270	2050	\$240,874	\$ -
2036	\$194,019	\$ 175,869	2051	\$244,386	\$ -

(1) Local Tax Capture Ends	(1)	Total	\$5,604,389	\$ 4,319,036
(2) State Tax Capture Ends	(2)	State Brownfield Fund		(\$250,899)
(3) LBRF Capture Ends	(3)	Local Brownfield Fund		(\$630,092)
		Admin and Operating		(\$50,000)
		Balance	\$	3,338,045

2.4 Method of Financing and Description of Advances Made by the Municipality *MCL 125.2663(2)(d):*

Private Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the Developer. Public Infrastructure – Non-Motorized Trail may be funded through a Capital Improvement Bond issued by the City of Petoskey or other public sources.

2.5 Maximum Amount of Note or Bond Indebtedness *MCL 125.2663(2)(e):*

The maximum amount of Eligible Activities is anticipated to be \$2,514,760.

2.6 Beginning Date and Duration of Capture *MCL 125.2663(2)(f):*

The anticipated beginning date of capture is 2024, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing within 21 years for Local Capture and 22 years State Capture.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions *MCL 125.2663(2)(g):*

Table 2.1 and 2.2 provided in the appendices identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. Table 3 presents the allocation of tax capture and the total tax increment for the 30-year duration of the Brownfield Plan. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$2,514,760 for Eligible Activities, plus an estimated \$693,285 in interest, \$180,000 in Brownfield Plan development, approval and implementation, \$50,000 in ECBRA Administrative and Operating costs, an estimated \$250,899 for the State Brownfield Fund and an estimated \$630,092 in Local Brownfield Fund Capture for a total capture of \$4,319,036. After the Brownfield obligation is met, tax revenues in an amount estimated at \$234,006 per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the Eligible Property follows:

PT OF NE ¼ OF SE ¼ OF SECTION 6, COM AT SE COR OF SD SEC, TH ALG E LN OF SEC, N00°03'38"W 1322.36 FT, TH ALG S 1/8 LN OF SD SEC S88°50'29"W1229.07 FT, TH ALG E'LY LN OF MDOT RR IN FOLLOWING CRSES & DIST: ON ARC OF CURVE

R 648.72 FT, RAD 1587.28 FT, CHD N07°48'44"E 644.22 FT, TH ALGN'LY LN OF WASHINGTON ST, S88°29'15"W 11.53 FT TO POB, TH CONT ALG N'LY LN OF WASHINGTON ST, S88°29'15"W 6.94 FT, TH NE'LY ALG ARC OF CURVE R357.94 FT, RAD 1895.08 FT, N22°47'50"E 357.61 FT, TH ALG S'LY LN OF FULTON ST N88°29'02"E 40.07 FT, TH S39°41'07"W 82.61 FT, TH S24°03'00"W 292.36 FT TOPOB. SECTION 6, T34N, R5W.

Location: The Eligible Property is located at 900 Emmet Street in Petoskey, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: A prior Phase II Environmental Site Assessment was conducted for the Eligible Property in 2008 that identified the presence of Polynuclear Aromatic Hydrocarbons (PNAs) in soil above Direct Contact and Volatilization to Indoor Air Pathway and metals in soil above Drinking Water Criteria and Groundwater Surfacewater Interface Criteria. A subsequent Phase II ESA was conducted in February 2022 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of Semi-Volatile Organic Compounds (SVOCs) above Part 201 Groundwater Surfacewater Interface Protection Criteria and Volatilization to Indoor Air Pathway. Analysis of groundwater samples identified the presence of SVOCs above Groundwater Surfacewater Interface Criteria. As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

Summary of Soil Concentrations Above EGLE GCC

Sample Number	Date of Sample Collection	Sample Depth	Parameter Over Criteria	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
HA-1	4-16-2008	1.0'	Naphthalene	631	VIAP (R)
HA-2		1.0'	Arsenic	7,400	DWP (R/NR) GSIP
			Barium	305,000	DWP (R/NR) GSIP
			Cadmium	2,700	DWP (R/NR) GSIP
			Copper	83,000	DWP (R/NR) GSIP
			Zinc	670,000	GSIP
			Benzo(a)pyrene	3,640	DC
	1-24-2022	2.5-3.5'	Naphthalene	475	VIAP (R)
SB-1			Phenanthrene	3,710	GSIP VIAP (R)
			Naphthalene	650	VIAP (R)

DWP	Drinking Water Protection	R	Residential
GSIP	Groundwater Surfacewater Interface Protection	NR	Nonresidential
DC	Direct Contact	VIAP	Volatilization to Indoor Air Pathway

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property ***MCL 125.2663(2)(i):***

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation ***MCL 125.2663(2)(j):***

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation ***MCL 125.2663(2)(k):***

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 ***MCL 125.2663(2)(l):***

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

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

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2.1 Eligible Property Boundaries

Figure 2.2 Preliminary Site Plan

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

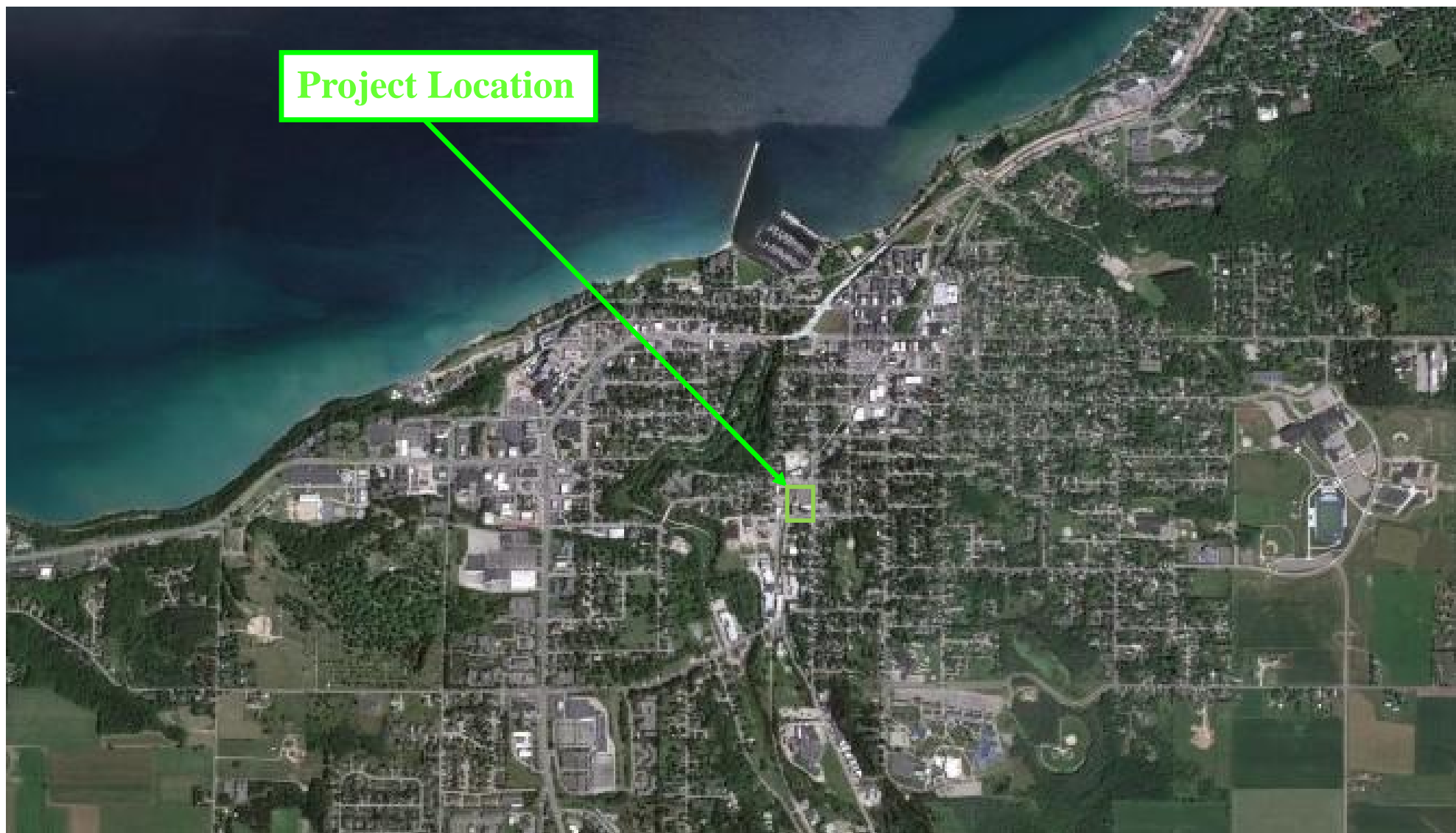
Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions



Lofts at Lumber Square
Brownfield Plan

Emmet County Brownfield Redevelopment Authority

Figure 1: Site Location

Source: Google Earth

Date: November 2022



Lofts At Lumber Square Brownfield Plan Emmet County Brownfield Redevelopment Authority	Figure 2.1: Eligible Property Boundaries
	Source: Emmet County GIS
	Date: November 2022

LOFTS AT LUMBER SQUARE EMMET COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY Table 1.1 EGLE Environmental Eligible Activities Costs	
EGLE Eligible Activities	Cost
Department Specific Activities	
BEA Activities	
Phase I ESA	\$2,000
Phase II ESA	\$20,000
Baseline Environmental Assessment	\$16,000
<i>Subtotal</i>	\$38,000
Due Care Activities	
Due Care Investigation	\$20,000
Section 7A Compliance Analysis	\$5,000
Due Care Measures	
Soil Removal, Transport and Disposal	\$100,000
<i>Subtotal</i>	\$125,000
Subtotal	\$163,000
Contingency (15%)	\$24,450
EGLE Eligible Activities Subtotal	\$187,450
Interest (5% for 10 Years)	\$55,305
Brownfield Plan Preparation and Approval	\$5,000
Brownfield Plan Implementation	\$10,000
EGLE Environmental Eligible Activities Total Costs	\$257,755
Administrative and Operation Costs	\$10,000

LOFTS AT LUMBER SQUARE EMMET COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY Table 1.2 MSF Non-Environmental Eligible Activities Costs and Schedule	
MSF Non-Environmental Eligible Activities	Cost
Lead, Asbestos, Mold Abatement	
Survey	\$3,000
Monitoring	\$5,000
Abatement	\$30,000
<i>Subtotal</i>	\$38,000
Demolition	
Site Demolition	\$20,000
Building Demolition	\$150,000
<i>Subtotal</i>	\$170,000
Site Preparation	
Clearing and Grubbing	\$3,000
Cut and Fill Operations	\$50,000
Excavation for Unstable Soils	\$50,000
Fill	\$20,000
Geotechnical Engineering	\$15,000
Grading and Land Balancing	\$150,000
Retaining Walls	\$20,000
Staking	\$20,000
Temporary Facilities, Site Control, Protection	\$10,000
Engineering Cost	\$34,000
<i>Subtotal</i>	\$372,000
Private Infrastructure Improvements	
Urban stormwater management system - low impact design	\$70,000
Sidewalks	\$130,000
Curbs and Gutters	\$57,500
Landscaping	\$20,000
Lighting	\$10,000
Water Mains	\$25,000
Soft Costs	\$31,250
<i>Subtotal</i>	\$343,750
Private MSF Eligible Activities Sub-Total	\$923,750
Contingency (15%)	\$138,560
Private MSF Eligible Activities SubTotal	\$1,062,310
Interest (5% for 10 years)	\$313,430
Combined Brownfield Plan Preparation	\$25,000
Private MSF Eligible Activities Total	\$1,400,740
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$1,000,000
Soft Costs	\$100,000
<i>Subtotal</i>	\$1,100,000
MSF Non-Environmental Eligible Activities Sub-Total	\$1,100,000
Contingency (15%)	\$165,000
Public MSF Eligible Activities SubTotal	\$1,265,000
Interest (5% for 10 years)	\$324,550
Public MSF Eligible Activities Total	\$1,589,550
Combined Brownfield Plan Implementation	\$140,000
MSF Non-Environmental Eligible Activities Total Costs	\$3,130,290
Administrative and Operation Costs	\$40,000

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lofts at Lumber Square
Emmet County Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																	
Estimated Taxable Value (TV) Increase Rate:		1.50%																	
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Revenue Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
*Base Taxable Value		\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585		
Annual Value Additions		\$ 5,929,100		\$ 4,150,370	\$ 1,778,730														
Cumulative Value Additions			\$ -	\$ 4,150,370	\$ 5,991,356	\$ 6,081,226	\$ 6,172,444	\$ 6,265,031	\$ 6,359,006	\$ 6,454,391	\$ 6,551,207	\$ 6,649,475	\$ 6,749,218	\$ 6,850,456	\$ 6,953,213	\$ 7,057,511	\$ 7,163,374		
Estimated New TV		\$ 127,585	\$ 127,585	\$ 2,202,770	\$ 3,123,263	\$ 3,168,198	\$ 3,213,807	\$ 3,260,100	\$ 3,307,088	\$ 3,354,781	\$ 3,403,189	\$ 3,452,323	\$ 3,502,194	\$ 3,552,813	\$ 3,604,191	\$ 3,656,340	\$ 3,709,272		
Incremental Difference (New TV - Base TV)				\$ 2,075,185	\$ 2,995,678	\$ 3,040,613	\$ 3,086,222	\$ 3,132,515	\$ 3,179,503	\$ 3,227,196	\$ 3,275,604	\$ 3,324,738	\$ 3,374,609	\$ 3,425,228	\$ 3,476,606	\$ 3,528,755	\$ 3,581,687		
Total School Revenue																			
Millage Rate		45.23%	24.0000	\$ 3,062	\$ 3,062	\$ 52,866	\$ 74,958	\$ 76,037	\$ 77,131	\$ 78,242	\$ 79,370	\$ 80,515	\$ 81,677	\$ 82,856	\$ 84,053	\$ 85,268	\$ 86,501	\$ 87,752	\$ 89,023
Total Local Revenue																			
Millage Rate		54.77%	29.0636	\$ 3,708	\$ 3,708	\$ 64,020	\$ 90,773	\$ 92,079	\$ 93,405	\$ 94,750	\$ 96,116	\$ 97,502	\$ 98,909	\$ 100,337	\$ 101,786	\$ 103,258	\$ 104,751	\$ 106,266	\$ 107,805
Total Revenue																			
Millage Rate		53.0636		\$ 6,770	\$ 6,770	\$ 116,887	\$ 165,732	\$ 168,116	\$ 170,536	\$ 172,993	\$ 175,486	\$ 178,017	\$ 180,585	\$ 183,193	\$ 185,839	\$ 188,525	\$ 191,251	\$ 194,019	\$ 196,827
School Capture																			
Millage Rate		47.40%																	
State Education Tax (SET)		6.0000	\$ -	\$ -	\$ 12,451	\$ 17,974	\$ 18,244	\$ 18,517	\$ 18,795	\$ 19,077	\$ 19,363	\$ 19,654	\$ 19,948	\$ 20,248	\$ 20,551	\$ 20,860	\$ 21,173	\$ 21,490	
School Operating Tax		18.0000	\$ -	\$ -	\$ 37,353	\$ 53,922	\$ 54,731	\$ 55,552	\$ 56,385	\$ 57,231	\$ 58,090	\$ 58,961	\$ 59,845	\$ 60,743	\$ 61,654	\$ 62,579	\$ 63,518	\$ 64,470	
School Total		24.0000	\$ -	\$ -	\$ 49,804	\$ 71,896	\$ 72,975	\$ 74,069	\$ 75,180	\$ 76,308	\$ 77,453	\$ 78,614	\$ 79,794	\$ 80,991	\$ 82,205	\$ 83,439	\$ 84,690	\$ 85,960	
Local Capture																			
Millage Rate		52.60%																	
CITY TOTAL																			
General Operating		11.15590	\$ -	\$ -	\$ 23,151	\$ 33,419	\$ 33,921	\$ 34,430	\$ 34,946	\$ 35,470	\$ 36,002	\$ 36,542	\$ 37,090	\$ 37,647	\$ 38,212	\$ 38,785	\$ 39,366	\$ 39,957	
Voted		2.23000	\$ -	\$ -	\$ 4,628	\$ 6,680	\$ 6,781	\$ 6,882	\$ 6,986	\$ 7,090	\$ 7,197	\$ 7,305	\$ 7,414	\$ 7,525	\$ 7,638	\$ 7,753	\$ 7,869	\$ 7,987	
COUNTY TOTAL																			
Operating		6.57000	\$ -	\$ -	\$ 13,634	\$ 19,682	\$ 19,977	\$ 20,276	\$ 20,581	\$ 20,889	\$ 21,203	\$ 21,521	\$ 21,844	\$ 22,171	\$ 22,504	\$ 22,841	\$ 23,184	\$ 23,532	
GREENWOOD CEMETERY		0.6160	\$ -	\$ -	\$ 1,278	\$ 1,845	\$ 1,873	\$ 1,901	\$ 1,930	\$ 1,959	\$ 1,988	\$ 2,018	\$ 2,048	\$ 2,079	\$ 2,110	\$ 2,142	\$ 2,174	\$ 2,206	
NCMC		2.0252	\$ -	\$ -	\$ 4,203	\$ 6,067	\$ 6,158	\$ 6,250	\$ 6,344	\$ 6,439	\$ 6,536	\$ 6,634	\$ 6,733	\$ 6,834	\$ 6,937	\$ 7,041	\$ 7,146	\$ 7,254	
ISD		4.0409	\$ -	\$ -	\$ 8,386	\$ 12,105	\$ 12,287	\$ 12,471	\$ 12,658	\$ 12,848	\$ 13,041	\$ 13,236	\$ 13,435	\$ 13,636	\$ 13,841	\$ 14,049	\$ 14,259	\$ 14,473	
Local Total		26.6380	\$ -	\$ -	\$ 55,279	\$ 79,799	\$ 80,996	\$ 82,211	\$ 83,444	\$ 84,696	\$ 85,966	\$ 87,256	\$ 88,564	\$ 89,893	\$ 91,241	\$ 92,610	\$ 93,999	\$ 95,409	
Local Capture																			
Millage Rate		52.60%																	
TOTAL		50.6380	\$ -	\$ -	\$ 105,083	\$ 151,695	\$ 153,971	\$ 156,280	\$ 158,624	\$ 161,004	\$ 163,419	\$ 165,870	\$ 168,358	\$ 170,883	\$ 173,447	\$ 176,048	\$ 178,689	\$ 181,369	
Non-Capturable Millages																			
Millage Rate																			
NMC Debt		0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Petoskey Schools Debt		2.4256	\$ -	\$ -	\$ 5,034	\$ 7,266	\$ 7,375	\$ 7,486	\$ 7,598	\$ 7,712	\$ 7,828	\$ 7,945	\$ 8,064	\$ 8,185	\$ 8,308	\$ 8,433	\$ 8,559	\$ 8,688	
			\$ -	\$ -	\$ 5,034	\$ 7,266	\$ 7,375	\$ 7,486	\$ 7,598	\$ 7,712	\$ 7,828	\$ 7,945	\$ 8,064	\$ 8,185	\$ 8,308	\$ 8,433	\$ 8,559	\$ 8,688	
Percentage Non-Homestead		2.50%																	
Estimated Taxable Value (TV) Increase Rate:		2.50%																	
Plan Year			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Revenue Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052			
*Base Taxable Value		\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585	\$ 127,585			
Annual Value Additions																			
Cumulative Value Additions		\$ 7,270,824	\$ 7,379,887	\$ 7,490,585	\$ 7,602,944	\$ 7,716,988	\$ 7,832,743	\$ 7,950,234	\$ 8,069,487	\$ 8,190,530	\$ 8,313,387	\$ 8,438,088	\$ 8,564,660	\$ 8,693,130	\$ 8,823,526	\$ 8,955,879			
Estimated New TV		\$ 3,762,997	\$ 3,817,528	\$ 3,872,877	\$ 3,929,057	\$ 3,986,079	\$ 4,043,956	\$ 4,102,702	\$ 4,162,329	\$ 4,222,850	\$ 4,284,279	\$ 4,346,629	\$ 4,409,915	\$ 4,474,150	\$ 4,539,348	\$ 4,605,525			
Incremental Difference (New TV - Base TV)		\$ 3,635,412	\$ 3,689,943	\$ 3,745,292	\$ 3,801,472	\$ 3,858,494	\$ 3,916,371	\$ 3,975,117	\$ 4,034,744	\$ 4,095,265	\$ 4,156,694	\$ 4,219,044	\$ 4,282,330	\$ 4,346,565	\$ 4,411,763	\$ 4,477,940			
School Capture																			
Millage Rate																			
State Education Tax (SET)		6.0000	\$ 21,812	\$ 22,140	\$ 22,472	\$ 22,809	\$ 23,151	\$ 23,498	\$ 23,851	\$ 24,208	\$ 24,572	\$ 24,940	\$ 25,314	\$ 25,694	\$ 26,079	\$ 26,471	\$ 26,868		
School Operating Tax		18.0000	\$ 65,437	\$ 66,419	\$ 67,415	\$ 68,426	\$ 69,453	\$ 70,495	\$ 71,552	\$ 72,625	\$ 73,715	\$ 74,820	\$ 75,943	\$ 77,082	\$ 78,238	\$ 79,412	\$ 80,603		
School Total		24.0000	\$ 87,250	\$ 88,559	\$ 89,887	\$ 91,235	\$ 92,604	\$ 93,993	\$ 95,403	\$ 96,834	\$ 98,286	\$ 99,761	\$ 101,257	\$ 102,776	\$ 104,318	\$ 105,882	\$ 107,471		
Local Capture																			
Millage Rate																			
CITY TOTAL																			
General Operating		11.1559	\$ 40,556	\$ 41,165	\$ 41,782	\$ 42,409	\$ 43,045	\$ 43,691	\$ 44,346	\$ 45,011	\$ 45,686	\$ 46,372	\$ 47,067	\$ 47,773	\$ 48,490	\$ 49,217	\$ 49,955		
Voted		2.2300	\$ 8,107	\$ 8,229	\$ 8,352	\$ 8,477	\$ 8,604	\$ 8,734	\$ 8,865	\$ 8,997	\$ 9,132	\$ 9,269	\$ 9,408	\$ 9,550	\$ 9,693	\$ 9,838	\$ 9,986		
COUNTY TOTAL																			
Operating		6.5700	\$ 23,885	\$ 24,243	\$ 24,607	\$ 24,976	\$ 25,350	\$ 25,731	\$ 26,117	\$ 26,508	\$ 26,906	\$ 27,309	\$ 27,719	\$ 28,135	\$ 28,557	\$ 28,985	\$ 29,420		
GREENWOOD CEMETERY		0.6160	\$ 2,239	\$ 2,273	\$ 2,307	\$ 2,342	\$ 2,377	\$ 2,412	\$ 2,449	\$ 2,485	\$ 2,523	\$ 2,561	\$ 2,599	\$ 2,638	\$ 2,677	\$ 2,718	\$ 2,758		
NCMC		2.0252	\$ 7,362	\$ 7,473	\$ 7,585	\$ 7,699	\$ 7,814	\$ 7,931	\$ 8,050	\$ 8,171	\$ 8,294	\$ 8,418	\$ 8,544	\$ 8,673	\$ 8,803	\$ 8,935	\$ 9,069		
ISD		4.0409	\$ 14,690	\$ 14,911	\$ 15,134	\$ 15,361	\$ 15,592	\$ 15,826	\$ 16,063	\$ 16,304	\$ 16,549	\$ 16,797	\$ 17,049	\$ 17,304	\$ 17,564	\$ 17,827	\$ 18,095		
Local Total		26.6380	\$ 96,840	\$ 98,293	\$ 99,767	\$ 101,264	\$ 102,783	\$ 104,324	\$ 105,889	\$ 107,478	\$ 109,090	\$ 110,726	\$ 112,387	\$ 114,073	\$ 115,784	\$ 117,521	\$ 119,283		
Local Capture																			
Millage Rate																			
TOTAL		50.6380	\$ 184,090	\$ 186,851	\$ 189,654	\$ 192,499	\$ 195,386	\$ 198,317	\$ 201,292	\$ 204,311	\$ 207,376	\$ 210,487	\$ 213,644	\$ 216,849	\$ 220,101	\$ 223,403	\$ 226,754		
Non-Capturable Millages																			
Millage Rate																			
NMC Debt		0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Petoskey Schools Debt		2.4256	\$ 8,818	\$ 8,950	\$ 9,085	\$ 9,221	\$ 9,359	\$ 9,500	\$ 9,642	\$ 9,787	\$ 9,933	\$ 10,082	\$ 10,234	\$ 10,387	\$ 10,543	\$ 10,701	\$ 10,862		
Non-Capturable Total			\$ 8,818	\$ 8,950	\$ 9,085	\$ 9,221	\$ 9,359	\$ 9,500	\$ 9,642	\$ 9,787	\$ 9,933	\$ 10,082	\$ 10,234	\$ 10,387	\$ 10,543	\$ 10,701	\$ 10,862		

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Lofts at Lumber Square
Emmet County Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	47.4%	\$ 1,605,772	\$ 250,899	\$ 122,164		\$ 1,978,835
Local	52.6%	\$ 1,782,273	\$ -	\$ 507,928	\$ -	\$ 2,290,201
TOTAL	100.0%	\$ 3,388,045	\$ 250,899	\$ 630,092		\$ 4,269,036
EGLE		\$ 257,755				
MSF		\$ 3,130,290				
TOTAL		\$ 3,388,045				

Estimated Total Years of Capture:	
Local Eligible Activities	22
State Eligible Activities	24
LBRF	26

Estimated Capture	\$ 3,388,045
Administrative Fees	\$ 50,000
State Revolving Fund	\$ 250,899
LSRRF	\$ 630,092
TOTAL	\$ 4,319,036

Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Calendar Year	notes	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue		\$ -	\$ -	\$ 49,804	\$ 71,896	\$ 72,975	\$ 74,069	\$ 75,180	\$ 76,308	\$ 77,453	\$ 78,614	\$ 79,794	\$ 80,991	\$ 82,205	\$ 83,439	\$ 84,690	\$ 85,960	\$ 87,250
State Brownfield Revolving Fund (50% of SET)		\$ -	\$ -	\$ 6,226	\$ 8,987	\$ 9,122	\$ 9,259	\$ 9,398	\$ 9,539	\$ 9,682	\$ 9,827	\$ 9,974	\$ 10,124	\$ 10,276	\$ 10,430	\$ 10,586	\$ 10,745	\$ 10,906
State TIR Available for Reimbursement		\$ -	\$ -	\$ 43,579	\$ 62,909	\$ 63,853	\$ 64,811	\$ 65,783	\$ 66,770	\$ 67,771	\$ 68,788	\$ 69,819	\$ 70,867	\$ 71,930	\$ 73,009	\$ 74,104	\$ 75,215	\$ 76,344
Total Local Incremental Revenue		\$ -	\$ -	\$ 55,279	\$ 79,799	\$ 80,996	\$ 82,211	\$ 83,444	\$ 84,696	\$ 85,966	\$ 87,256	\$ 88,564	\$ 89,893	\$ 91,241	\$ 92,610	\$ 93,999	\$ 95,409	\$ 96,840
BRA Administrative Fee	3% \$ 50,000	\$ -	\$ -	\$ 1,658	\$ 2,394	\$ 2,430	\$ 2,466	\$ 2,503	\$ 2,541	\$ 2,579	\$ 2,618	\$ 2,657	\$ 2,697	\$ 2,737	\$ 2,778	\$ 2,820	\$ 2,862	\$ 2,905
Local TIR Available for Reimbursement		\$ -	\$ -	\$ 53,620	\$ 77,405	\$ 78,566	\$ 79,744	\$ 80,941	\$ 82,155	\$ 83,387	\$ 84,638	\$ 85,907	\$ 87,196	\$ 88,504	\$ 89,832	\$ 91,179	\$ 92,547	\$ 93,935
Total State & Local TIR Available		\$ -	\$ -	\$ 97,199	\$ 140,314	\$ 142,419	\$ 144,555	\$ 146,723	\$ 148,924	\$ 151,158	\$ 153,426	\$ 155,727	\$ 158,063	\$ 160,434	\$ 162,840	\$ 165,283	\$ 167,762	\$ 170,279
DEVELOPER	Beginning Balance	\$ 1,648,495	% Allocation	95%	95%	95%	95%	95%	90%	80%	70%	60%	60%	60%	60%	60%	60%	39%
Developer Reimbursement	Phase I			\$ 92,339	\$ 133,298	\$ 135,298	\$ 137,327	\$ 139,387	\$ 134,032	\$ 120,927	\$ 107,398	\$ 93,436	\$ 94,838	\$ 96,260	\$ 97,704	\$ 99,170	\$ 100,657	\$ 66,423
Developer Reimbursement Balance		\$ 1,648,495	\$ 1,648,495	\$ 1,556,155	\$ 1,422,857	\$ 1,287,559	\$ 1,150,231	\$ 1,010,844	\$ 876,812	\$ 755,886	\$ 648,488	\$ 555,052	\$ 460,214	\$ 363,954	\$ 266,250	\$ 167,080	\$ 66,423	(0)
CITY	Beginning Balance	\$ 1,739,550	% Allocation	5%	5%	5%	5%	5%	10%	20%	30%	40%	40%	40%	40%	40%	40%	61%
City Reimbursement	\$ -			\$ 4,860	\$ 7,016	\$ 7,121	\$ 7,228	\$ 7,336	\$ 14,892	\$ 30,232	\$ 46,028	\$ 62,291	\$ 63,225	\$ 64,174	\$ 65,136	\$ 66,113	\$ 67,105	\$ 103,856
City Reimbursement Balance	\$ 3,388,045	\$ 3,388,045	\$ 1,739,550	\$ 1,734,690	\$ 1,727,674	\$ 1,720,553	\$ 1,713,326	\$ 1,705,989	\$ 1,691,097	\$ 1,660,865	\$ 1,614,838	\$ 1,552,547	\$ 1,489,322	\$ 1,425,148	\$ 1,360,012	\$ 1,293,899	\$ 1,226,794	\$ 1,122,938
MSF Non-Environmental Costs		\$ 3,130,290	\$ -	\$ 89,805	\$ 129,639	\$ 131,584	\$ 133,558	\$ 135,561	\$ 137,594	\$ 139,658	\$ 141,753	\$ 143,880	\$ 146,038	\$ 148,228	\$ 150,452	\$ 152,709	\$ 154,999	\$ 157,324
State Tax Reimbursement	92.39%	\$ 1,483,608	\$ -	\$ 40,263	\$ 58,123	\$ 58,995	\$ 59,880	\$ 60,778	\$ 61,690	\$ 62,615	\$ 63,554	\$ 64,508	\$ 65,475	\$ 66,458	\$ 67,454	\$ 68,466	\$ 69,493	\$ 70,536
Local Tax Reimbursement	92.39%	\$ 1,646,681	\$ -	\$ 49,541	\$ 71,516	\$ 72,589	\$ 73,678	\$ 74,783	\$ 75,905	\$ 77,043	\$ 78,199	\$ 79,372	\$ 80,562	\$ 81,771	\$ 82,997	\$ 84,242	\$ 85,506	\$ 86,789
Total MSF Reimbursement Balance		\$ 3,130,290	\$ 3,040,485	\$ 2,910,846	\$ 2,779,262	\$ 2,645,704	\$ 2,510,143	\$ 2,372,548	\$ 2,232,890	\$ 2,091,137	\$ 1,947,257	\$ 1,801,219	\$ 1,652,991	\$ 1,502,539	\$ 1,349,831	\$ 1,194,832	\$ 1,037,508	
State MSF Balance to Be Reimbursed		\$ 1,483,608	\$ 1,443,345	\$ 1,385,221	\$ 1,326,226	\$ 1,266,346	\$ 1,205,568	\$ 1,143,878	\$ 1,081,263	\$ 1,017,708	\$ 953,201	\$ 887,725	\$ 821,268	\$ 753,813	\$ 685,347	\$ 615,854	\$ 545,318	
Local MSF Balance to Be Reimbursed		\$ 1,646,681	\$ 1,597,140	\$ 1,525,624	\$ 1,453,035	\$ 1,379,358	\$ 1,304,575	\$ 1,228,670	\$ 1,151,627	\$ 1,073,428	\$ 994,056	\$ 913,494	\$ 831,723	\$ 748,726	\$ 664,484	\$ 578,978	\$ 492,189	
EGLE Environmental Costs		\$ 257,755	\$ -	\$ 7,395	\$ 10,675	\$ 10,835	\$ 10,997	\$ 11,162	\$ 11,330	\$ 11,500	\$ 11,672	\$ 11,847	\$ 12,025	\$ 12,205	\$ 12,389	\$ 12,574	\$ 12,763	\$ 12,954
State Tax Reimbursement	7.61%	\$ 122,164	\$ -	\$ 3,315	\$ 4,786	\$ 4,858	\$ 4,931	\$ 5,005	\$ 5,080	\$ 5,156	\$ 5,233	\$ 5,312	\$ 5,391	\$ 5,472	\$ 5,554	\$ 5,638	\$ 5,722	\$ 5,808
Local Tax Reimbursement	7.61%	\$ 135,591	\$ -	\$ 4,079	\$ 5,889	\$ 5,977	\$ 6,067	\$ 6,158	\$ 6,250	\$ 6,344	\$ 6,439	\$ 6,536	\$ 6,634	\$ 6,733	\$ 6,834	\$ 6,937	\$ 7,041	\$ 7,146
Total MDEQ Reimbursement Balance		\$ 257,755	\$ 250,360	\$ 239,685	\$ 228,851	\$ 217,853	\$ 206,691	\$ 195,361	\$ 183,861	\$ 172,189	\$ 160,341	\$ 148,316	\$ 136,111	\$ 123,722	\$ 111,148	\$ 98,385	\$ 85,431	
State EGLE Balance to Be Reimbursed		\$ -	\$ 122,164	\$ 118,848	\$ 114,062	\$ 109,204	\$ 104,274	\$ 99,269	\$ 94,189	\$ 89,034	\$ 83,800	\$ 78,489	\$ 73,097	\$ 67,625	\$ 62,071	\$ 56,433	\$ 50,711	\$ 44,903
Local EGLE Balance to Be Reimbursed		\$ 3,388,045	\$ 135,591	\$ 131,512	\$ 125,623	\$ 119,646	\$ 113,579	\$ 107,422	\$ 101,171	\$ 94,828	\$ 88,388	\$ 81,853	\$ 75,219	\$ 68,486	\$ 61,652	\$ 54,715	\$ 47,674	\$ 40,528
Local Only Costs	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement																		
Total Local Only Reimbursement Balance			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reimbursement			\$ -	\$ 97,199	\$ 140,314	\$ 142,419	\$ 144,555	\$ 146,723	\$ 148,924	\$ 151,158	\$ 153,426	\$ 155,727	\$ 158,063	\$ 160,434	\$ 162,840	\$ 165,283	\$ 167,762	\$ 170,279

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture		\$ 122,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture		\$ 507,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture		\$ 630,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after Eligible Activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Lofts at Lumber Square
Emmet County Brownfield Redevelopment Authority

Plan Year	Local EA Capture Ends						State EA Capture Ends		LBRF Capture Ends							
	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	TOTAL	
Total State Incremental Revenue	\$ 88,559	\$ 89,887	\$ 91,235	\$ 92,604	\$ 93,993	\$ 95,403	\$ 96,834	\$ 98,286	\$ 99,761	\$ 101,257	\$ 102,776	\$ 104,318	\$ 105,882	\$ 107,471	\$ 2,528,894	
State Brownfield Revolving Fund (50% of SET)	\$ 11,070	\$ 11,236	\$ 11,404	\$ 11,575	\$ 11,749	\$ 11,925	\$ 12,104	\$ 12,286	\$ 12,470						\$ 250,899	
State TIR Available for Reimbursement	\$ 77,489	\$ 78,651	\$ 79,831	\$ 81,028	\$ 82,244	\$ 83,477	\$ 84,730	\$ 86,001	\$ 87,291	\$ 101,257	\$ 102,776	\$ 104,318	\$ 105,882	\$ 107,471	\$ 2,277,995	
Total Local Incremental Revenue	\$ 98,293	\$ 99,767	\$ 101,264	\$ 102,783	\$ 104,324	\$ 105,889	\$ 107,478	\$ 109,090	\$ 110,726	\$ 112,387	\$ 114,073	\$ 115,784	\$ 117,521	\$ 77,702	\$ 2,765,281	
BRA Administrative Fee	\$ 2,949	\$ 2,993	\$ 3,038	\$ 2,374											\$ 50,000	
Local TIR Available for Reimbursement	\$ 95,344	\$ 96,774	\$ 98,226	\$ 100,408	\$ 104,324	\$ 105,889	\$ 107,478	\$ 109,090	\$ 110,726	\$ 112,387	\$ 114,073	\$ 115,784	\$ 117,521	\$ 77,702	\$ 2,715,280	
Total State & Local TIR Available	\$ 172,833	\$ 175,425	\$ 178,057	\$ 181,436	\$ 186,568	\$ 189,367	\$ 192,207	\$ 195,090	\$ 198,017	\$ 213,644	\$ 216,849	\$ 220,101	\$ 223,403	\$ 185,173	\$ 4,993,276	
DEVELOPER																
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,648,495	
Developer Reimbursement Balance	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -	
CITY																
	100%	100%	100%	100%	100%	100%	20%	0%	0%	0%	0%	0%	0%	0%		
City Reimbursement	\$ 172,833	\$ 175,425	\$ 178,057	\$ 181,436	\$ 186,568	\$ 189,363	\$ 39,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,739,550	
City Reimbursement Balance	\$ 950,106	\$ 774,680	\$ 596,624	\$ 415,187	\$ 228,619	\$ 39,257	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
MSF Non-Environmental Costs	\$ 159,684	\$ 162,079	\$ 164,510	\$ 167,633	\$ 172,374	\$ 109,320	\$ 78,284	\$ 23,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,130,290	
State Tax Reimbursement	\$ 71,594	\$ 72,668	\$ 73,758	\$ 74,864	\$ 75,987	\$ 74,543	\$ 78,284	\$ 23,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,483,608	
Local Tax Reimbursement	\$ 88,090	\$ 89,412	\$ 90,753	\$ 92,769	\$ 96,388	\$ 34,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,646,681	
Total MSF Reimbursement Balance	\$ 877,824	\$ 715,744	\$ 551,234	\$ 383,601	\$ 211,226	\$ 101,906	\$ 23,623	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -	
State MSF Balance to Be Reimbursed	\$ 473,725	\$ 401,057	\$ 327,300	\$ 252,436	\$ 176,449	\$ 101,906	\$ 23,623	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
Local MSF Balance to Be Reimbursed	\$ 404,099	\$ 314,687	\$ 223,934	\$ 131,165	\$ 34,777	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
EGLE Environmental Costs	\$ 13,149	\$ 13,346	\$ 13,546	\$ 13,803	\$ 14,194	\$ 9,215	\$ 6,446	\$ 1,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,755	
State Tax Reimbursement	\$ 5,895	\$ 5,984	\$ 6,073	\$ 6,164	\$ 6,257	\$ 6,351	\$ 6,446	\$ 1,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,164	
Local Tax Reimbursement	\$ 7,254	\$ 7,362	\$ 7,473	\$ 7,639	\$ 7,937	\$ 2,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,592	
Total MDEQ Reimbursement Balance	\$ 72,282	\$ 58,936	\$ 45,390	\$ 31,587	\$ 17,393	\$ 8,178	\$ 1,732	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -	
State EGLE Balance to Be Reimbursed	\$ 39,008	\$ 33,024	\$ 26,951	\$ 20,786	\$ 14,529	\$ 8,178	\$ 1,732	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
Local EGLE Balance to Be Reimbursed	\$ 33,274	\$ 25,912	\$ 18,439	\$ 10,800	\$ 2,864	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement																
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Reimbursement	\$ 172,833	\$ 175,425	\$ 178,057	\$ 181,436	\$ 186,568	\$ 118,535	\$ 84,730	\$ 25,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,388,045	
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,645	\$ 61,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,164	
Local Tax Capture	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 107,478	\$ 109,090	\$ 110,726	\$ 112,387	\$ -	\$ -	\$ -	\$ -	\$ 507,928	
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,478	\$ 169,735	\$ 172,245	\$ 112,387	\$ -	\$ -	\$ -	\$ -	\$ 630,092	

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

Footnotes:

TABLE 3 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
LOFTS AT LUMBER SQUARE
EMMET COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

	Millages	Millage Total	Percent Allocation	Total Capture \$4,319,036	Total Net Revenues \$1,733,079
City of Petoskey		13.3859	50.25%	\$1,175,978	\$292,266
General Operating	11.15590				
Voted	2.23000				
Library					
Library (Voted)					
Refuse Clean Up					
Emmet County		6.5700	24.66%	\$577,188	\$143,449
Operating	6.57000				
Senior Citizens					
Ambulance & Emergency					
Seniors					
Greenwood Cemetary	0.6160	0.6160	2.31%	\$54,117	\$13,450
NMC		2.0252	7.60%	\$177,918	\$44,218
Operating	2.0252				
Debt					
Petoskey Public Schools			0.00%		
School Debt*	2.4256				\$255,587
ISD	4.0409	4.0409	15.17%	\$355,001	\$88,229
Local Taxes Total	29.0636	26.6380	100.00%	\$2,340,201	\$837,198
State Taxes		24.0000		\$1,727,936	\$895,881
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$250,899	
Total	53.0636	50.6380		\$4,319,036	\$1,733,079

* Debt Millage not captured as part of brownfield plan

RESOLUTION OF CONCURRENCE
LOFTS AT LUMBER SQUARE
BROWNFIELD PLAN

CITY OF PETOSKEY

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

WHEREAS, the Emmet County Board of Commissioners established the Emmet County Brownfield Redevelopment Authority under the procedures under Act 381 and filed with the Secretary of State on July 26, 1999 to facilitate the cleanup and redevelopment of Brownfields within Emmet County; and

WHEREAS, a Brownfield Plan has been prepared for the redevelopment of the former Hankey Lumber property at 900 Emmet Street into 60 residential units for workforce housing that outlines the qualifications, costs, impacts, and incentives for the project collaborative developed by the Petoskey-Harbor Springs Area Community Foundation and G.A. Haan Development, LLC for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Lofts at Lumber Square Brownfield Project is located at 900 Emmet Street in the City of Petoskey; and

WHEREAS, subsequent to the City Council's concurrence, the Emmet County Brownfield Redevelopment Authority will consider the Brownfield Plan for the Lofts at Lumber Square and provide a recommendation to the Emmet County Board of Commissioners; and

WHEREAS, Subsequent to the City Council's concurrence, the Emmet County Board of Commissioners will set and notice a public hearing for December 20, 2022 and will consider the Great Lakes Center for the Arts Brownfield Plan at their regular meeting on December 20, 2022;

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the City of Petoskey City Council hereby concurs with the Brownfield Plan for the Lofts at Lumber Square.

Approved: November 21, 2022

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Petoskey at a meeting duly called and held on the 21st day of November, 2022.

City of Petoskey

By: _____

Sarah Bek, City Clerk

RESOLUTION
Brownfield Plan for
The Lofts at Lumber Square

At a special meeting of the Emmet County Brownfield Redevelopment Authority, held at the Emmet County Building, 200 Division Street, Petoskey, Michigan on November 28, 2022, at 3:30 p.m., the following resolution was offered by

Authority Member _____ and supported by

Authority Member _____.

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

Whereas, the Emmet County Board of Commissioners (the "County Board") established the Emmet County Brownfield Redevelopment Authority (ECBRA) under the procedures under Act 381 and filed with the Secretary of State on July 26, 1999 to facilitate the cleanup and redevelopment of Brownfields within Emmet County; and,

Whereas, a Brownfield Plan has been prepared for the redevelopment of the former Hankey Lumber property at 900 Emmet Street into 60 residential units for workforce housing that outlines the qualifications, costs, impacts, and incentives for the project collaborative developed by the Petoskey-Harbor Springs Area Community Foundation and G.A. Haan Development, LLC for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

Whereas, The Petoskey City Council has reviewed the Brownfield Plan for the Lofts at Lumber Square at their November 21, 2022 meeting and adopted a resolution of concurrence; and

Whereas, the Emmet County Brownfield Redevelopment Authority has reviewed the Brownfield Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose of providing workforce housing, increased private investment and economic development, and increased property tax value; and

Whereas, a public hearing on the Brownfield Plan is anticipated to be held by the County Board on December 20, 2022 and notice of the public hearing and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381;

Now, Therefore, Be It Resolved that the Emmet County Brownfield Redevelopment Authority hereby approves the Brownfield Plan for the Lofts at Lumber Square, and recommends approval by the Emmet County Board of Commissioners; and

Be It Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be It Further Resolved that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Yes: _____

No: _____

Resolution duly adopted

Sean Pollion, Chair, Emmet County
Brownfield Redevelopment Authority

Certified to be a true copy,

Date

Tammy Doernenburg, ECBRA Secretary

RESOLUTION TO APPROVE THE BROWNFIELD PLAN
FOR LOFTS AT LUMBER SQUARE
900 Emmet Street, Petoskey, Michigan

Emmet County Board of Commissioners

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

WHEREAS, the Emmet County Board of Commissioners (the "Commission") established the Emmet County Brownfield Redevelopment Authority (ECBRA) under the procedures required under Act 381 and filed with the Secretary of State on July 26, 1999 to facilitate the redevelopment of Brownfields within the Emmet County; and,

WHEREAS, a Brownfield Plan has been prepared for the redevelopment of the former Hankey Lumber property at 900 Emmet Street into 60 residential units for workforce housing that outlines the qualifications, costs, impacts, and incentives for the project collaborative developed by the Petoskey-Harbor Springs Area Community Foundation and G.A. Haan Development, LLC for reimbursement from Brownfield Tax Increment Revenues with the adoption of the Brownfield Plan; and

WHEREAS, The Petoskey City Council has reviewed the Brownfield Plan for the Lofts at Lumber Square at their November 21, 2022 meeting and adopted a resolution of concurrence; and

WHEREAS, the Emmet County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the Lofts at Lumber Square at a November 28, 2022 special meeting and adopted a resolution to approve the Brownfield Plan and recommend approval by the Emmet County Board of Commissioners; and

WHEREAS, the Emmet County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose of providing workforce housing, increased private investment and economic development, and increased property tax value; and

WHEREAS, a public hearing on the Brownfield Plan has been noticed and held on December 20, 2022 and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381;

NOW THEREFORE BE IT RESOLVED, WHEREAS, the Emmet County Board of Commissioners has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381, that:

- (a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with the format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the eligible property, if applicable, and a plan and provisions for relocation of residents, if applicable.;

- (b) The proposed method of financing the costs of eligible activities, private financing arranged by CF Initiatives, LLC is feasible and for public infrastructure financed by the City of Petoskey or the Authority is feasible, as described on Page 11 of the Brownfield Plan;
- (c) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, with cost estimates that are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as summarized on Page 3 of the Brownfield Plan; and
- (d) The amount of captured taxable value estimated from the adoption of the Plan is reasonable, as calculated in Table 2 of the Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Emmet County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Emmet County Board of Commissioners hereby approves the Brownfield Plan for the Lofts at Lumber Square.

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

State of Michigan)
County of Emmet)

I, Suzanne Kanine, Clerk of the County of Emmet and the Emmet County Board of Commissioners, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Board at a regular meeting on December 20, 2022.

In witness whereof I have hereunto set my hand and affixed the Seal of the County of Emmet this 20th day of December, 2022, at Petoskey, Michigan.

Suzanne Kanine, Clerk



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

DATE PREPARED: November 17, 2022

AGENDA SUBJECT: Downtown-Area Special-Assessment Public Hearing and Assessments-Confirmation Resolution

RECOMMENDATION: That the City Council conduct this public hearing and consider adopting a proposed resolution that would confirm this proposed special-assessment roll

Background On November 7 City Council decided to conduct a public hearing on November 21 to consider imposing special assessments against eligible, non-residential, downtown-area properties. This action follows the annual request of the Downtown Management Board that a special assessment be used to raise revenues that would be sufficient to offset costs of the Management Board's routine programs and services for 2023. If, after conducting the public hearing on November 21, the City Council decided that it wished to proceed with levying these proposed special assessments, the City Council then could adopt a resolution that would direct City staff to spread assessments and to invoice affected property owners. Staff has included an example of a special assessment invoice for your review.

Process As required by City Code provisions, the City Council on October 3 acknowledged receipt of a September 28 report by the City Manager that had outlined the Downtown Management Board's request. The City Council then confirmed that all costs of proposed programs and services would be offset by special assessments, designated the Management Board's territory as the assessment district, approved the recommended 7% increase assessment formula for notice purposes, and set an October 17 public hearing to receive comments concerning proposed programs and services. After the October 17 public hearing, the City Council directed that an assessment roll be prepared for its review on November 7, after which the roll was accepted and ordered to be placed on file. A second public hearing was set for November 21 to receive comments concerning proposed special assessments.

Action Enclosed is a proposed special-assessment roll, based upon the Downtown Management Board's recommended assessment formula of \$0.20 per square foot of usable, first-floor space within eligible, non-residential buildings located in the Management Board's territory as the assessment district; \$0.05 per square foot of usable space on floors other than first floors; and \$0.06 per square foot of area on vacant, buildable lots. No comments concerning the proposed roll have been received. If the City Council wishes to proceed with this special assessment, enclosed is a proposed resolution that would confirm the City Council's approval of the proposed roll and would direct City staff to certify the roll, spread assessments accordingly, and invoice property owners within 30 days.

sb
Enclosures



WHEREAS, the City Council on October 3, 2022, reviewed a report of September 28, 2022, that had been prepared by the City Manager that listed programs and services that had been proposed to be provided property owners and tenants within the Downtown Management Board's territory along with the proposed special-assessment roll that could be implemented to finance such programs and services; and

WHEREAS, following that review, the City Council conducted a public hearing on October 17, 2022, to receive comments concerning recommended programs and services as proposed to be provided by the Downtown Management Board as well as costs that had been estimated by the Downtown Management Board for providing such programs and services; and

WHEREAS, after having received no comments at its October 17 public hearing, the City Council then approved the programs and services as had been recommended by the Downtown Management Board, as well as approved the costs for such programs and services that had been estimated by the Downtown Management Board; and

WHEREAS, in addition to approving proposed downtown programs and services and costs of such programs and services, City Council directed City staff to prepare a special-assessment roll in accordance with the City Council's approval of recommended programs and services and costs of such programs and services for presentation to the City Council on November 7, 2022; and

WHEREAS, after receiving a proposed special-assessment roll, City Council accepted the assessment roll, ordered that it be placed on file with City staff and made available for inspection by the public, scheduled a public hearing for November 21, 2022, to receive comments concerning the proposed special-assessment roll, and directed City staff to publish a notice of the November 21, 2022 public hearing and to notify potentially affected property owners of said hearing; and

WHEREAS, the City Council conducted its November 21 public hearing and is satisfied with the assessment roll as prepared by the City staff and believes that assessments are in proportion to the benefits to be received:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby accepts the special-assessment roll as prepared by City staff and as presented to the City Council and is satisfied with the roll and believes that assessments are in proportion to the benefits to be received; and

BE IT FURTHER RESOLVED that City Council does and hereby confirms the special-assessment roll as prepared by City staff and as presented to City Council; and

BE IT FURTHER RESOLVED that the City Council does and hereby orders that a certified copy of said special-assessment roll be placed on file at the City Hall and that the staff be and is hereby directed to spread the assessments and collect the various sums and amounts that appear on said special-assessment roll.

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT**

STREET	AREA AND COST PER FLOOR												TOTAL COST
	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		VACANT LAND		
	AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
Bay Street	26,305	\$ 5,261.00	12,774	\$ 638.70	5,417	\$ 270.85	-	\$ -	3,240	\$ 162.00	-	\$ -	\$ 6,332.55
Division Street	-	-	-	-	-	-	-	-	-	-	-	-	-
Howard Street	70,662	14,132.40	20,309	1,015.45	-	-	-	-	20,554	1,027.70	-	-	16,175.55
Lake Street	93,147	18,629.40	51,771	2,588.55	8,273	413.65	-	-	45,481	2,274.05	-	-	23,905.65
Lewis Street	15,360	3,072.00	12,590	629.50	12,590	629.50	3,922	196.10	8,711	435.55	-	-	4,962.65
Michigan Street	21,766	4,353.20	300	15.00	-	-	-	-	-	-	6,324	379.44	4,747.64
Mitchell Street	173,384	34,676.80	55,064	2,753.20	14,375	718.75	-	-	88,526	4,426.30	87,528	5,251.68	47,826.73
Park Avenue	5,756	1,151.20	860	43.00	-	-	-	-	4,939	246.95	-	-	1,441.15
Petoskey Street	22,309	4,461.80	3,672	183.60	3,672	183.60	-	-	3,314	165.70	-	-	4,994.70
Rose Street	4,428	885.60	3,608	180.40	-	-	-	-	-	-	-	-	1,066.00
Waukazoo Street	5,028	1,005.60	-	-	-	-	-	-	-	-	-	-	1,005.60
TOTALS	438,145	\$ 87,629.00	160,948	\$ 8,047.40	44,327	\$ 2,216.35	3,922	\$ 196.10	174,765	\$ 8,738.25	93,852	\$ 5,631.12	\$ 112,458.22

Description	Rate
First Floor	\$0.2000
Non-First floor	\$0.0500
Unimproved	\$0.0600

Invoices 135

9/22/2022 Final

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
BAY STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-001	CITY OF PETOSKEY	BAY STREET		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
06-226-002	CITY OF PETOSKEY	BAY STREET											-
06-226-003	PETOSKEY LAND & CATTLE	322 BAY STREET	5,893	1,178.60	3,086	154.30							1,332.90
06-200-011	ACROSS THE BAY	319 BAY STREET	1,476	295.20									295.20
06-200-006	WINEGUYS HOLDINGS, LLC	321 BAY STREET	1,763	352.60	1,433	71.65							424.25
06-200-007	SHED FINE PROPERTIES	327 BAY STREET	821	164.20									164.20
06-200-008	LANDIS CONNIE - residential	329 BAY STREET	0	-	-	-							-
06-200-009	BAY STREET REAL ESTATE HOLDI	331 BAY STREET (HOWARD STREET)	1,228	245.60	888	44.40							290.00
05-101-017	NATIONAL CITY BANK MI/ IL	401 BAY STREET (HOWARD STREET)	3,436	687.20	930	46.50					1,209	60.45	794.15
05-101-062	TIP OF MIT WATERSHED	426 BAY STREET (PARK AVENUE)	2,590	518.00	1,020	51.00							569.00
05-104-101	BANK OF NORTHERN MICHIGAN	406 BAY STREET	5,190	1,038.00	5,417	270.85	5,417	270.85					1,579.70
05-105-101	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 1	802	160.40									160.40
05-105-102	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 2	1,354	270.80							744	37.20	308.00
05-105-103	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 3	1,752	350.40							1,287	64.35	414.75
11 TOTALS			26,305	\$ 5,261.00	12,774	\$ 638.70	5,417	\$ 270.85	-	\$ -	3,240	\$ 162.00	\$ 6,332.55

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
DIVISION STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST			
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT					
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST				
05-101-021	EMMET COUNTY	200 DIVISION STREET		\$	-		\$	-		\$	-		\$	-	\$	-	
05-101-046	EMMET COUNTY	DIVISION STREET														-	
05-101-048	EMMET COUNTY	DIVISION STREET														-	
			0 TOTALS	-	\$	-	-	\$	-	-	\$	-	-	\$	-	\$	-

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
HOWARD STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST		
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT				
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST			
05-101-067	CRC HOLDINGS LLC	107 HOWARD STREET	3,780	\$	756.00		\$	-		\$	-		\$	-	\$	756.00
05-101-011	SELDEN CARS, LLC	113 HOWARD STREET	1,306		261.20	852	42.60									303.80
05-101-015	117 HOWARD STREET, LLC	117 HOWARD STREET	2,280		456.00	788	39.40									495.40
05-101-022	ORAHAM, WALT/GENEVA TRUST	203 HOWARD STREET	4,786		957.20											957.20
05-101-024	HOWARD PROPERTY PARTNERS	209 HOWARD STREET	1,630		326.00	756	37.80									363.80
05-101-025	PHILLIPS, JUDY L. TRUST	215 HOWARD STREET	1,500		300.00	1,500	75.00									375.00
05-101-059	SYMONS, CHANDLER/LYNN TRUS	217 HOWARD STREET	900		180.00											180.00
05-101-036	HOWARD PROPERTY PARTNERS	303 HOWARD STREET (EAST LAKE STREET)	1,425		285.00	1,425	71.25									356.25
05-101-047	SUMMIT POINT II LLC	307 HOWARD STREET	2,057		411.40											411.40
05-101-049	LAKE HOWARD LLC	309 HOWARD STREET (PARK AVENUE)	1,114		222.80	1,114	55.70									278.50
05-101-050	EASTER OTTER LLC	311 HOWARD STREET (PARK AVENUE)	1,857		371.40	897	44.85									416.25
05-151-001	SEL WAYS, LLC	411 HOWARD STREET	2,886		577.20											577.20
05-151-008	MUNSON, THOMAS	415 HOWARD STREET	1,560		312.00											312.00
05-151-010	PERKINS, JONATHON & SONJA	417 HOWARD STREET	3,666		733.20											733.20
05-151-012	PERKINS, JONATHON & SONJA	421 HOWARD STREET	1,881		376.20											376.20
06-226-041	PETOSKEY LAND & CATTLE	200 HOWARD STREET	5,247		1,049.40											1,049.40
06-226-042	SECOND-HALF PRODUCTIONS	206 HOWARD STREET	1,903		380.60							1,903	95.15			475.75

CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
HOWARD STREET

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-006	T.J.B. PROPERTY HOLDINGS LLC	208 HOWARD STREET	1,755	\$ 351.00		\$ -		\$ -		\$ -		\$ -		\$ 351.00
06-226-007	HOWARD PROPERTY PARTNERS	210 HOWARD STREET	2,888	577.60								2,888	144.40	722.00
06-226-019	WJ & C, LLC	216 HOWARD STREET	2,400	480.00										480.00
06-226-027	HOWARD & LAKE LLC	300 HOWARD STREET (LAKE STREET)	1,975	395.00								1,964	98.20	493.20
06-226-028	ANDREWS PROPERTIES LLC	306 HOWARD STREET	1,250	250.00	877	\$ 43.85								293.85
06-226-030	HOWARD PROPERTY PARTNERS	308 HOWARD STREET	1,165	233.00	-	-								233.00
06-226-031	HOWARD PROPERTY PARTNERS	310 HOWARD STREET	2,500	500.00	-	-								500.00
06-226-037	TURTLE ISLAND PARTNERS LLC	314 HOWARD STREET	5,000	1,000.00	5,000	250.00						4,832	241.60	1,491.60
06-226-040	BANK ONE	324 HOWARD STREET (MITCHELL STREET)	7,100	1,420.00	7,100	355.00						7,100	355.00	2,130.00
06-277-054	PROSPECT GROUP PROPERTIES	410 HOWARD STREET	1,867	373.40								1,867	93.35	466.75
06-277-021	MSKS LLC	418 HOWARD STREET (MICHIGAN STREET)	2,984	596.80										596.80
PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	VACANT LAND										
				AREA	COST									
05-151-015	PERKINS, JONATHON & SONJA	425 HOWARD STREET	PARKING LOT											-
28 TOTALS			70,662	\$ 14,132.40	20,309	\$ 1,015.45	-	\$ -	-	\$ -	20,554	\$ 1,027.70	\$ 16,175.55	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LAKE STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-227-015	MDC JACKSON LLC	215 EAST LAKE STREET	5,212	\$ 1,042.40	686	\$ 34.30		\$ -		\$ -	4,176	\$ 208.80	\$ 1,285.50
06-226-008	SHORTER, MARIETTA TRUST	301 EAST LAKE STREET (PETOSKEY STREET)	3,325	665.00	3,325	166.25					1,325	66.25	897.50
06-226-009	KATO PROPERTIES LLC	305 EAST LAKE STREET	1,750	350.00							1,750	87.50	437.50
06-225-101	LONGFIELD FARM LTD PARTNERS	307 EAST LAKE ST, UNIT 1	2,030	406.00							2,346	117.30	523.30
06-225-102	MAGER PETOSKEY LTD PARTNER	307 EAST LAKE ST, UNIT 2	2,084	416.80							1,681	84.05	500.85
06-226-012	SHORTER PROPERTIES, LLC	311 EAST LAKE STREET	1,238	247.60	1,238	61.90					1,238	61.90	371.40
06-226-013	TESKA, MICHAEL & LINDA	313 EAST LAKE STREET	675	135.00									135.00
06-226-014	WARD, DONALD & JENNIFER TRU	315 EAST LAKE STREET	1,225	245.00									245.00
06-226-015	SLANEC LLC	317 EAST LAKE STREET	2,075	415.00	1,775	88.75					2,045	102.25	606.00
06-226-016	NORWOOD GROUP, LLC	319 EAST LAKE STREET	2,000	400.00							1,976	98.80	498.80
06-226-017	WOLF INVESTMNT GROUP OF MI	321 EAST LAKE STREET	4,050	810.00	4,050	202.50							1,012.50
06-226-018	SPLASH PROPERTIES, LLC	325 EAST LAKE STREET	4,000	800.00	4,000	200.00					4,000	200.00	1,200.00
06-226-020	WJ & C, LLC	329-331 EAST LAKE ST. (HOWARD STREET)	4,065	813.00	4,065	203.25	4,065	203.25			3,911	195.55	1,415.05
06-226-021	SCOTT FAMILY TRUST	306 EAST LAKE STREET (PETOSKEY STREET)	5,323	1,064.60	625	31.25							1,095.85
06-226-022	HAAS, THERESA	312 EAST LAKE STREET	2,295	459.00	1,275	63.75							522.75
06-226-023	ROBINSON, GEORGE & BARBARA	314 EAST LAKE STREET	2,015	403.00									403.00
06-226-024	HOWARD PROPERTY PARTNERS	316 EAST LAKE ST.	4,603	920.60	-	-							920.60
06-226-025	HOWARD PROPERTY PARTNERS	320 EAST LAKE STREET	3,344	668.80	1,500	75.00							743.80

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LAKE STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-026	PHILLIPS, JUDY L. TRUST	322-340 EAST LAKE ST.	12,002	\$ 2,400.40	10,355	\$ 517.75		\$ -		\$ -	2,550	\$ 127.50	\$ 3,045.65
05-101-035	SYMONS, CHANDLER T JR TRUST	401 EAST LAKE STREET (HOWARD STREET)	1,590	318.00	1,590	79.50					1,590	79.50	477.00
05-101-058	CIPIO LLC	403 EAST LAKE STREET	1,500	300.00	1,500	75.00					1,500	75.00	450.00
05-101-027	MASONIC ASSOC OF PETOSKEY	405 EAST LAKE STREET	4,208	841.60	4,208	210.40	4,208	210.40			2,800	140.00	1,402.40
05-101-028	NORTH HARBOR GROUP, LLC	409 EAST LAKE STREET	1,945	389.00	975	48.75					1,945	97.25	535.00
05-101-070	AMERICAN SPOON FOODS INC	411 EAST LAKE ST. (PARK AVENUE)	3,568	713.60									713.60
05-101-031	EMMET COUNTY	321 ELK AVENUE											-
05-101-037	HOWARD PROPERTY PARTNERS	406 EAST LAKE STREET	3,611	722.20	3,611	180.55							902.75
05-101-040	WINE GUYS HOLDINGS LLC	432 EAST LAKE STREET	7,434	1,486.80	3,175	158.75					7,411	370.55	2,016.10
05-101-041	SASS INVESTMENT CO	434 EAST LAKE STREET	1,475	295.00									295.00
05-101-042	PETOSKEY LAND & CATTLE	438 EAST LAKE STREET	3,237	647.40	2,550	127.50					3,237	161.85	936.75
05-101-043	CITY OF PETOSKEY	EAST LAKE STREET											-
05-101-044	CITY OF PETOSKEY	EAST LAKE STREET											-
05-101-045	EMMET COUNTY	454-456 EAST LAKE ST.											-
05-101-038	APPLE PIE PROPERTIES, LLC	410 E. LAKE ST. (formerly 300 Park Ave.)	1,268	253.60	1,268	63.40							317.00
29	TOTALS		93,147	\$ 18,629.40	51,771	\$ 2,588.55	8,273	\$ 413.65	-	\$ -	45,481	\$ 2,274.05	\$ 23,905.65

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LEWIS STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-060	MS LODGING LLC	100 LEWIS STREET (ROSE & BAY STREETS)	15,360	\$ 3,072.00	12,590	\$ 629.50	12,590	\$ 629.50	3,922	\$ 196.10	8,711	\$ 435.55	\$ 4,962.65	

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**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MICHIGAN STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST	
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT			
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST		
06-277-022	CITY OF PETOSKEY	MICHIGAN STREET (PETOSKEY STREET)		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	
06-277-019	CITY OF PETOSKEY	MICHIGAN STREET											-	
06-277-020	CITY OF PETOSKEY	MICHIGAN STREET											-	
05-151-011	CLARK, DENNIS & ANGELA	411 MICHIGAN STREET	2,400	\$ 480.00									480.00	
05-151-002	PERKINS JONATHON & SONJA	407 MICHIGAN STREET	10,428	2,085.60									2,085.60	
05-151-003	BURRELL, JACKLYN	413 MICHIGAN STREET	4,318	863.60									863.60	
05-151-004	BLDG AUTH CITY OF PETOSKEY	417 MICHIGAN STREET											-	
05-151-006	CITY OF PETOSKEY	MICHIGAN STREET											-	
05-151-013	445 MICHIGAN LLC	445 MICHIGAN	1,531	306.20	300	15.00						-	321.20	
05-156-001	425 MITCHELL ST CONDO ASSOC	406 PENNY'S ALLEY	-	-	Condo property assessed to units - Penny's Alley								-	
05-156-101	484 BENNAVILLE LLC	406 PENNY'S ALLEY #1	-	-	Residential garage								-	
05-156-102	OFFIELD SUSAN MARION TRUST	406 PENNY'S ALLEY #2	-	-	Residential garage								-	
05-156-103	484 BENNAVILLE LLC	406 PENNY'S ALLEY #3	175	35.00									35.00	
05-156-104	484 BENNAVILLE LLC	406 PENNY'S ALLEY #4	682	136.40			restaurant storage?						136.40	
05-156-105	484 BENNAVILLE LLC - restaurant food court portion below	406 PENNY'S ALLEY #5	2,232	446.40									446.40	
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	LAND											TOTAL COST
			AREA	COST										
05-156-105	484 BENNAVILLE LLC - food court Restaurant portion above	406 PENNY'S ALLEY #5	6,324	\$ 379.44										379.44
8 TOTALS			21,766	\$ 4,353.20	300	\$ 15.00	-	\$ -	-	\$ -	-	\$ -	\$ 4,747.64	

CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-038	FRANKHOUSER JOHN & MARY LOI	301 EAST MITCHELL ST. (PETOSKEY STREET)	3,120	\$ 624.00		\$ -		\$ -		\$ -		\$ -	\$ 624.00
06-226-039	REID, JAMES III	307 EAST MITCHELL	6,141	1,228.20	5,808	290.40					5,696	284.80	1,803.40
06-226-033	HOWARD PROPERTIES PARTNER	311 EAST MITCHELL	6,308	1,261.60	5,390	269.50					5,390	269.50	1,800.60
06-226-034	PAUL KRECKE	317 EAST MITCHELL ST.	5,050	1,010.00	-	-							1,010.00
06-226-043	HOWARD PROPERTIES PARTNER	319 EAST MITCHELL ST.	5,050	1,010.00									1,010.00
06-226-044	DUSE, MARNIE	323 EAST MITCHELL ST.	1,700	340.00							1,625	81.25	421.25
06-277-001	ROSSI PAUL	202 EAST MITCHELL ST. (EMMET STREET)	2,640	528.00									528.00
06-277-003	GRAIN TRAIN NATURAL FOOD CO	220 EAST MITCHELL ST.	6,571	1,314.20									1,314.20
06-277-050	MIGHTY FINE PIZZA & DELI	222 EAST MITCHELL ST.	480	96.00									96.00
06-277-004	C4 HOLDINGS, LLC	224 EAST MITCHELL (PETOSKEY STREET)	3,388	677.60	3,482	174.10							851.70
06-277-052	HOWARD PROPERTIES PARTNER	300 EAST MITCHELL ST. (PETOSKEY STREET)	10,181	2,036.20	5,529	276.45					10,181	509.05	2,821.70
06-277-007	HOWARD PROPERTIES PARTNER	316 EAST MITCHELL ST.	6,640	1,328.00	4,410	220.50	4,410	220.50			4,410	220.50	1,989.50
06-277-008	PHILLIPS, JUDY L TRUST	320 EAST MITCHELL ST.	1,750	350.00									350.00
06-277-009	PETOSKEY LAND & CATTLE CO	322 EAST MITCHELL ST.	3,375	675.00	1,890	94.50							769.50
06-277-010	SAM'S GRACES CAFÉ LLC	324 EAST MITCHELL ST.	1,684	336.80									336.80
06-277-053	JORGENSEN FAMILY TRUST	326 EAST MITCHELL ST.	2,935	587.00							2,625	131.25	718.25
06-277-013	PETOSKEY COMMUNITY CORP.	330 EAST MITCHELL ST. (HOWARD STREET)	2,734	546.80	2,734	136.70							683.50

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-039	GEMINI LAND CO.	421 EAST MITCHELL ST. (EAST LAKE STREET)	8,250	\$ 1,650.00		\$ -		\$ -		\$ -	8,250	\$ 412.50	\$ 2,062.50
05-101-051	REUSCH VANCE	427 EAST MITCHELL	2,839	567.80									567.80
05-101-057	PETOSKEY LAND & CATTLE CO LL	435 EAST MITCHELL ST.	6,495	1,299.00	4,623	231.15							1,530.15
05-101-052	PETOSKEY LAND & CATTLE CO	441 EAST MITCHELL ST.	6,892	1,378.40									1,378.40
05-101-053	PETOSKEY LAND & CATTLE CO	443 EAST MITCHELL	13,800	2,760.00							9,660	483.00	3,243.00
05-101-054	CITY OF PETOSKEY	451 EAST MITCHELL ST.											-
05-101-055	CROOKED TREE ART COUNCIL	461 EAST MITCHELL ST. (DIVISION STREET)	9,432	1,886.40	700	35.00	-	-	-		9,952	497.60	2,419.00
05-100-001	HOWARD PROPERTY PARTNERS	408 EAST MITCHELL ST. (HOWARD STREET)	10,108	2,021.60	10,108	505.40					10,108	505.40	3,032.40
05-100-151	DRSKOPLAND LLC	412 EAST MITCHELL ST.	1,656	331.20							1,632	81.60	412.80
05-100-152	HOWARD PROPERTY PARTNERS	416 EAST MITCHELL ST.	5,610	1,122.00							5,556	277.80	1,399.80
05-100-004	PETOSKEY LAND & CATTLE CO	418 EAST MITCHELL ST.	5,390	1,078.00	5,390	269.50	5,390	269.50			5,390	269.50	1,886.50
05-100-006	SYMON CHANDLER JT TRUST	426 EAST MITCHELL ST.	2,500	500.00							2,350	117.50	617.50
05-100-007	ROCHON ELAINE TRUST	430 EAST MITCHELL ST.	2,500	500.00							2,500	125.00	625.00
05-100-008	FIVE WILDERS INC	434 EAST MITCHELL ST.	5,000	1,000.00	5,000	250.00							1,250.00
05-100-009	PETOSKEY LAND & CATTLE CO	436 EAST MITCHELL ST.	2,500	500.00									500.00
05-100-010	PETOSKEY LAND & CATTLE CO	438 EAST MITCHELL ST.	2,375	475.00									475.00

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET**

			AREA AND COST PER FLOOR										TOTAL COST	
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT			
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST		
05-100-011	PETOSKEY LAND & CATTLE CO	440 EAST MITCHELL ST.	2,825	\$ 565.00		\$ -		\$ -		\$ -		\$ -	\$ 565.00	
05-100-012	ERIC & LORRAINE KASPER	442 EAST MITCHELL ST.	2,650	530.00									530.00	
05-100-013	AMBITIOUS BEE PROPERTIES LLC	444 EAST MITCHELL ST.	1,625	325.00									325.00	
05-100-014	PETOSKEY LAND & CATTLE CO	446 EAST MITCHELL ST. (WAUKAZOO AVENUE)	4,380	876.00									876.00	
05-154-101	THOMAS JUSTIN	422 EAST MITCHELL ST #1	Third floor unit - residential										-	
05-154-102	SUSAN OFFIELD TRUST	422 EAST MITCHELL ST #2	Third floor unit - residential										-	
05-154-103	484 BENNAVILLE LLC	422 EAST MITCHELL ST #3	Second floor unit - commercial				2,279	113.95					113.95	
05-154-104	484 BENNAVILLE LLC	422 EAST MITCHELL ST #4	Second floor unit - commercial				2,296	114.80					114.80	
05-154-105	484 BENNAVILLE LLC	422 EAST MITCHELL ST #5	1,875	375.00	First floor unit - commercial - includes basement						697	34.85	409.85	
05-154-106	484 BENNAVILLE LLC	422 EAST MITCHELL ST #6	2,318	463.60	First floor unit - commercial - includes basement						2,108	105.40	569.00	
05-101-064	CHAMBER OF COMMERCE	401 EAST MITCHELL ST.	2,617	523.40							396	19.80	543.20	
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	VACANT LAND										5,251.68	
			AREA	COST										
06-227-016	PETOSKEY GRAND LLC	MITCH/ PETOSKEY/ LAKE	87,528	\$ 5,251.68	Replaces 8 previous parcels @ 10,941 sq ft									
			87,528	\$ 5,251.68										
42 TOTALS			173,384	\$ 34,676.80	55,064	\$ 2,753.20	14,375	\$ 718.75	-	\$ -	88,526	\$ 4,426.30	\$ 47,826.73	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
PARK AVENUE**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-030	THOMPSON PARK AVE PROPERTII	216 PARK AVENUE	2,901	\$ 580.20		\$ -		\$ -		\$ -	2,861	\$ 143.05	\$ 723.25
05-101-033	PETOSKEY LAND & CATTLE LLC.	222 PARK AVENUE	1,188	237.60							1,188	59.40	297.00
05-101-034	PETOSKEY LAND & CATTLE, LLC	224 PARK AVENUE	807	161.40							890	44.50	205.90
05-101-038	APPLE PIE PROPERTIES, LLC	300 PARK AVENUE moved to 410 E Lake St											-
05-101-063	CIPIO LLC	214 PARK AVE	860	172.00	860	43.00							215.00
4 TOTALS			5,756	\$ 1,151.20	860	\$ 43.00	-	\$ -	-	\$ -	4,939	\$ 246.95	\$ 1,441.15

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
PETOSKEY STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-032	REID, JAMES III	313 PETOSKEY STREET	676	\$ 135.20		\$ -		\$ -		\$ -		\$ -	\$ 135.20
06-277-018	CITY OF PETOSKEY	PETOSKEY STREET											-
06-277-022	CITY OF PETOSKEY	PETOSKEY STREET (MICHIGAN STREET)											-
06-226-045	BEAR RIVER REALTY LLC	1 PETOSKEY STREET	3,672	734.40	3,672	183.60	3,672	183.60					1,101.60
06-277-015	HARRIS, DANIEL J	410 PETOSKEY STREET	2,262	452.40									452.40
06-227-001	LAMBERT, MICHAEL T & HELEN T	202 PETOSKEY STREET	4,024	804.80									804.80
06-227-004	MOLCOR LLC	214 PETOSKEY STREET (EAST LAKE STREET)	3,285	657.00							3,314	165.70	822.70
06-277-017	REED, PAUL W & KATHLEEN A	414 PETOSKEY STREET	2,010	402.00									402.00
06-278-005	ALM, MARIE C TRUST	418 PETOSKEY STREET	1,128	225.60									225.60
06-278-008	HARRIS PROFESSIONAL PROPER	424 PETOSKEY STREET (MICHIGAN STREET)	1,820	364.00									364.00
06-226-029	BEIER FAMILY REAL ESTATE CO.,	309 PETOSKEY STREET	3,432	686.40									686.40
9 TOTALS			22,309	\$ 4,461.80	3,672	\$ 183.60	3,672	\$ 183.60	-	\$ -	3,314	\$ 165.70	\$ 4,994.70

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
ROSE STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-002	MS LODGING LLC	410 ROSE STREET	4,428	\$ 885.60	3,608	\$ 180.40	-	\$ -	-	\$ -	-	\$ -	\$ 1,066.00	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2022 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
WAUKAZOO STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-151-007	LITTLE BAY COTTAGE LLC	414 WAUKAZOO STREET	0	\$ -	-	\$ -	Residential begin Dec 2016		\$ -		\$ -		\$ -	
05-151-009	CRESS ENTERPRISES INC.	418 WAUKAZOO STREET	1,932	\$ 386.40	-	-						-	386.40	
05-151-014	1ST CHURCH CHRIST SCIENTIST	420 WAUKAZOO STREET	3,096	\$ 619.20	-	-						-	619.20	
2 TOTALS			5,028	\$ 1,005.60	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 1,005.60	



City of Petoskey

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500 • Fax 231 348-0350

INVOICE

2022 DOWNTOWN PROGRAMS AND SERVICES SPECIAL ASSESSMENTS

Invoice Date: Nov. 22, 2022

Mail to:

ABC Company
101 East Lake Street
Petoskey, MI 49770

Property ID: 00-000-000

Address: 101 East Lake Street
Petoskey, MI 49770

SQUARE FOOTAGE	DESCRIPTION	PRICE PER SQUARE FOOT	AMOUNT
5,893	First Floor	\$0.20	\$1,178.60
3,086	Second Floor	\$0.05	\$154.30
0	Third Floor	\$0.05	\$0.00
0	Fourth Floor	\$0.05	\$0.00
0	Basement	\$0.05	\$0.00
0	Vacant Space	\$0.06	\$0.00
TOTAL SPECIAL ASSESSMENT			\$1,332.90
Since, 1993, annual special assessments paid by downtown property owners have helped to fund programs and services provided by the Downtown Management Board. Programs such as 18 special events, economic enhancement, beautifications, marketing and promotions, and administration are funded by these assessments. Assessments are determined by a square-footage formula of eligible, non-residential properties assessed at \$0.20 per square foot for useable first-floor area, \$0.05 per square foot for floors other than first floors, \$0.06 per square foot for vacant, improved and unimproved lots.			
Persons with questions about this assessment should call either the City of Petoskey Director of Finance at 231-347-2500 or the Downtown Management Board Downtown Director at 231-622-8501.			
			\$1,332.90
			PAY THIS AMOUNT

Questions concerning this invoice?

Call: DIRECTOR OF FINANCE
231-347-2500

MAKE ALL CHECKS PAYABLE TO:
CITY OF PETOSKEY

PAYMENT DUE WITHIN 30 DAYS FROM DATE OF INVOICE. A 4% PENALTY WILL BE ADDED ON 12/21/22. INTEREST AT A RATE OF 1% PER MONTH WILL BE ADDED BEGINNING JANUARY 1, 2023.



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

DATE PREPARED: November 17, 2022

AGENDA SUBJECT: Public Hearing and Review of 2023 Budget and Resolution

RECOMMENDATION: That City Council receive public comment and continue review with possible approval of 2023 Annual Budget

Background City Council heard a presentation on the 2023 proposed budget at their November 7, 2022 meeting and scheduled a public hearing on the budget for November 21, 2022. The purpose of the hearing is to receive public comment concerning the proposed budget and property tax millage rates. Section 8.3 of the City Charter requires a public hearing on the budget and State law requires a public hearing on proposed millage rates.

Millage Rates Estimated within the proposed 2023 Annual Budget are individual millage rates that would total 13.1523 mills. Final adjustments of property tax millage rates would be approved by City Council in spring of 2023, following the State's annual equalization of assessed and taxable values. For the purpose of preparing the proposed 2023 Annual Budget, property-tax millage rates have been proposed at the amounts of 7.2306 mills to produce revenues to offset costs of general government services and projects, with .4890 mills added for solid-waste programs; 3.7233 mills to offset costs of maintenance operations and public improvements within street right-of-ways; 1.7094 mills to offset costs for operation and maintenance of the Petoskey District Library.

Rates and Charges Enclosed is a listing of proposed changes to City rates and charges in Public Safety, Finance, Parks and Recreation and the Office of City Planner.

Resolution Adopting Budget Enclosed is a proposed resolution that would confirm adoption of the 2023 Annual Budget as presented, with estimated property tax millage rates totaling 13.1523 mills, and that would assign balances and appropriations. The proposed resolution would authorize the declaration of City-owned personal property as surplus and to arrange for its sale or disposal; adjustments among line item appropriations so long as the total expenditure budget for the assigned fund is not exceeded; negotiation with and establishment of certain rates for electric-utility customers in response to on-going utility-industry restructuring efforts; continuation of participation in feasibility studies conducted by the Michigan Public Power Agency or other established by the Agency related to power-supply issues and meeting the City's electrical system needs; and proposed 2023 City-wide rates and charges.

Action That City Council conduct a public hearing regarding the proposed 2023 Budget and mill levy rates. City Council may take action on the annual budget following the public hearing.

sb
Enclosures



City of Petoskey

Resolution

WHEREAS, as required of City Charter provisions, the City Manager has presented to the City of Petoskey City Council the City's proposed annual budget for 2023; and

WHEREAS, as also is required of City Charter provisions, the City Council on November 21, 2022, conducted a public hearing to receive comments concerning these proposed budgets for the City's various funds:

General Fund

January 1, 2023 Fund Balance	\$ 6,288,226
Revenues	<u>10,127,000</u>
Expenditures:	
General Governmental Services	2,076,050
Public Safety	3,655,700
Public Works	709,300
Recreation and Cultural	<u>3,758,600</u>
Total Expenditures	<u>10,199,650</u>
December 31, 2023 Fund Balance	\$ <u>6,215,576</u>

Major Street Fund

January 1, 2023 Fund Balance	\$ 1,240,926
Revenues	790,900
Expenditures	<u>1,376,400</u>
December 31, 2023 Fund Balance	\$ <u>655,426</u>

Local Street Fund

January 1, 2023 Fund Balance	\$ 1,009,200
Revenues	273,500
Expenditures	<u>485,700</u>
December 31, 2023 Fund Balance	\$ <u>797,000</u>

General Street Fund

January 1, 2023 Fund Balance	\$ 1,360,161
Revenues	1,459,500
Expenditures	<u>1,556,500</u>
December 31, 2023 Fund Balance	\$ <u>1,263,161</u>

Tax Increment Finance Authority Fund

January 1, 2023 Fund Balance	\$ 935,401
Revenues	577,000
Expenditures	<u>499,000</u>
December 31, 2023 Fund Balance	\$ <u>1,013,401</u>

Library Fund

January 1, 2023 Fund Balance	\$ 1,188,090
Revenues	1,693,000
Expenditures	<u>1,934,700</u>
December 31, 2023 Fund Balance	\$ <u>946,390</u>

Downtown Management Fund

January 1, 2023 Fund Balance	\$ 233,189
Revenues	161,700
Expenditures	<u>176,900</u>
December 31, 2023 Fund Balance	\$ <u>217,989</u>

Downtown Parking Fund

January 1, 2023 Retained Earnings	\$ 1,763,464
Revenues	1,094,500
Expenses	<u>900,000</u>
December 31, 2023 Retained Earnings	\$ <u>1,957,964</u>

Right-of-Way Fund

January 1, 2023 Fund Balance	\$ 762,860
Revenues	2,003,100
Expenditures	<u>1,202,000</u>
December 31, 2023 Fund Balance	\$ <u>1,563,960</u>

Electric Fund

January 1, 2023 Retained Earnings	\$ 25,347,354
Revenues	11,408,400
Expenses	<u>11,390,400</u>
December 31, 2023 Retained Earnings	\$ <u>25,365,354</u>

Water and Sewer Fund

January 1, 2023 Retained Earnings	\$ 28,277,253
Revenues	6,333,700
Expenses	<u>6,017,600</u>
December 31, 2023 Retained Earnings	\$ <u>28,593,353</u>

Motor Pool Fund

January 1, 2023 Retained Earnings	\$ 5,439,941
Revenues	1,172,700
Expenses	<u>1,183,800</u>
December 31, 2023 Retained Earnings	\$ <u>5,428,841</u>

Building Authority Marina Improvements Bond Fund

January 1, 2023 Fund Balance	\$ 32,104
Revenues	120,600
Expenditures	<u>119,600</u>
December 31, 2023 Fund Balance	\$ <u>33,104</u>

Building Authority Bear River Valley Improvements Bond Fund

January 1, 2023 Fund Balance	\$ 125,802
Revenues	254,800
Expenditures	<u>253,800</u>
December 31, 2023 Fund Balance	\$ <u>126,802</u>

WHEREAS, following the public hearing to receive comments concerning the proposed 2023 Annual Budget and its consideration of the proposed budget, the City Council wishes to approve the proposed budgets of these various City funds; and

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby approves the 2023 Annual Budget as presented by the City Manager and as summarized in this resolution; and

BE IT FURTHER RESOLVED that the City Manager be and is hereby authorized to declare certain obsolete City owned personal property as surplus and to arrange for its sale or disposal; and

BE IT FURTHER RESOLVED that the City Manager be and is hereby authorized to make adjustments among line item appropriations so long as the total expenditure budget for the assigned fund is not exceeded; and

BE IT FURTHER RESOLVED that the City Manager be and is hereby authorized to negotiate with and establish certain rates for electric-utility customers as might be deemed appropriate in response to on-going utility-industry restructuring efforts; and

BE IT FURTHER RESOLVED that the City Manager be and is hereby authorized to continue the City's participation in the various feasibility studies that are conducted by the Michigan Public Power Agency or to join in with other studies, service committees, or projects that would be established by the Agency, such as those related to power-supply issues, or those that would meet municipal electric-system needs; and

BE IT FURTHER RESOLVED that the City Manager be and is hereby authorized to work with other municipally-owned electric utilities to study the feasibilities of satisfying short- and long-term power-supply needs; and

BE IT FURTHER RESOLVED that the City Manager or Director of Public Works are designated representatives and are hereby authorized to work through Michigan Public Power Agency to identify and enter into power purchase agreements, commitments or transactions to satisfy power supply needs, consistent with the Energy Services Risk Management Policy and power supply goals as adopted by the City of Petoskey; and

BE IT FURTHER RESOLVED the rates and charges for services, fees, permits, licenses and the like and as listed in the City's Schedule of Rates and Charges and as attached to this resolution are approved and authorized to be charged and collected as applicable; and

BE IT FURTHER RESOLVED that the various parts, sections, and clauses of this resolution are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the resolution shall not be affected thereby.

CITY OF PETOSKEY
Rates and Charges
Proposed Changes for 2023

<u>Department of Public Safety</u>	Proposed	Current	Difference
Fingerprinting	\$25	\$20	\$5
Use of Fire Engine:			
Personnel for fire engine per hour (includes 2 officers)	\$120	\$110	\$10
Overtime per hour	\$160	\$155	\$5
Use of Patrol Unit:			
Personnel for patrol unit per hour	\$60	\$55	\$5
Overtime per hour	\$80	\$76	\$4
<u>Department of Finance</u>			
Net Metering Application	\$100	\$100	\$0
Radio Read MXU Replacement Due to Damage	\$160	\$0	\$160
Radio Read MXU Removal and Installation - Construction	\$50	\$0	\$50
<u>Department of Parks and Recreation</u>			
Gazebo/Shelters/Open Space Rental Non-Resident (Sunset Park, Pennsylvania Park, Bayfront Park West, Mineral Well Shelter, West Side Shelter, Riverbend Park Pavilion)	\$150	\$125	\$25
Gazebo/Shelters/Open Space Rental Non-Resident (Bayfront Park Festival Shelter, Bear River Shelter/Mitchell Street Bridge, Waterfall Area)	\$200	\$175	\$25
Sports Fields - Non-affiliated Sports Groups - Mowing (per mow)	\$50	\$40	\$10
Magnus Park			
Full Hookup - Non-Peak	\$36	\$34	\$2
Full Hookup - Peak	\$44	\$42	\$2
Electric Only - Non-Peak	\$34	\$32	\$2
Electric Only - Peak	\$39	\$37	\$2
Cube Ice	\$4	\$2	\$2
Marina Transient (based on DNR Waterways Commission Tier H):			
Daily well rental - fees per foot rounded to nearest \$1.00	\$1.75	\$1.60	\$0.15
<u>Office of City Planner</u>			
Zoning Board of Appeals Application	\$400	\$330	\$70
Parking Plan Review	\$300	\$250	\$50
Zoning Permit	\$50	\$30	\$20
Fence Permit	\$25	\$15	\$10
Zoning Verification Letter	\$60	\$50	\$10
Sign Permit Applications			
Temporary Sign	\$25	\$15	\$10
Directional Sign	\$25	\$15	\$10
Wall Mounted Sign	\$50	\$40	\$10
Projecting Name Plate	\$50	\$20	\$30
Free Standing Sign	\$50	\$40	\$10
Overhanging Sign	\$50	\$40	\$10
Fee for installation before approval	\$60	\$30	\$30



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

DATE PREPARED: November 17, 2022

AGENDA SUBJECT: July and December Board of Review

RECOMMENDATION: That City Council adopt proposed resolution approving July and December Board of Review date flexibility

Background Berg Assessing and Consulting, Inc., Rogers City, provides the City's assessing consulting services. As they have eleven jurisdictions that they are managing, it is critical that they are provided additional consideration of the scheduling of July and December Board of Review dates to facilitate their attendance. Our City Charter reads as follows:

Section 9.9. Meetings of the Board of Review.

The board of review shall meet on the Tuesday after the first Monday in March to review and correct the assessment roll. They shall meet on the second Monday in March to hear appeals and remain in session until all appellants have had an opportunity to be heard. Notice of the time and place of the meeting shall be published by the city clerk at least ten (10) days prior.

This language requires the BOR to meet on the 2nd Monday in March but it does not tie our hands for scheduling other times in March.

The resolution attached is for flexibility in scheduling July and December BOR meetings. The City Charter is silent on BOR meetings for July and December.

Action Approve the resolution providing flexibility in scheduling the July and December BOR meeting dates to facilitate our contractual Assessor to be in attendance.

sh

Enclosure



City of Petoskey

Resolution

WHEREAS, Section 53b of the General Property Tax Act, MCL 211.53b, requires a Board of Review that meets in July to meet on Tuesday following the third Monday in July, and a Board of Review that meets in December to meet on the Tuesday following the second Monday in December; and

WHEREAS, assessors who work for multiple units are not always able to attend the Board of Review meeting for each unit when they meet on the same day; and

WHEREAS, Public Act 122 of 2008, effective May 9, 2008, allows an alternate July Board of Review meeting date during the week of the third Monday in July; and an alternate December Board of Review meeting date during the week of the second Monday of December; and

WHEREAS, it will benefit the residents of the City of Petoskey to have the assessor available to assist the Board of Review and taxpayers in processing tax appeals and poverty exemptions:

NOW, THEREFORE, BE IT RESOLVED that the local unit, City of Petoskey, may schedule these aforementioned meetings during the week of the third Monday of July and the week of the second Monday of December, as allowed by Public Act 122 of 2008.

State of Michigan)
County of Emmet) ss.
City of Petoskey)

I, Sarah Bek, Clerk of the City of Petoskey, do hereby certify that the foregoing is a true copy of a resolution adopted by the City of Petoskey City Council in regular session assembled on the 21st day of November 2022, and of the whole thereof.

In witness whereof, I have here unto set my hand and affirmed the corporate seal of said City this ____ day of November, 2022.

Sarah Bek, City Clerk



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 21, 2022

PREPARED: November 17, 2022

AGENDA SUBJECT: New Year's Eve Holiday

RECOMMENDATION: Adopt Resolution to add New Year's Eve as a City Holiday

Background The City of Petoskey recognizes and provides the following holidays as part of our benefit package:

New Year's Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Thanksgiving Friday
Christmas Eve
Christmas Day

In a review of our Personnel Policies, I believe this an area that could be enhanced with little budgetary impact. New Year's Eve is typically a slow traffic day for City Hall. This would be an additional opportunity to show appreciation for our dedicated staff in further recognizing their service to the residents of Petoskey. Additional paid leave time to spend quality expended time with family will be well received and appreciated by staff and will provide additional incentive to retain and recruit quality staff.

Action Respectfully consider and adopt resolution supporting the addition of New Year's Eve as an official City holiday.

sh

Enclosure



City of Petoskey

Resolution

WHEREAS, the Petoskey City Council recognizes and appreciates the hard work and dedication of City of Petoskey employees; and

WHEREAS, quality, extended, paid leave time with family creates and promotes an effective workplace atmosphere and an effective work-life balance; and

WHEREAS, the City Council, in continued support of Petoskey employees' desires to add New Year's Eve as an official City holiday and provide all full-time employees the additional paid leave time:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council hereby recognizes and approves the addition of New Year's Eve as a paid City holiday.

State of Michigan)
County of Emmet) ss.
City of Petoskey)

I, Sarah Bek, Clerk of the City of Petoskey, do hereby certify that the foregoing is a true copy of a resolution adopted by the City of Petoskey City Council in regular session assembled on the 21st day of November 2022, and of the whole thereof.

In witness whereof, I have here unto set my hand and affirmed the corporate seal of said City this ____ day of November, 2022.

Sarah Bek, City Clerk