

City of Petoskey

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According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540).

According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications.

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

CITY COUNCIL

March 1, 2021

- 1. <u>Call to Order</u> 7:00 P.M. Virtual meeting from remote locations
- 2. <u>Recitation</u> Pledge of Allegiance to the Flag of the United States of America
- 3. <u>Roll Call</u>
- 4. <u>Presentation</u> Hear presentation on conceptual drawings for the Little Traverse Wheelway detour by Tim Knutsen, Beckett and Raeder
- 5. <u>Consent Agenda</u> Adoption of a proposed resolution that would confirm approval of the following:
 - (a) February 15, 2021 regular session City Council meeting minutes
 - (b) Acknowledge receipt of a report concerning certain administrative transactions since February 15, 2021
- 6. <u>Miscellaneous Public Comments</u>
- 7. <u>City Manager Updates</u>
- 8. <u>Old Business</u> Adoption of a proposed resolution that would endorse the submission of a Michigan Department of Natural Resources Trust Fund grant application for the acquisition of 55 acres adjacent to the Skyline property

- 9. <u>New Business</u> Adoption of a proposed resolution that would endorse the submission of a Land and Water Conservation Fund grant application for the development of Park Avenue corridor enhancement in Pennsylvania Park
- 10. City Council Comments
- 11. Adjournment



City of Petoskey

BOARD:	City Council	
MEETING DATE:	March 1, 2021	PREPARED: February 25, 2021
AGENDA SUBJECT:	Review of Conceptual Dra Detour	wings for the Little Traverse Wheelway
RECOMMENDATION:	That the City Council hear and Raeder	presentation from Tim Knutsen, Beckett

Background Over the past several months, representatives from Resort Township, Emmet County, the City of Petoskey, MDOT and Top of Michigan Trail's Council have met to develop conceptual drawings through a relocation study recently completed by Beckett and Raeder for a detour around the damaged sloped areas on the Little Traverse Wheelway. Through many discussions, there was consensus from City, Township and County officials to support a new 10' wide non-motorized trail from East Park to Jackson Street using MDOT right-of-way on the south side of U.S. 31. See enclosed conceptual drawings.

Because the bluff on the north side of the highway continues to erode and with limited right-ofway between the edge of the highway and the steep sloped areas along the bluff, project stakeholders concurred that locating the trail on the south side of U.S. 31 was a more practical and sustainable approach. See enclosed Beckett and Raeder Report for a more in-depth analysis. Beckett and Raeder has estimated total project costs for the south side trail of \$1.5M - \$1.7M. More concrete project cost estimates will be forthcoming when survey work is completed and more information is known about underground utilities.

Even with the completion of the conceptual drawings, there is still much work to be done to finalize engineered drawings and put the project out to bid. To potentially offset trail construction costs, governmental officials will also want to pursue any grant funding for the project which could take upwards of a year to solidify. As such, it appears that the trail detour will not be completed this summer. Because of this, Beckett and Raeder representatives and City staff have been in discussions with MDOT officials regarding short-term safety measures on the highway that could be undertaken before start of the biking season this year. To that end, we will be working with MDOT to specifically address the Eppler Road intersection with safety mitigation measures to better delineate driving lanes and bike lanes in early spring.

Next Steps To date, Emmet County, Resort Township and the City of Petoskey have shared costs of the Baird Slope Failure Study (\$81,620) as well as the costs to develop the conceptual drawings for the Little Traverse Wheelway detour (\$9,750). Emmet County officials will be reviewing the conceptual drawings on March 8 with Resort Township reviewing the plans on March 9. If there is consensus from Township, County and City officials that the proposed trail is better suited for the south side of U.S. 31, a future agenda item will be scheduled to identify the next steps in the design and engineering phase of this project.

Little Traverse Wheelway Relocation Study City of Petoskey, MI Resort Township, MI Emmet County, MI

Introduction

The Little Traverse Wheelway is a 26-mile, contiguous, non-motorized accessible pedestrian and bicycle facility linking the City of Petoskey with Charlevoix and Harbor Springs. The trail is heavily used by local residents and vacationers during summer but experiences use throughout spring, summer and fall. The trail represents an important alternative transportation facility linking three separate communities along US-31, M-119 and the Little Traverse Bay lakeshore. The trail is known statewide for the scenic opportunities it presents. The trail exists in many areas on an abandoned historic railroad bed, and the last link in the trail, the section from East Park to Magnus Park, was formally completed in the early 2000s.

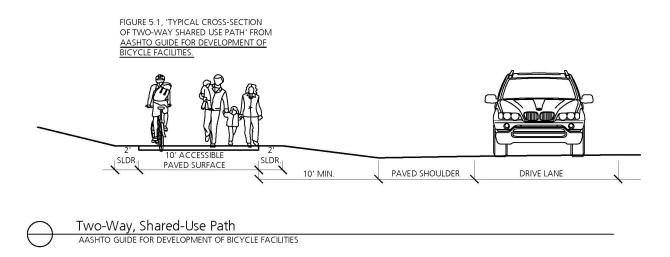
During late winter of 2020, a section of trail between East Park and Magnus Park collapsed into Lake Michigan. The collapse, which included the abandoned railroad bed that supported the trail, was historic but not without precedent, as there have been similar occurrences within the last century. The collapse has taken perhaps the most spectacular section of trail, referred to as the Miracle Mile, out of commission, and has resulted in closure of the trail section. The closure places trail users in the position of navigating the closed section, which currently involves use of the road shoulder. A cursory inspection of the condition of this trail segment indicated additional areas of localized erosion along the trail route, and a separate engineering effort is being undertaken by the City of Petoskey, Resort Township, and Emmet County to assess the shoreline condition and feasibility of replacing the trail route in its original alignment. The City of Petoskey, Resort Township, and Emmet County have contracted with Beckett & Raeder, Inc. (BRI) to study the feasibility of other trail options that may facilitate development at a more immediate time. The Michigan Department of Transportation has also agreed to participate as a member of the project team.

Understanding of Problem

This study focuses on bypassing the impacted trail segment from East Park to Magnus Park, and subsequent references to the "trail segment" refer to this section. As mentioned above, a separate study to assess the cause of the trail collapse, and cost and feasibility of repair of the trail segment in its original location has been completed, with the understanding that any solution involving reconstruction of the trail segment will likely require a number of years to engineer, fund, and complete. The purpose of this study is to examine near-term solutions to provide an accessible route bypassing the trail segment that meets AASHTO requirements for pedestrian and non-motorized trail facilities, by utilizing the US-31 Right-of-Way for trail routing. We have also attempted to identify potential short-term options to address the hazards incurred by pedestrian use of the highway shoulder.

Methodology

Our methodology to developing the potential solutions presented in this study was to first gain a complete understanding of the existing condition of the U.S. 31 R.O.W. and potential connections for a trail bypass. This step included examination of recent and historic construction documents from the Michigan Department of Transportation, aerial imagery, and visual inspection consisting of a number of site visits to the US-31 corridor. After presenting our inventory findings to the project team, we discussed design parameters for pedestrian and bicycle trails, including AASHTO Guidelines for the Development of Bicycle Facilities, and the AASHTO Guidelines for Planning, Design, and Operation of Pedestrian Facilities with MDOT representatives. We identified a set of specific design standards, which present a set of challenges when applied to any proposed trail route utilizing a highway right-of-way. Our overriding standard was to meet or exceed AASHTO requirements wherever possible if a formal non-motorized trail is proposed. Specifically, the AASHTO guidelines for a non-motorized trail are a minimum of 10 width, with an additional 2' horizontal clearance at either edge, and 10' separation from the road edge. These dimensions allow for safe 2-way passage of pedestrians and cyclists, and a safe degree of separation from vehicular traffic. Below is a cross-section of the dimensional requirements for a non-motorized trail applied to the US-31 roadway condition.



Once the design parameters were identified, we prepared a set of non-motorized trail options and shared them with the project team for input. This report describes the proposed trail routes, the challenges presented, and input received from the project team.

Proposed Trail Routes: North Side U.S. 31

Using the recent MDOT construction drawings, aerial imagery, and our inventory of the U.S. 31 corridor, BRI initially developed a preliminary trail route along the north side of the highway within the R.O.W., shown with a red line in the overall map in the Appendix. The proposed trail route follows the existing Wheelway through Resort Township's East Park to a point where it crosses a stream before, diverging southeastward on a new trail route. The proposed route continues southward through City of Petoskey property until it reaches the U.S. 31 R.O.W. From that point eastward, the proposed route remains within the road R.O.W. until it reaches Jackson Ave., where it utilizes the sidewalk before connecting with the Magnus Park trail, descending the bluff, and reconnecting to the Wheelway at Magnus Park. A number of challenges exist along this proposed route, including regrading along the R.O.W. to create a terrace for the trail within the existing side slopes, driveway crossings, and the steep descent of the Magnus Park trail. During presentation, the route was met with a number of concerns consisting of the following:

- Uncertainty regarding shoreline bluff stability
- Limited space along the edge of the curve at Eppler Rd., and the available space between St. Francis Cemetery and the north curb edge. At present, the lakeward edge of the curve at Eppler Rd. may present the greatest hazard to pedestrians and cyclists using the road shoulder. Existing clearance between the outside lane stripe or fog line and the guardrail appears to be approximately 8', and relatively flat area behind the guardrail is as little as 3'.
- Limited clearance (+/- 25') between the north edge of pavement and the top of bluff just east of the Resort Pike intersection.



Limited clearance for trail, and concerns regarding bluff stability



Eppler Rd. Intersection



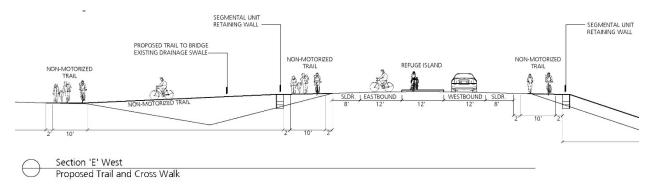
St. Francis Cemetery

After presenting the proposed trail route to the project team, the consensus of the meeting was that sufficient challenges existed for this route to consider an alternate route utilizing the south side of U.S. 31.

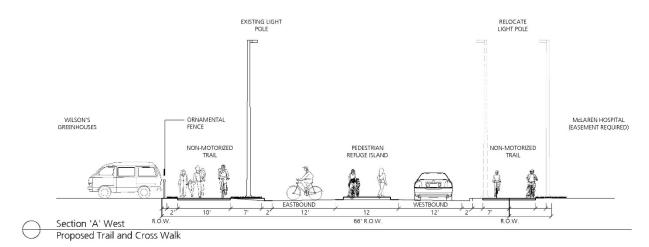
South Side U.S. 31

After exploring a potential non-motorized trail on the north side of U.S. 31, BRI investigated the possibility of locating this trail segment on the south side of U.S. 31. This route is shown with an orange line in the overall map in the Appendix. This option would obviously necessitate two roadway pedestrian crossings in order to get Little Traverse Wheelway users to the south side of the highway. BRI consulted with MDOT to discuss potential pedestrian crossing locations. Considerations included visibility of both users, and potential conflicts presented by turning movements at driveways and intersections. A west crossing was identified east of Bluff Drive, and an east crossing was identified west of Jackson Rd. The trail would extend from either end along the proposed north route to the crossing locations, before crossing to the south side of U.S. 31. To further facilitate pedestrian and cyclist crossing, refuge islands are proposed in the center turn lanes at each crossing, the west refuge island may be particularly critical due to roadway width and vehicle speeds. Additionally, we recommend installation of HAWK signals at each crossing to inform drivers of the crossings.

One additional consideration of proposing any surface crossing is future development of an elevated or submerged crossing. While costs are significant, the west location presents an opportunity for a submerged pedestrian tunnel crossing due to existing grades. Due to limited space within the road R.O.W. and existing development, an elevated crossing would be difficult to develop at the proposed east crossing near Jackson St., and may require additional easements from property owners. One characteristic of the east crossing location is that speeds are lower, the roadway is narrower and curbed, and the transition begins to a semi-urban vehicular context. This crossing may also present the opportunity to improve access management along this section of the highway corridor, and we would recommend that the opportunity be further taken to address the frequency and width of driveway connections, which present a challenge to both pedestrians and drivers.



Cross Section of Proposed West Pedestrian Crosswalk



Cross Section of Proposed East Pedestrian Crosswalk

Once the proposed pedestrian crossing locations were determined, a proposed trail route was developed within the U.S. 31 R.O.W. This south route shares some of the challenges of the north route, including:

- Driveway crossings
- Side slopes
- Limited clearance between road R.O.W. and edge of pavement in two location: just west of Eppler Rd., where only 5' of clearance is available; and immediately east of the proposed pedestrian crossing, where approximately 7' of clearance is available. The proposed route assumes that easements would be secured in these locations.

The south route also presents its own unique challenges. Existing utilities are prevalent along the south R.O.W. There are a number of pronounced drainage swales that will require filling and placement of underground storm sewer. And there are three intersection crossings with challenging cross-slopes. When BRI presented the south route option to the project team, there was concern regarding safe development of surface pedestrian crossings of U.S. 31., but an overall preference for the route over the north route for the following reasons:

- South route avoids the north routes areas of limited clearance, presenting a potentially safer, more stable trail at less cost
- South route presents an enhanced pedestrian connection from the Wheelway to the businesses and residences along the south side of U.S. 31 between Parkview Dr. and Jackson Ave.
- South route may present an opportunity for access management on the east end.

The north and south trail route schematic plans, enlargements and cross-sections are presented in Appendix I.

Conceptual Opinions of Construction Cost

BRI prepared conceptual-level opinions of construction cost, using recent bid unit pricing from comparable projects where possible.

The conceptual cost estimate for the proposed trail route on the north side of U.S. 31 ranges from \$1,600,000 to \$1,800,000. Some of the cost is driven by the need for an elevated boardwalk to bridge the lakeward edge of the U.S. 31 curve at Eppler Rd. Additionally, this trail route concludes at the condominium complex west of the St. Francis cemetery, because sufficient clearance between the curb edge and property line is not sufficient to place a non-motorized trail.

The conceptual cost estimate for the proposed trail route on the south side of U.S. 31 ranges from \$1,500,000 to \$1,700,000. Factors affecting cost for this option include crosswalks and related equipment, utility installation or relocation, and low segmental unit retaining walls. This trail route terminates at the Magnus Park trailhead on Jackson Ave.

More detailed estimates can be provided upon request.

APPENDIX I PLANS AND SECTIONS

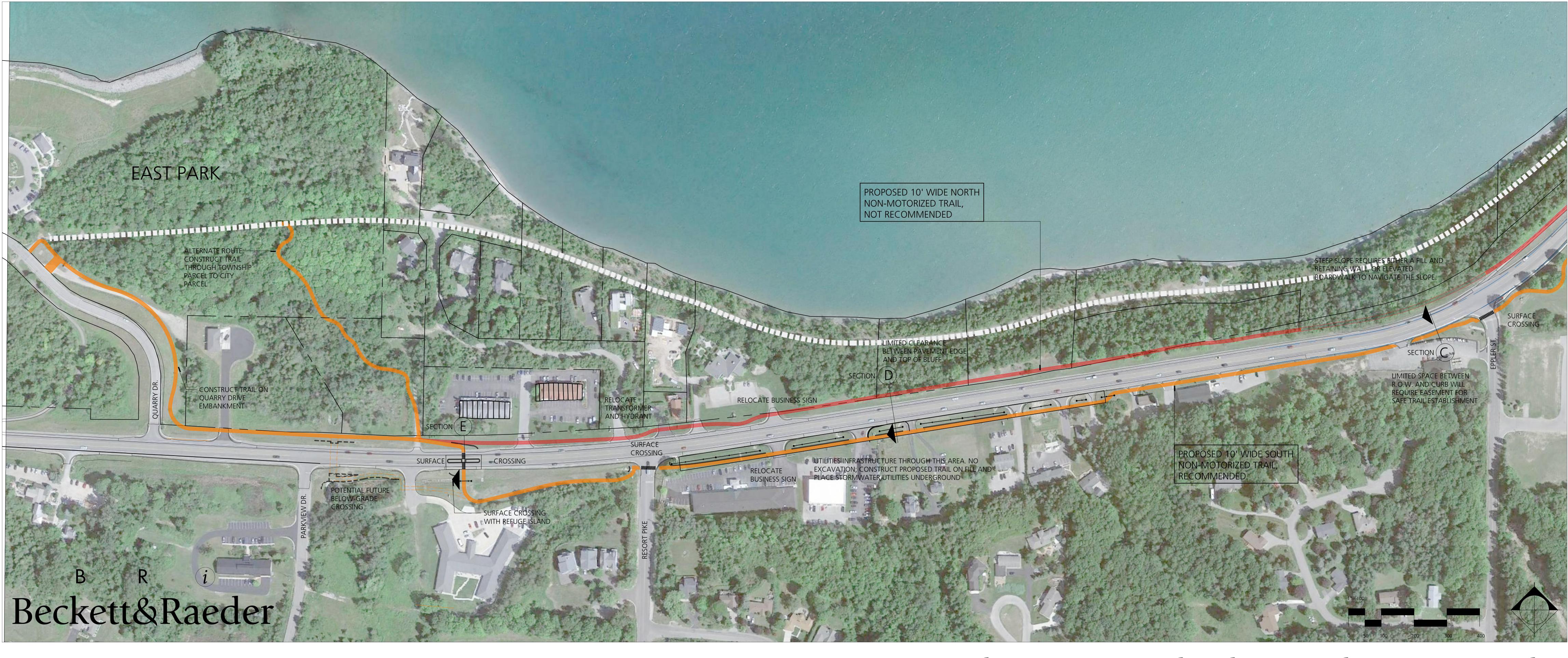
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- 1-3 OVERALL MAP, EAST AND WEST ENLARGEMENTS
- 4-5 CROSSWALKS-ENLARGEMENTS
- 6-10 CROSS-SECTIONS



Little Traverse Wheelway Relocation Study Overall Map

FEBRUARY 2, 2021



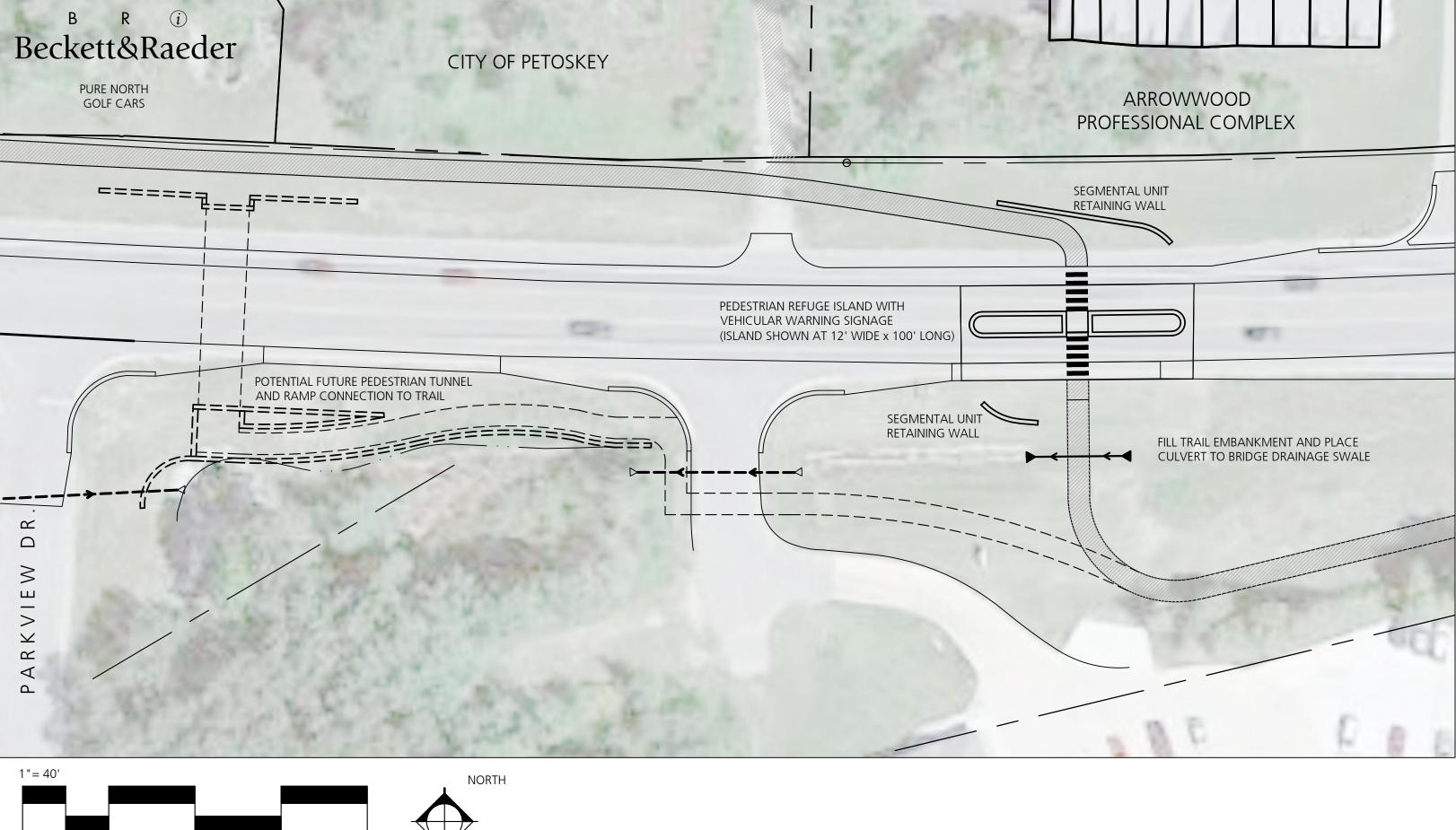
Little Traverse Wheelway Relocation Study West Map FEBRUARY 24, 2021





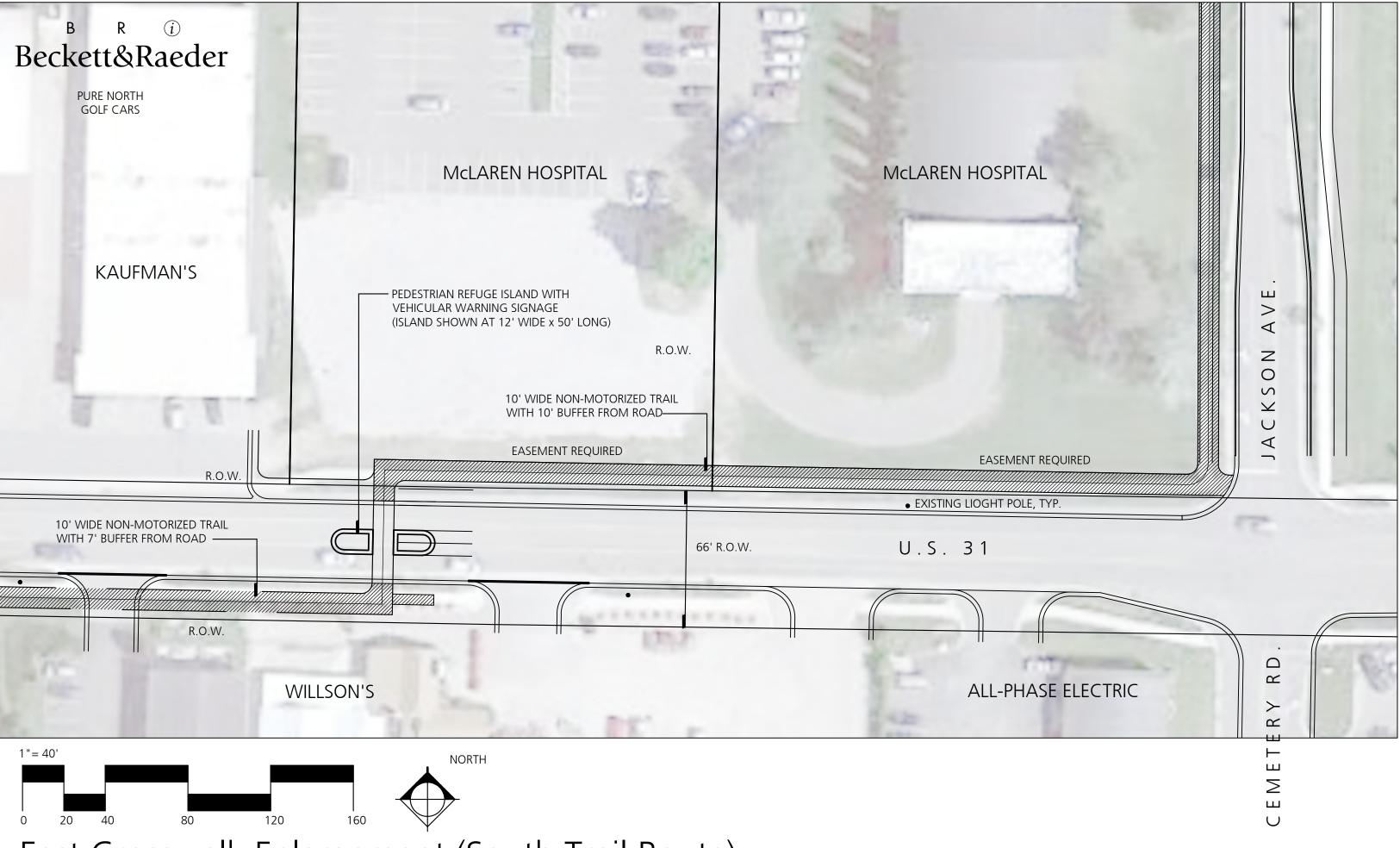
LIMITED SPACE BETWEEN R.O.W. AND CURB WILL REQUIRE EASEMENT FOR SAFE TRAIL ESTABLISHMENT

Little Traverse Wheelway Relocation Study East Map FEBRUARY 24, 2021

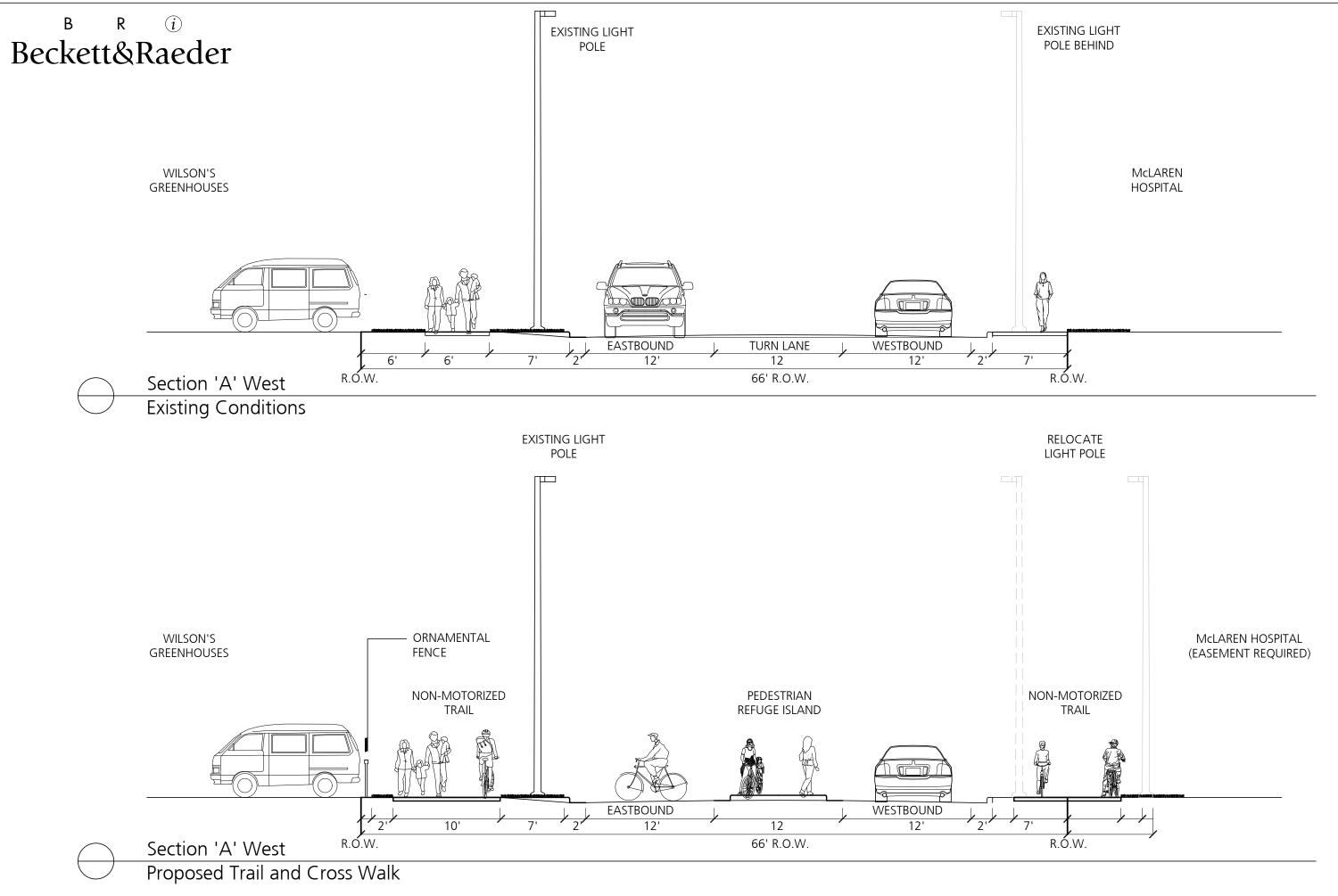


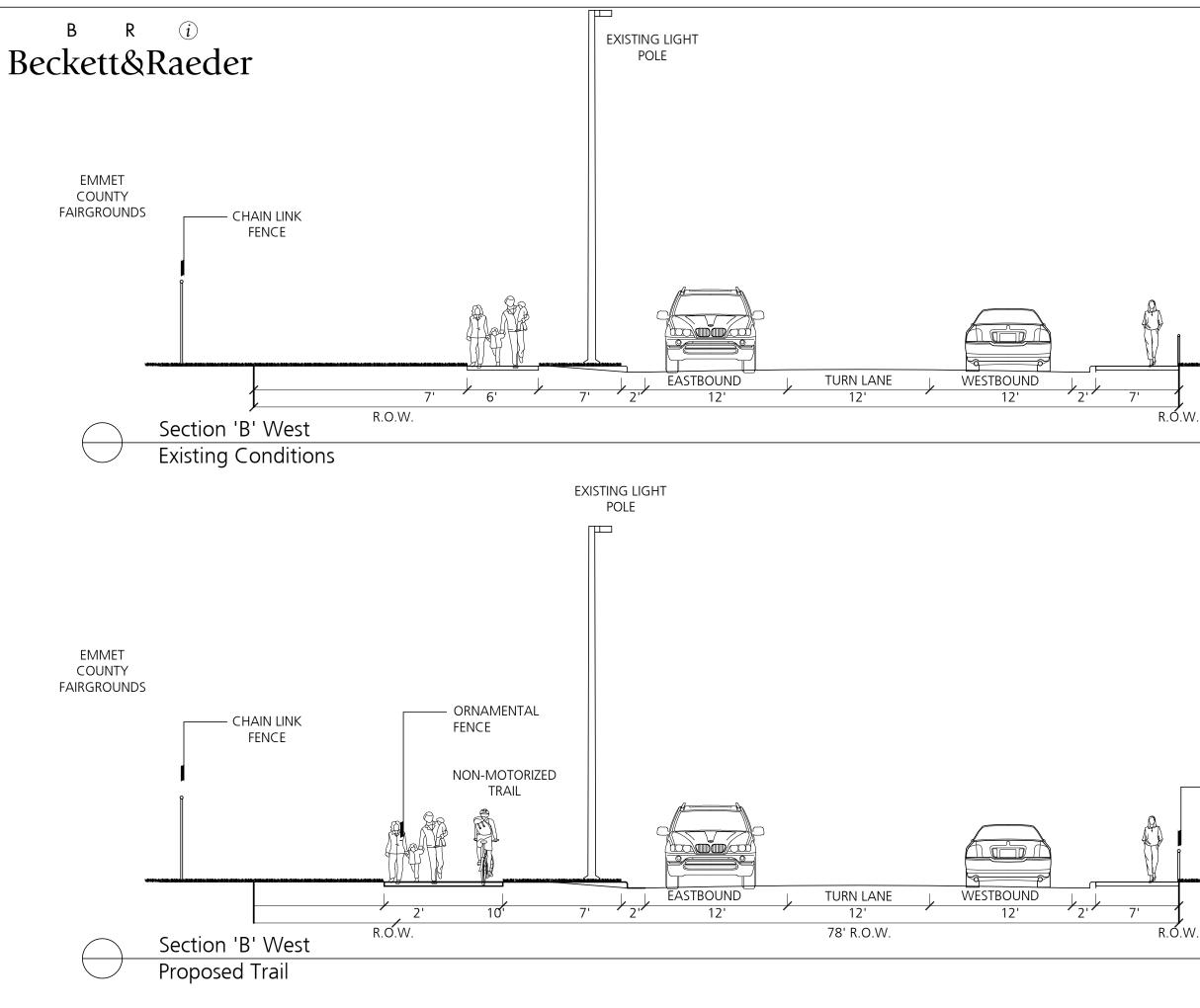
West Crosswalk Enlargement (South Trail Route)

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East Crosswalk Enlargement (South Trail Route)



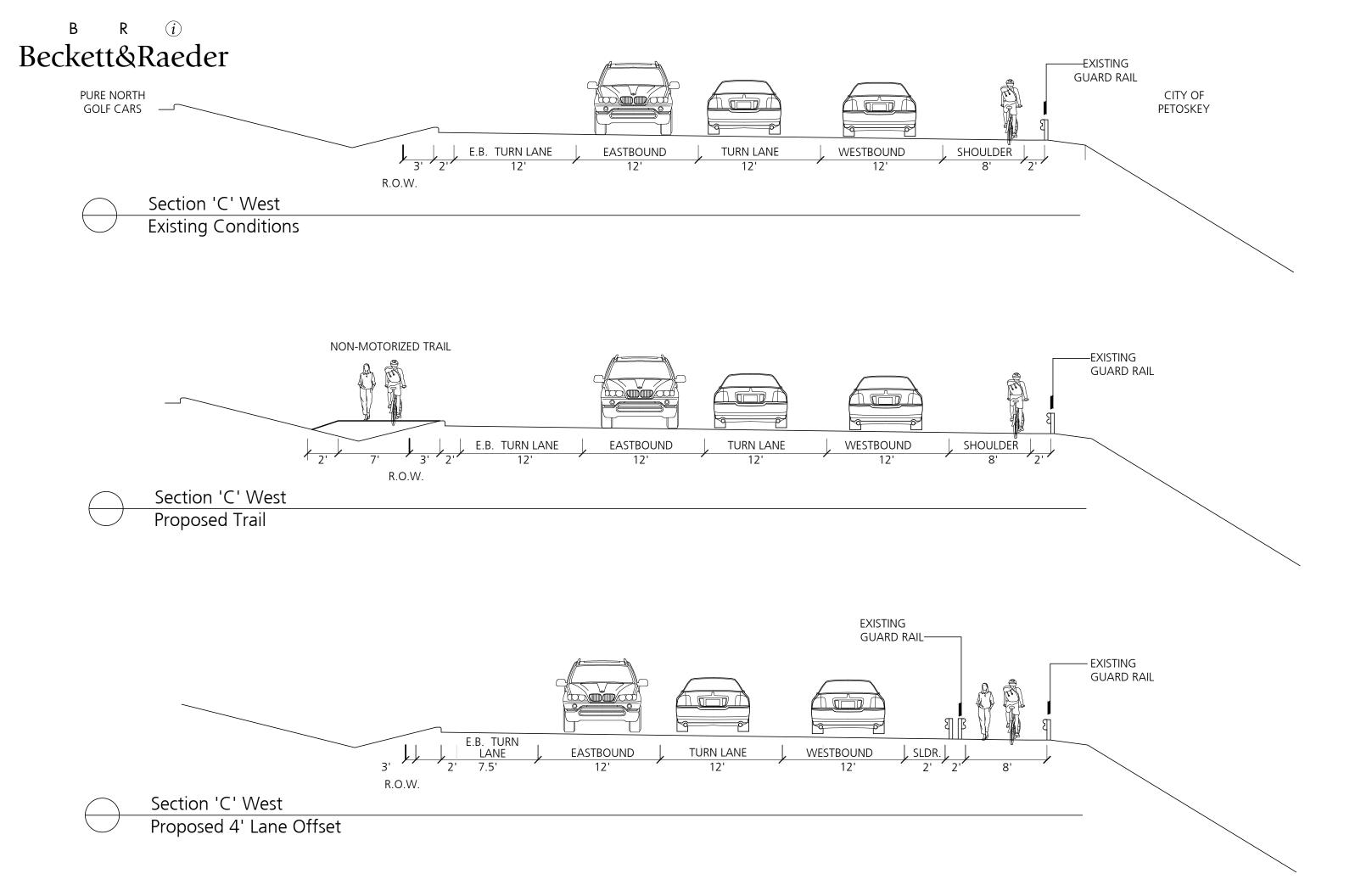


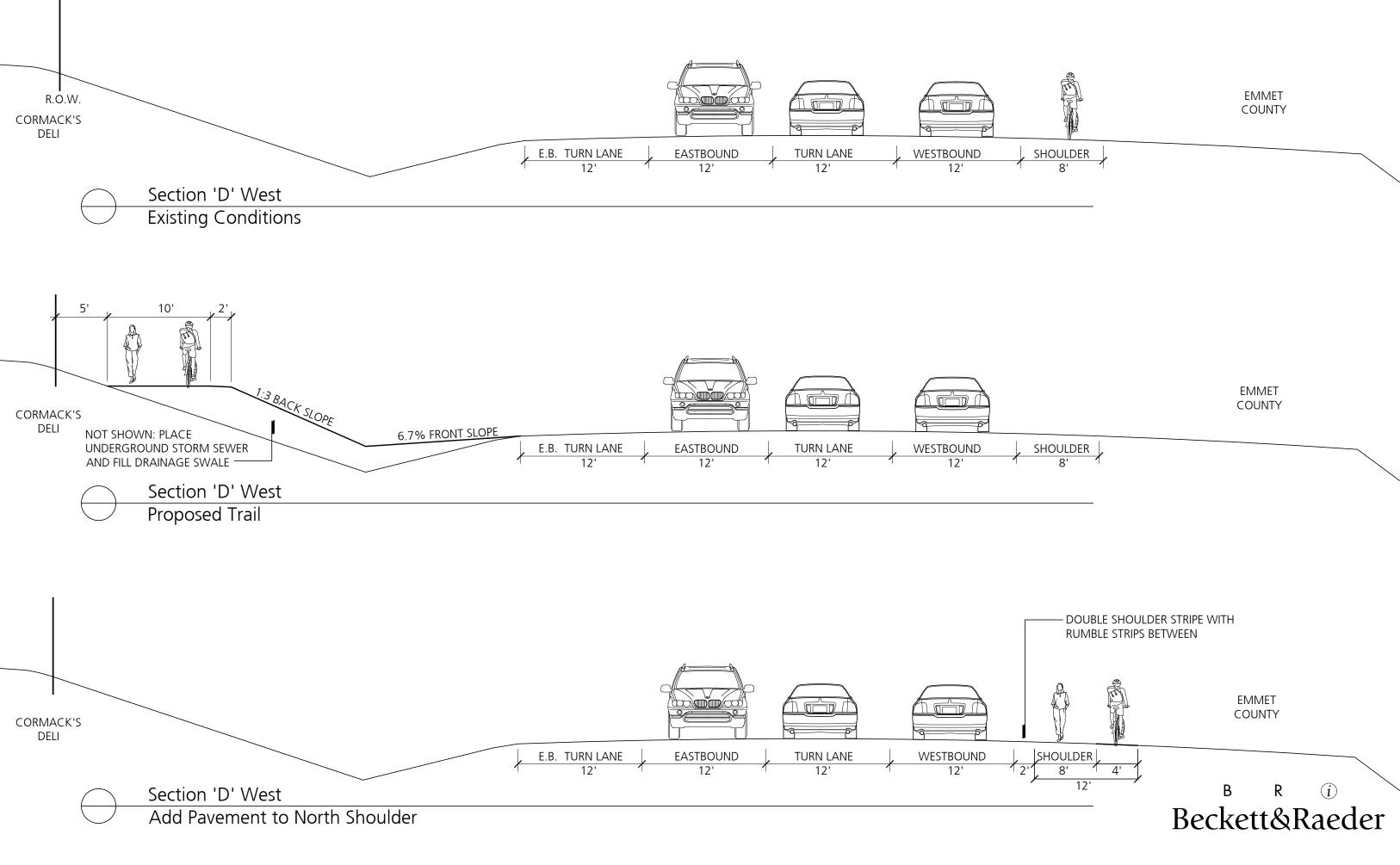
ST. FRANCIS CEMETERY



ST. FRANCIS CEMETERY

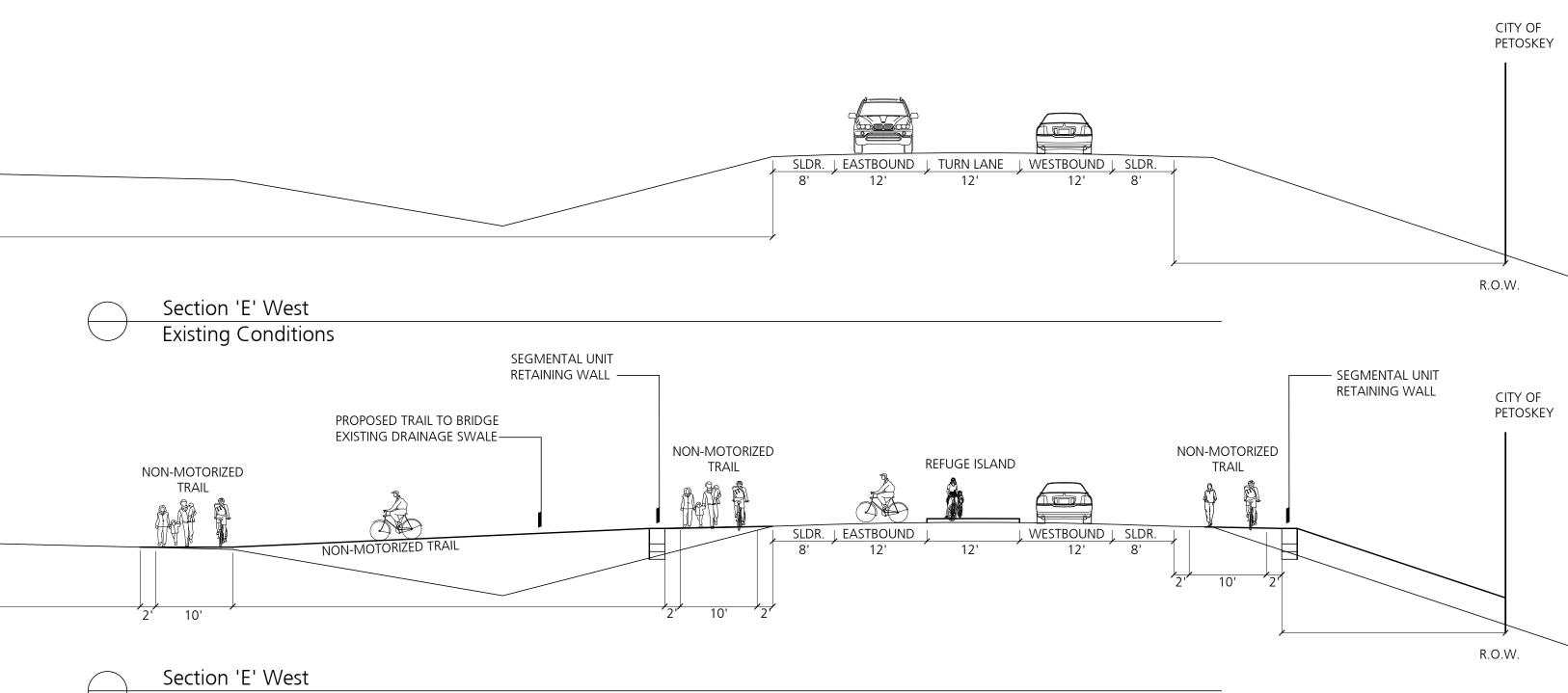
ORNAMENTAL FENCE





B R (i) Beckett&Raeder

PURE NORTH GOLF CARS



Proposed Trail and Cross Walk



City of Petoskey

BOARD:	City Council	
MEETING DATE:	March 1, 2021	PREPARED: February 25, 2021
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 February 15, 2021 regular session City Council meeting; and
- (2) Acknowledge receipt of a report from the City Manager concerning all checks that have been issued since February 15, 2021 for contract and vendor claims at \$1,345,086.38, intergovernmental claims at \$7,644.89, and the February 18 payroll at \$217,953.04 for a total of \$1,570,684.31.

sb Enclosures



City of Petoskey

Minutes

CITY COUNCIL

February 15, 2021

A regular meeting of the City of Petoskey City Council was held from virtual locations on Monday, February 15, 2021. 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 Kate Marshall, City Councilmember Derek Shiels, City Councilmember Brian Wagner, City Councilmember Lindsey Walker, City Councilmember

Absent: None

Also in attendance were City Manager Rob Straebel, Clerk-Treasurer Alan Terry, City Planner Amy Tweeten, Parks and Recreation Director Kendall Klingelsmith, Public Works Director Michael Robbins and Executive Assistant Sarah Bek.

Consent Agenda - Resolution No. 19506

Following introduction of the consent agenda for this meeting of February 15, 2021, City Councilmember Wagner moved that, seconded by City Councilmember Walker adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby confirms that the draft minutes of the February 1, 2021 regular session City Council meeting 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 February 1, 2021 for contract and vendor claims at \$1,296,565.34, intergovernmental claims at \$14,773.80, and the February 4 payroll at \$207,306.16, for a total of \$1,518,645.30 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Hear Public Comment

Mayor Murphy asked for public comments and there were no comments.

Hear City Manager Updates

The City Manager reported that representatives from Resort Township, Emmet County, MDOT, Top of Michigan Trails Council and the City met to discuss the conceptual plans for the Little Traverse Wheelway detour and staff anticipates a presentation on conceptual plans at a meeting in March; that City staff and the DMB Director met with Emmet County administration to discuss potential partnership to construct a one-story parking platform at Lake and Division Streets; that the U.S. Census Bureau recognized the City's efforts to "Get out the Count" on the 2020 Census with a self-response rate of 69.8% as compared to the national average of 67%; that the City completed a MML survey describing the scope and estimated costs of damaged shoreline areas in the community to quantify the severity of the issue after the Governor presented her budget last week which included \$40 million in grants to local governments to fund water resilient infrastructure designed to tackle storm water management, coastal erosion and flooding; that he has been working on a status update of the current Action Plan and was looking for direction from City Council on how to proceed; that the City Assessor is estimating a 3.2% increase in personal and real property taxes for 2021 which was not forecasted in the 2021 budget; that City staff finalized the refinancing of water and sewer bonds locking in an interest rate of 3% saving the City over \$600,000 in debt service payments; and that he was asked by the Groundworks Center for Resilient Communities to assist in reviewing proposals in the selection of a qualified firm to develop a "group buy" solar program for residents and businesses within the City of Petoskey and individuals/businesses within 30 miles of the Petoskey City Hall with the goal of the program to increase public education and photovoltaic installation while aggregating demand for more advantageous solar pricing for residents and businesses.

City Councilmembers discussed reviewing the action plan and heard from those in favor of having a special meeting and reviewing at a few regular scheduled meetings. Councilmembers concurred to schedule a special meeting with City staff via Zoom at 5:30 P.M., Tuesday, March 9 to review the Action Plan.

City Councilmembers inquired on the difference between a parking platform and parking deck; heard from those supporting the "group buy" solar program and education component; inquired if Councilmembers should talk to County Commissioners to show the need for a parking platform; and thanked Census workers.

The City Manager reviewed the platform concept vs. parking deck and that it is typically a one-story covered parking structure rather than multiple stories making up a parking deck and that discussing with Commissioners is fine as long as you are representing your personal opinion.

Approve Greenwood Cemetery Board Appointment – Resolution 19507

Mayor Murphy reviewed that City Council consider the following appointment.

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

BE IT RESOLVED that the City Council does and hereby approves the appointment of Amy Tweeten, 814 Jennings Avenue, to the Greenwood Cemetery Board to fill a vacated term ending May 2021.

Said resolution was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Annual Review of Economic Development Strategy

The City Planner reviewed that City Council adopted an updated Economic Development Strategic Plan on May 4, 2020 when 502 Michigan Street was added as a priority redevelopment site; that an annual review of progress toward achieving the identified goals is a requirement of the Redevelopment Ready Communities (RRC) certification process; reviewed 2020 goals and progress including the City's first-class park system and downtown area, partnering with other units of government and non-profit organizations to improve regional transportation system and address regional housing issues and status on working with developers on priority redevelopment sites to address needed housing and infrastructure such as a parking structure; reviewed annual data on home sales in the City proper and Bay Harbor, building permits, business starts and closings, updated Census Data on population, income, poverty rates and housing data; reviewed the four current priority sites including 200 East Lake Street, 900 Emmet Street, 502 Michigan Street and the Darling Lot with anticipation of 900 Emmet Street being developed into the Lofts at Lumber Square with the assistance of low income tax credits; reviewed potential sites including 316/318 East Lake Street, 319 State Street and 1420 Standish Avenue, former Michigan Maple Block site; and reviewed that staff was looking for direction and input from City Council on possible changes to the priority redevelopment sites and whether more information is wanted on how incentives could be structured to assist redevelopment of priority sites.

City Councilmembers inquired on the number of home sales of year-round vs. summer residents; inquired on the number of mortgages vs. full ownership; discussed the possibility of making a portion of downtown Mitchell Street a priority site that would include some of Mr. Redding's properties; inquired why Kmart property wasn't included as a potential site; heard a comment that it is unclear the value of placing a property on priority list; heard a suggestion to remove Darling Lot as a priority site; further discussed current and possible new sites; and that developers should have a more complete plan prior to coming to City Council for approval and if information from other business leaders could be beneficial in process.

The City Planner reviewed that half of Kmart is going to be Big Lots so site was not included and that former Maple Block and News-Review properties are large sites for potential development.

City Councilmembers concurred that staff reach out to owners of current and potential sites to see interest in being part of the RRC program to create a revised strategy to be discussed at a future meeting.

Mayor Murphy asked for public comments and read aloud written comments received prior to the meeting to consider rejoining Northern Lakes Economic Alliance (NLEA) without County involvement and to consider the Kmart site, Kilwin's property, former Tallberg's site and J.C. Penny site for potential redevelopment.

Approve Winter Sports Park Hockey Pavilion Grant Application – Resolution No. 19508

The Parks and Recreation Director reviewed the grant application for the development of a pavilion over the hockey rink at the Winter Sports Park and would allow the City to utilize the space year-round; that the project was chosen as the Noon Rotary Club's 100-year project and the club has already committed \$225,000 towards the \$300,000 match; that the project is referenced in the Parks and Recreation Master Plan and scheduled in the 2022 Capital Improvement Plan; reviewed total project cost of \$600,000, grant request of \$300,000 with Rotary matching \$225,000 and \$75,000 to come from other donations and fundraising efforts.

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

WHEREAS, the City of Petoskey Parks and Recreation Commission desires to enhance recreational opportunities by constructing a pavilion covering the hockey rink at the Winter Sports Park; and

WHEREAS, the Winter Sports Park will include a 115' x 215' pavilion covering the existing hockey rink, and site work at an estimated project cost of \$600,000; and

WHEREAS, the Winter Sports Park hockey rink pavilion would contribute to the goals and objectives identified in the 2018-2022 City of Petoskey's Parks and Recreation Master Plan, outlining the need and the desire to develop this recreational opportunity; and

WHEREAS, the State of Michigan Department of Natural Resources is accepting applications for funding assistance through the Michigan Natural Resources Trust Fund for park development projects contributing to the goals and objectives identified within the municipality's approved Parks and Recreation Master Plan; and

WHEREAS, the City of Petoskey Parks and Recreation Commission supports the development of the Winter Sports Park hockey rink pavilion and recommends that the Petoskey City Council resolve to sponsor a Michigan Natural Resources Trust Fund Application for this project and commit to undertake this project, if funded, and commit to the project match and authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project; and

WHEREAS, the Parks and Recreation Commission further requests that the City Council consider committing up to a 50% local match, that being \$300,000, toward these improvements which are estimated at \$600,000:

NOW, THEREFORE, BE IT RESOLVED, that the City of Petoskey Parks and Recreation Commission, acting as appointed officials, request that the City of Petoskey City Council adopt a resolution to authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project, authorize the submission of the application and request that Michigan Department of Natural Resources Trust Fund Board consider approval of the grant application for the Winter Sports Park hockey rink pavilion project and provide grant funding in the amount of \$300,000.

Said resolution was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Discuss Grant Application for Property Acquisition Adjacent to Skyline Property

The Parks and Recreation Director reviewed the grant application for the acquisition of 55 acres adjacent to the Skyline property owned by the City; that the property is offered by Doug and Pam Boor, who have worked with the City to manage the area; that the Little Traverse Conservancy will be proposing to their Board of Trustees for approval up to \$25,000 towards the purchase of the property and the Boor family has committed \$5,000 towards the match of \$62,500; that staff met with the North Country Trail Association who has expressed an interest in working with the City; reviewed that this is a great opportunity for the City to encumber additional land for preservation and provide more needed recreational opportunities that could include expanded hiking trails, mountain biking, equestrian trails or rustic camping; and reviewed total project cost of \$250,000, grant request of \$187,500 and a City match of \$62,500.

City Councilmembers inquired why the City owns property in the township; that price of property seems high and inquired if an appraisal had been completed; that the City hasn't done anything with this property and what is the advantage of adding to it; and asked for staff to send appraisal to review and discuss further at the next meeting.

Councilmember Shiels asked if he should recuse himself from discussion since he is employed by the Little Traverse Conservancy but has no personal gain. The City Manager responded that there did not seem to be a conflict.

The Parks and Recreation Director reviewed that an appraisal was completed and property was appraised at \$206,000 which is the seller's asking price.

City Councilmembers tabled discussion and will revisit at the March 1, 2021 Council meeting.

Approve Marina Fuel Storage Replacement Grant Application – Resolution No. 19509

The Parks and Recreation Director reviewed that the City Marina is operating with 30-year old fuel storage tanks and have exceeded their useful life and no longer meet the needs and demands of the boaters on Little Traverse Bay; that the Petoskey Marina is the only public marina available to administer fuel on the bay; reviewed the change in fuel needs and that diesel is now more in demand; reviewed total project cost of \$250,000, grant request of \$125,000 and the City utilizing Marina Reserve Funds matching the remaining 50% of the project which would be \$125,000; and that proposed work would be completed after the 2021 boating season has commenced and the Marina is officially closed.

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

WHEREAS, the City of Petoskey City Council hereby recognizes the need to keep the Petoskey Municipal Marina and its infrastructure a safe, functional facility and supports the need to upgrade the fuel storage system; and

WHEREAS, the Michigan Department of Natural Resources is accepting Waterways Grant Program applications for marina infrastructure improvement projects that include upgrades and improvements; and

WHEREAS, the City of Petoskey Parks and Recreation Commission has reviewed the proposed \$125,000 Waterways Grant Program application request for fuel system replacement at the Petoskey Marina, conducted a public hearing on the proposed \$250,000 project; and

WHEREAS, the City of Petoskey Parks and Recreation Commission supports the proposed grant application and requests that City Council consider authorizing the submission of the Waterways Grant application to the Michigan Department of Natural Resources for \$250,000, agree to provide a 50% of the grant match of \$125,000, and designate the City Manager or his designee as project representatives:

NOW, THEREFORE, BE IT RESOLVED, that the City of Petoskey City Council does and hereby confirms its intent to submit to the Michigan Department of Natural Resources, a Waterways Grant Program application in the amount of \$250,000 to upgrade and replace the fuel storage system at the Petoskey Municipal Marina and further commits to provide a 50% grant match of \$125,000 toward the project; 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 Waterways Grant Program for the marina electrical upgrade project.

Said resolution was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Authorize Tree Planting Contract – Resolution No. 19510

The Parks and Recreation Director reviewed that the 2021 Annual Budget included monies for planting of trees and shrubs within street green lawns and public spaces as new or replacement trees; that the tree planting initiative is part of the City's overall Forestry Program that includes trimming, maintenance and tree and stump removal of City owned trees; and reviewed bids.

City Councilmembers asked that staff send the list of tree species.

City Councilmember Marshall moved that, seconded by City Councilmember Shiels to authorize to contract with David Hoffman Landscaping and Nursery, Inc., Petoskey, in the amount of \$43,620, for planting of trees throughout the City.

Said motion was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Authorize Street Resurfacing Project & Concrete Repairs Contract – Resolution No. 19511

The Public Works Director reviewed that the 2021 Annual Budget included \$258,000 for street resurfacing and repairs to curb-lines, drive approaches and sidewalk ramps for ADA compliance; that this project will involve a "mill and fill" type process that essentially removes the top course of asphalt and replaces it with new and the process revitalizes the street surface and extends the life of the street for approximately 10-12 years; reviewed that staff conducted an extensive assessment of all city streets last year using a rating system known as PASER (Pavement Surface Evaluation and Rating); reviewed streets and segments of streets proposed for 2021 including Washington, Franklin, Harvey, Lookout, Connable and West Jefferson from Ingalls Avenue to Connable Avenue and other street segments under consideration for 2021, but only will be considered based on funding availability include Tall Pines Court and a small segment of Rush near Harvey; and reviewed bids.

City Councilmember Walker moved that, seconded by City Councilmember Wagner to authorize to contract with Payne & Dolan, Inc., Gaylord, in the amount of \$137,321.90 for street resurfacing projects and miscellaneous concrete repairs.

Said motion was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Approve Concrete Unit-Price Bids – Resolution No. 19512

The Public Works Director reviewed that the 2021 Annual Budget again called for routine replacements and construction of concrete sidewalks, curb-and-gutter structures and related installations mainly associated with the Street Resurfacing Project; reviewed other concrete replacements anticipated for 2021 including deck repairs to Pier A at the City Marina and miscellaneous as-needed repairs citywide, including work within the Central Business District; and reviewed bids.

City Councilmember Shiels moved that, seconded by City Councilmember Marshall to authorize staff to contract with all three concrete firms that submitted proposals, though some would be preferred over others based upon unit prices.

Said motion was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Authorize West Jefferson Street Sanitary Main Replacement Contract – Resolution No. 19513

The Public Works Director reviewed that the 2021 Annual Budget included \$125,000 for miscellaneous water and sanitary sewer repairs along residential streets that are part of the 2021 Street Resurfacing Project; that City crews and a televising contractor cleaned and visually inspected all sewer lines identifying potential failures or needed repairs and that most inspected were in good shape except for a segment along West Jefferson Street between Ingalls and Connable Avenues; reviewed project and that main line installations will include sewer lateral replacements only within the street right-of-way along with cleanouts provided in green lawn areas; and reviewed bids.

City Councilmember Wagner moved that, seconded by City Councilmember Walker to authorize to contract with Dunkel Excavating Services, Petoskey, in the amount of \$65,619.95 for West Jefferson sanitary main replacement project.

Said motion was adopted by the following vote:

AYES: Marshall, Shiels, Wagner, Walker, Murphy (5) NAYS: None (0)

Council Comments

Mayor Murphy asked for Council comments and Councilmember Walker commented that she has been trying to share the Livable Petoskey Master Plan with others to increase public engagement. Mayor Murphy encouraged citizens to get outdoors and enjoy winter activities with the upcoming warmer weather.

There being no further business to come before the City Council, this February 15, 2021, meeting of the City Council adjourned at 9:15 P.M.

John Murphy, Mayor

Alan Terry, Clerk-Treasurer

Check Register - Council Check Issue Dates: 2/11/2021 - 2/24/2021 Page: 1 Feb 24, 2021 01:52PM

GL	Check	Check		Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
02/21	02/17/2021	92186	5H Irrigation & Maintenance	101-528-802.000	1,062.50
02/21	02/17/2021	92187	Airgas USA LLC	582-584-775.000	4.19
02/21	02/17/2021	92187	Airgas USA LLC	661-598-785.000	27.33
02/21	02/17/2021	92187	Airgas USA LLC	661-598-785.000	58.45
02/21	02/17/2021	92188	Alliance Entertainment	271-790-761.000	94.98
02/21	02/17/2021	92188	Alliance Entertainment	271-790-761.100	20.25
02/21	02/17/2021	92188	Alliance Entertainment	271-790-761.000	387.88
02/21	02/17/2021	92188	Alliance Entertainment	271-790-760.000	48.70
02/21	02/17/2021	92188	Alliance Entertainment	271-790-761.000	51.99
02/21	02/17/2021	92189	Alpha Handyman	271-790-930.000	1,070.00
02/21	02/17/2021		American Waste	101-770-802.000	177.57
02/21	02/17/2021	92190	American Waste	101-756-802.000	59.19
02/21	02/17/2021	92190	American Waste	101-754-802.000	151.27
02/21	02/17/2021	92190	American Waste	101-268-802.000	92.08
02/21	02/17/2021	92190	American Waste	101-265-802.000	177.58
02/21	02/17/2021	92190	American Waste	101-770-802.000	102.60
02/21	02/17/2021	92190	American Waste	101-756-802.000	34.20
02/21	02/17/2021	92190	American Waste	101-754-802.000	87.40
02/21	02/17/2021	92190	American Waste	101-268-802.000	53.20
02/21	02/17/2021	92190	American Waste	101-265-802.000	102.60
02/21	02/17/2021	92190	American Waste	101-770-802.000	190.00
02/21	02/17/2021	92190	American Waste	582-593-930.000	175.95
02/21	02/17/2021	92190	American Waste	592-551-806.000	336.38
02/21	02/17/2021	92190	American Waste	101-770-802.000	102.60
02/21	02/17/2021	92190	American Waste	101-756-802.000	34.20
02/21	02/17/2021	92190	American Waste	101-754-802.000	87.40
02/21	02/17/2021	92190	American Waste	101-268-802.000	53.20
02/21	02/17/2021	92190	American Waste	101-265-802.000	102.60
02/21	02/17/2021	92191	AT & T MOBILITY	514-587-920.000	395.33
02/21	02/17/2021	92192	AT&T	592-560-850.000	167.39
02/21	02/17/2021	92192	AT&T	592-558-920.000	79.21
02/21	02/17/2021	92193	Beckett & Raeder Inc.	101-770-802.000	4,600.00
02/21	02/17/2021	92194	Blue Care Network	101-172-724.000	375.28
02/21	02/17/2021	92194	Blue Care Network	101-201-724.000	4,532.42
02/21	02/17/2021	92194	Blue Care Network	101-215-724.000	375.28
02/21	02/17/2021	92194	Blue Care Network	101-265-724.000	517.89
02/21	02/17/2021	92194	Blue Care Network	101-268-724.000	1,114.59
02/21	02/17/2021	92194	Blue Care Network	101-345-724.000	12,159.06
02/21	02/17/2021	92194	Blue Care Network	101-789-724.000	780.59
02/21	02/17/2021	92194	Blue Care Network	271-790-724.000	4,053.04
02/21	02/17/2021	92194	Blue Care Network	582-588-724.000	3,527.64
02/21	02/17/2021	92194	Blue Care Network	592-549-724.000	1,125.84
02/21	02/17/2021	92194	Blue Care Network	592-560-724.000	1,125.84
02/21	02/17/2021	92194	Blue Care Network	101-400-724.000	600.45
02/21	02/17/2021	92194	Blue Care Network	101-441-724.000	1,576.18
02/21	02/17/2021	92194	Blue Care Network	101-754-724.000	506.63
02/21	02/17/2021	92194	Blue Care Network	101-756-724.000	1,388.54
02/21	02/17/2021	92194	Blue Care Network	101-770-724.000	2,439.32
02/21	02/17/2021	92194	Blue Care Network	101-773-724.000	382.79
02/21	02/17/2021	92195	BLUE CROSS\BLUE SHIELD - MICH.	101-172-724.000	948.17
02/21	02/17/2021		BLUE CROSS\BLUE SHIELD - MICH.	101-208-724.000	592.61
02/21	02/17/2021		BLUE CROSS\BLUE SHIELD - MICH.	101-345-724.000	6,637.22
02/21	02/17/2021	92195		101-441-724.000	1,185.22
02/21	02/17/2021	92195		204-481-724.000	2,923.53
02/21	02/17/2021	92195		271-790-724.000	395.07
02/21	02/17/2021		BLUE CROSS\BLUE SHIELD - MICH.	514-587-724.000	790.14

M = Manual Check, V = Void Check

Check Register - Council Check Issue Dates: 2/11/2021 - 2/24/2021

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Check Amount
			,		
02/21	02/17/2021		BLUE CROSS\BLUE SHIELD - MICH.	582-588-724.000	351.44
02/21	02/17/2021	92195	BLUE CROSS\BLUE SHIELD - MICH.	592-549-724.000	3,358.12
02/21	02/17/2021	92195	BLUE CROSS\BLUE SHIELD - MICH.	592-560-724.000	395.07
02/21	02/17/2021	92196	C. C. Power LLC	582-598-802.000	1,600.00
02/21	02/17/2021		Char-Em United Way	701-000-230.800	51.50
02/21	02/17/2021	92198	Cintas Corp #729	582-593-930.000	9.07
02/21	02/17/2021	92198	Cintas Corp #729	204-481-767.000	67.53
02/21	02/17/2021	92198	Cintas Corp #729	582-588-767.000	133.72
02/21	02/17/2021	92198	Cintas Corp #729	592-560-767.000	64.22
02/21	02/17/2021	92198	Cintas Corp #729	592-549-767.000	64.22
02/21	02/17/2021	92198	Cintas Corp #729	592-544-802.000	45.45
02/21	02/17/2021	92198	Cintas Corp #729	204-481-767.000	66.46
02/21	02/17/2021	92198	Cintas Corp #729	582-593-930.000	9.07
02/21	02/17/2021	92198	Cintas Corp #729	582-588-767.000	66.65
02/21	02/17/2021	92198	Cintas Corp #729	592-560-767.000	27.69
02/21	02/17/2021	92198	Cintas Corp #729	592-549-767.000	27.70
02/21	02/17/2021	92199	Consumers Energy	592-558-920.000	204.05
02/21	02/17/2021	92199	Consumers Energy	592-558-920.000	64.03
02/21	02/17/2021	92199	Consumers Energy	592-558-920.000	631.32
02/21	02/17/2021	92199	Consumers Energy	592-538-920.000	3,556.57
02/21	02/17/2021	92199	Consumers Energy	592-558-920.000	574.96
02/21	02/17/2021	92200	David L Hoffman Landscaping & Nursery	101-770-802.000	2,185.00
02/21	02/17/2021	92201		592-549-751.000	234.36
02/21	02/17/2021	92202	Derrer Oil Co.	661-598-759.000	3,518.14
02/21	02/17/2021	92203	Dinon Law PLLC	101-266-802.000	630.00
02/21	02/17/2021	92204	DuBois Chemicals Inc.	592-551-783.000	665.12
02/21	02/17/2021	92205	Dunkel Excavating Services Inc.	514-587-802.000	7,563.75
02/21	02/17/2021	92205		202-479-802.000	7,563.75
02/21	02/17/2021	92205	Dunkel Excavating Services Inc.	514-587-802.000	4,725.00
02/21	02/17/2021	92205		202-479-802.000	1,312.50
02/21	02/17/2021		Dunkel Excavating Services Inc.	203-479-802.000	1,312.50
02/21	02/17/2021	92206		101-172-751.000	9.84
02/21	02/17/2021	92206	Dunn's Business Solutions	101-201-751.000	9.84
02/21	02/17/2021	92206		101-208-751.000	6.89
02/21	02/17/2021	92206	Dunn's Business Solutions	101-257-751.000	4.92
02/21	02/17/2021		Dunn's Business Solutions	101-215-751.000	5.90
02/21	02/17/2021	92206	Dunn's Business Solutions	101-345-751.000	27.54
02/21	02/17/2021		Dunn's Business Solutions	101-400-751.000	4.92
02/21	02/17/2021		Dunn's Business Solutions	101-441-751.000	14.76
02/21	02/17/2021	92206		101-770-751.000	.98
02/21	02/17/2021		Dunn's Business Solutions	101-773-775.000	.98
02/21	02/17/2021		Dunn's Business Solutions	101-756-751.000	9.84
02/21	02/17/2021		Dunn's Business Solutions	101-789-751.000	1.96
02/21	02/17/2021		Emmet Co. Dept of Public Works	101-529-802.000	7,290.55
02/21	02/17/2021		Englebrecht, Robert	101-257-802.100	3,750.00
02/21	02/17/2021		Factor Systems LLC	101-208-803.000	3,604.34
02/21	02/17/2021	92209	-	271-790-760.000	24.79
02/21	02/17/2021		Gale/Cengage Learning	271-790-760.000	24.79 57.58
02/21	02/17/2021	92210		271-790-760.000	86.37
02/21		92210 92211	Gibby's Garage	582-593-930.000	
	02/17/2021		, ,		204.00
02/21	02/17/2021	92211	Gibby's Garage	514-587-931.000	102.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-931.000	136.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-932.000	1,190.00
02/21	02/17/2021	92211	, ,	514-587-931.000	68.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-931.000	850.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-932.000	272.00

M = Manual Check, V = Void Check

Check Register - Council Check Issue Dates: 2/11/2021 - 2/24/2021

GL	Check	Check	D	Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
02/21	02/17/2021	92211	Gibby's Garage	582-593-930.000	68.00
02/21	02/17/2021	92211	Gibby's Garage	514-587-931.000	340.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-931.000	578.00
02/21	02/17/2021	92211	Gibby's Garage	661-598-932.000	204.00
02/21	02/17/2021	92212	, ,	592-545-802.000	2,415.00
02/21	02/17/2021		GRP Engineering Inc.	582-588-802.000	412.50
02/21	02/17/2021	92213		582-588-802.000	660.00
02/21	02/17/2021	92214	Hubbell Roth & Clark Inc.	592-560-802.000	1,067.27
02/21	02/17/2021	92214	Hubbell Roth & Clark Inc.	592-549-802.000	114.52
02/21	02/17/2021	92215	Ingram Library Services	271-790-760.000	3,327.62
02/21	02/17/2021	92215		271-790-760.100	1,535.79
02/21	02/17/2021	92215	Ingram Library Services	271-790-760.200	331.5
02/21	02/17/2021	92216	KSS Enterprises	101-770-775.000	495.6
02/21	02/17/2021	92216	KSS Enterprises	101-268-775.000	524.10
02/21	02/17/2021	92217	Michigan Officeways Inc.	271-790-751.000	39.9
02/21	02/17/2021	92217	• •	101-172-751.000	17.40
02/21	02/17/2021	92217	• •	101-208-751.000	12.18
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-201-751.000	17.40
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-257-751.000	8.7
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-215-751.000	10.4
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-345-751.000	45.24
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-400-751.000	8.7
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-441-751.000	26.10
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-770-751.000	5.2
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-773-775.000	1.74
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-756-751.000	17.40
02/21	02/17/2021	92217	Michigan Officeways Inc.	101-789-751.000	3.4
02/21	02/17/2021	92218	Michigan Water Environment Assoc.	592-560-915.000	650.00
02/21	02/17/2021	92218	Michigan Water Environment Assoc.	592-549-915.000	370.0
02/21	02/17/2021	92219	Northern Copy Express Inc.	101-770-934.000	206.00
02/21	02/17/2021	92220	Peninsula Fiber Network LLC	271-790-850.000	133.80
02/21	02/17/2021	92221	Performance Painting	582-590-802.000	715.00
02/21	02/17/2021	92221	Performance Painting	592-554-802.000	2,318.00
02/21	02/17/2021	92222	Plunkett Cooney	101-266-802.000	1,737.50
02/21	02/17/2021	92222	Plunkett Cooney	101-266-802.000	787.50
02/21	02/17/2021	92222	Plunkett Cooney	101-266-802.000	6,097.87
02/21	02/17/2021	92223	Power Line Supply	582-010-111.000	1,018.20
02/21	02/17/2021	92223	Power Line Supply	582-586-775.000	387.58
02/21	02/17/2021		Power Line Supply	582-010-111.000	11,499.03
02/21	02/17/2021	92223	Power Line Supply	582-586-775.000	41.10
02/21	02/17/2021		Power Line Supply	582-588-785.000	60.00
02/21	02/17/2021	92223	Power Line Supply	582-598-775.000	17.48
02/21	02/17/2021		Proclean North	582-593-930.000	1,463.00
02/21	02/17/2021	92225	Quality First Aid & Safety Inc.	582-593-930.000	42.20
02/21	02/17/2021	92226		101-770-802.000	2,247.5
02/21	02/17/2021	92227		592-555-802.000	8,936.4
02/21	02/17/2021	92228	Skip's Petoskey Glass Inc.	101-770-934.000	541.49
02/21	02/17/2021	92229	Spectrum Business	101-172-850.000	98.0
02/21	02/17/2021	92229	Spectrum Business	101-201-850.000	52.2
02/21	02/17/2021	92229	Spectrum Business	101-208-850.000	32.6
02/21	02/17/2021	92229	Spectrum Business	101-257-850.000	32.6
02/21	02/17/2021	92229	Spectrum Business	101-215-850.000	26.14
02/21	02/17/2021	92229	Spectrum Business	101-345-850.000	71.8
02/21	02/17/2021	92229	Spectrum Business	582-593-850.000	26.14
02/21	02/17/2021	92229	Spectrum Business	592-549-850.000	39.20
02/21	02/17/2021	92229	Spectrum Business	592-560-850.000	39.2

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GL	Check	Check	5	Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
02/21	02/17/2021	92229	Spectrum Business	582-593-850.000	38.2
02/21	02/17/2021	92229	Spectrum Business	101-400-850.000	32.67
02/21	02/17/2021	92229	Spectrum Business	101-441-850.000	58.8
02/21	02/17/2021	92229		101-756-850.000	39.20
02/21	02/17/2021	92229	Spectrum Business	204-481-850.000	19.60
02/21	02/17/2021	92229	Spectrum Business	204-481-850.000	19.60
02/21	02/17/2021	92229	Spectrum Business	582-588-850.000	65.34
02/21	02/17/2021	92230	Staples Advantage	101-172-751.000	2.85
02/21	02/17/2021	92230		101-201-751.000	2.85
02/21	02/17/2021	92230	Staples Advantage	101-208-751.000	2.00
02/21	02/17/2021	92230	Staples Advantage	101-257-751.000	1.43
02/21	02/17/2021	92230	Staples Advantage	101-215-751.000	1.7
02/21	02/17/2021	92230	Staples Advantage	101-345-751.000	7.98
02/21	02/17/2021	92230	Staples Advantage	101-345-751.000	37.39
02/21	02/17/2021	92230	Staples Advantage	592-549-751.000	6.50
02/21	02/17/2021	92230	Staples Advantage	101-201-751.000	31.50
02/21	02/17/2021	92230	Staples Advantage	592-560-751.000	10.87
02/21	02/17/2021	92230	Staples Advantage	101-400-751.000	1.43
02/21	02/17/2021	92230	Staples Advantage	101-441-751.000	4.28
02/21	02/17/2021	92230	Staples Advantage	101-770-751.000	.29
02/21	02/17/2021	92230	Staples Advantage	101-773-775.000	.29
02/21	02/17/2021	92230	Staples Advantage	101-756-751.000	2.85
02/21	02/17/2021	92230	Staples Advantage	101-789-751.000	.55
02/21	02/17/2021	92231	Sunrise Electronics & Security	661-598-932.000	640.00
02/21	02/17/2021	92232	Survalent	582-584-802.000	1,265.00
02/21	02/17/2021	92233	Temperature Control Inc.	592-554-802.000	1,618.52
02/21	02/17/2021	92233	Temperature Control Inc.	592-554-802.000	726.50
02/21	02/17/2021	92233	Temperature Control Inc.	592-554-802.000	259.00
02/21	02/17/2021	92234	Tetra Tech Inc	592-537-802.000	290.00
02/21	02/17/2021	92235	Thompson Park Avenue Properties LLC	514-587-802.100	778.47
02/21	02/17/2021	92236	Tom's Diesel Repair	661-598-931.000	850.55
02/21	02/17/2021	92237	Trace Analytical Laboratories LLC	592-553-801.000	521.20
02/21	02/17/2021	92238	Trophy Case, The	271-790-751.000	24.00
02/21	02/17/2021	92239	USA Blue Book	592-554-775.000	390.60
02/21	02/17/2021	92239	USA Blue Book	592-554-775.000	2,851.29
02/21	02/17/2021	92240	VARNUM LLP	582-588-802.000	102.50
02/21	02/17/2021	92241	Zaremba Equipment Inc.	661-598-932.000	50.58
02/21	02/17/2021	92241	Zaremba Equipment Inc.	661-598-932.000	367.30
02/21	02/24/2021	92250	Amazon Credit Plan	271-790-958.000	141.06
02/21	02/24/2021	92250	Amazon Credit Plan	271-790-958.200	154.82
02/21	02/24/2021	92250	Amazon Credit Plan	271-790-761.000	5.99
02/21	02/24/2021	92250	Amazon Credit Plan	271-790-760.000	172.30
02/21	02/24/2021		Amazon Credit Plan	271-790-802.000	239.88
02/21	02/24/2021		Amazon Credit Plan	271-790-958.100	28.00
02/21	02/24/2021		American Waste	101-773-931.000	190.00
02/21	02/24/2021		American Waste	101-265-802.000	190.00
02/21	02/24/2021		American Waste	101-770-802.000	190.00
02/21	02/24/2021		American Waste	101-754-802.000	190.00
02/21	02/24/2021		Beckett & Raeder Inc.	101-770-970.000	1,037.60
02/21	02/24/2021		Beckett & Raeder Inc.	247-751-802.000	1,840.00
02/21	02/24/2021		Beckett & Raeder Inc.	101-770-802.000	780.00
02/21	02/24/2021	92252	Beckett & Raeder Inc.	247-751-802.000	3,782.47
02/21	02/24/2021		Beckett & Raeder Inc.	101-770-802.000	1,160.00
02/21	02/24/2021		C. C. Power LLC	582-598-802.000	7,680.00
02/21	02/24/2021	92253	C. C. Power LLC	582-586-802.000	1,600.00
02/21	02/24/2021	92254	Charlevoix-Emmet ISD	703-040-234.220	521,451.92

M = Manual Check, V = Void Check

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GL	Check	Check		Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
02/21	02/24/2021	92255	Consumers Energy	592-558-920.000	87.9 [,]
02/21	02/24/2021	92255	Consumers Energy	592-558-920.000	197.19
02/21	02/24/2021	92255	Consumers Energy	592-558-920.000	204.62
02/21	02/24/2021	92255	Consumers Energy	592-558-920.000	218.20
02/21	02/24/2021	92255	Consumers Energy	592-558-920.000	167.72
02/21	02/24/2021	92255	Consumers Energy	202-475-920.000	96.2
02/21	02/24/2021	92256		701-000-230.190	2,029.10
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-172-724.000	19.16
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-201-724.000	64.05
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-208-724.000	19.16
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-215-724.000	21.3
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-265-724.000	4.79
02/21	02/24/2021	92256	Dearborn Life Insurance Co	582-588-724.000	54.13
02/21	02/24/2021	92256	Dearborn Life Insurance Co	592-549-724.000	50.09
02/21	02/24/2021	92256	Dearborn Life Insurance Co	592-560-724.000	15.8
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-770-724.000	35.45
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-773-724.000	5.75
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-789-724.000	10.54
02/21	02/24/2021	92256	Dearborn Life Insurance Co	204-481-724.000	66.24
02/21	02/24/2021	92256	Dearborn Life Insurance Co	271-790-724.000	69.2
02/21	02/24/2021	92256	Dearborn Life Insurance Co	514-587-724.000	23.19
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-268-724.000	11.98
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-345-724.000	504.1
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-400-724.000	11.50
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-441-724.000	32.5
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-754-724.000	5.2
02/21	02/24/2021	92256	Dearborn Life Insurance Co	101-756-724.000	16.29
02/21	02/24/2021	92257	Decka Digital LLC	101-345-751.000	45.00
02/21	02/24/2021	92257	Decka Digital LLC	592-546-802.000	67.4
02/21	02/24/2021	92257	•	592-553-802.000	116.92
02/21	02/24/2021	92258	Delta Dental	101-172-724.000	49.97
02/21	02/24/2021	92258	Delta Dental	101-201-724.000	310.63
02/21	02/24/2021	92258	Delta Dental	101-208-724.000	58.83
02/21	02/24/2021	92258	Delta Dental	101-215-724.000	17.66
02/21	02/24/2021	92258	Delta Dental	101-265-724.000	23.8
02/21	02/24/2021	92258	Delta Dental	101-268-724.000	47.86
02/21	02/24/2021	92258		592-549-724.000	268.68
02/21	02/24/2021		Delta Dental	592-560-724.000	19.44
02/21	02/24/2021		Delta Dental	701-000-230.110	1,435.67
02/21	02/24/2021		Delta Dental	101-773-724.000	15.9
02/21	02/24/2021		Delta Dental	101-789-724.000	32.0
02/21	02/24/2021		Delta Dental	204-481-724.000	131.5
02/21	02/24/2021		Delta Dental	271-790-724.000	199.5
02/21	02/24/2021		Delta Dental	514-587-724.000	37.1
02/21	02/24/2021		Delta Dental	582-588-724.000	192.2
02/21	02/24/2021		Delta Dental	101-345-724.000	887.5
02/21	02/24/2021	92258 92258		101-400-724.000	31.80 182.50
02/21	02/24/2021	92258 92258		101-441-724.000	182.50
02/21	02/24/2021		Delta Dental	101-754-724.000	24.88 74.37
02/21 02/21	02/24/2021		Delta Dental Delta Dental	101-756-724.000 101-770-724.000	122.90
	02/24/2021				
02/21	02/24/2021	92259		661-598-759.000 592-555-920.000	3,064.45
02/21 02/21	02/24/2021	92260	DTE Energy	592-555-920.000 592-538-920.000	43.88
02/21	02/24/2021		DTE Energy	101-265-924.000	129.66 984 41
UC/C	02/24/2021	92200	DIE Ellergy	101-200-924.000	984.43

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GL	Check	Check		Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
02/21	02/24/2021	92260	DTE Energy	101-773-924.000	34.99
02/21	02/24/2021		DTE Energy	101-265-924.000	264.28
02/21	02/24/2021		DTE Energy	592-558-920.000	34.99
02/21	02/24/2021		DTE Energy	592-538-920.000	96.00
02/21	02/24/2021		DTE Energy	101-345-920.000	1,689.84
02/21	02/24/2021		DTE Energy	271-790-924.000	625.41
02/21	02/24/2021		DTE Energy	592-551-920.000	3,435.86
02/21	02/24/2021	92260	DTE Energy	592-551-920.000	4,230.33
02/21	02/24/2021		DTE Energy	582-593-920.000	364.01
02/21	02/24/2021		DTE Energy	101-345-920.100	1,757.16
02/21	02/24/2021		DTE Energy	592-538-920.000	191.36
02/21	02/24/2021		DTE Energy	271-790-924.000	1,367.29
02/21	02/24/2021	92260	DTE Energy	101-268-924.000	2,096.54
02/21	02/24/2021		DTE Energy	101-770-924.000	579.12
02/21	02/24/2021	92260		514-587-802.100	207.49
02/21	02/24/2021		DTE Energy	592-538-920.000	244.65
02/21	02/24/2021	92261		101-345-775.000	126.87
02/21	02/24/2021	92262	Emmet County Treasurer	703-040-222.220	2,434.37
02/21	02/24/2021		Emmet County Treasurer	703-040-222.220	170.77
02/21	02/24/2021		Emmet County Treasurer	703-040-228.220	3,011.60
02/21	02/24/2021		Emmet County Treasurer	703-040-222.220	60,777.41
02/21	02/24/2021		Emmet County Treasurer	703-040-222.220	88,434.31
02/21	02/24/2021		Emmet County Treasurer	703-040-233.000	153.01
02/21	02/24/2021		Emmet County Treasurer	703-040-233.000	178.09
02/21	02/24/2021	92263	Envisionware Inc.	271-790-802.000	1,512.00
02/21	02/24/2021		Fastenal Company	582-586-775.000	27.84
02/21	02/24/2021		Fastenal Company	661-598-785.000	75.32
02/21	02/24/2021		Fastenal Company	582-590-775.000	39.50
02/21	02/24/2021		Fastenal Company	582-588-785.000	294.99
02/21	02/24/2021	92264	Fastenal Company	582-588-785.000	12.44
02/21	02/24/2021		Ferguson Enterprises LLC #2000	101-268-930.000	1,290.80
02/21	02/24/2021		Five Star Screen Printing Plus	101-770-767.000	150.00
02/21	02/24/2021	92267	Great Lakes Energy	592-538-920.000	85.50
02/21	02/24/2021	92267	Great Lakes Energy	592-558-920.000	56.25
02/21	02/24/2021	92267	Great Lakes Energy	101-345-920.100	472.48
02/21	02/24/2021	92267	Great Lakes Energy	592-538-920.000	481.11
02/21	02/24/2021		Great Lakes Energy	592-558-920.000	129.45
02/21	02/24/2021		Great Lakes Pipe & Supply	101-268-930.000	28.27
02/21	02/24/2021		Great Lakes Pipe & Supply	101-268-930.000	13.60
02/21	02/24/2021	92269		703-040-238.220	76,606.36
02/21	02/24/2021	92270	Hahn-Oswald, Martina	271-790-958.100	400.00
02/21	02/24/2021		Health Department of	101-773-931.000	263.00
02/21	02/24/2021		John E. Green Co.	271-790-930.000	746.28
02/21	02/24/2021	92273	Joint Apprenticeship & Training Trust	582-588-912.000	4,000.00
02/21	02/24/2021	92274	LexisNexis Risk Data Management Inc.	514-587-802.000	150.00
02/21	02/24/2021	92275	McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021		McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021	92275	McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021	92275	McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021	92275	0	592-553-802.000	60.00
02/21	02/24/2021		McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021		McCardel Culligan	592-553-802.000	60.00
02/21	02/24/2021		Michigan Rural Water Assoc.	592-549-915.000	105.00
02/21	02/24/2021	92277	-	101-266-802.000	866.88
02/21	02/24/2021	92278	North Central Mich. College	703-040-235.220	133,618.70
02/21	02/24/2021	92278	•	703-040-235.220	120,026.51

M = Manual Check, V = Void Check

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GL	Check	Check		Invoice	Check
Period	Issue Date	Number	Payee	GL Account	Amount
00/04	00/04/0004	00070	North Occurrent IT	074 700 000 000	200 00
02/21 02/21	02/24/2021 02/24/2021	92279 92280	North Country IT Northern A-1 Environmental Services	271-790-802.000 592-545-802.000	386.00
02/21	02/24/2021	92280		592-545-802.000 101-770-802.000	2,212.50 577.00
02/21	02/24/2021		Northern Copy Express Inc.	703-040-236.220	
02/21	02/24/2021		Petoskey Public Schools Petoskey Public Schools	703-040-237.220	8,582.25 738.29
02/21	02/24/2021		Petoskey Public Schools	703-040-237.220	582.57
02/21	02/24/2021		Petoskey Public Schools	703-040-233.000	504.97
02/21	02/24/2021		Petoskey Public Schools	703-040-233.000	43.67
02/21	02/24/2021		Petoskey Public Schools	703-040-233.000	30.86
02/21	02/24/2021	92283	-	101-101-915.000	340.00
02/21	02/24/2021	92284	, ,	101-345-915.000	65.50
02/21	02/24/2021	92285	, ,	101-266-802.000	22.05
02/21	02/24/2021	92285	,	204-481-802.000	22.05
02/21	02/24/2021	92285	,	582-588-802.000	22.05
02/21	02/24/2021	92285	,	592-549-802.000	22.05
02/21	02/24/2021	92285	,	592-560-802.000	22.05
02/21	02/24/2021	92285	,	101-266-802.000	239.75
02/21	02/24/2021	92286	,	592-554-802.000	726.00
02/21	02/24/2021	92287		248-739-880.200	150.00
02/21	02/24/2021	92288	Scientific Brake & Equipment	661-598-932.000	265.29
02/21	02/24/2021	92289	SOS Analytical Inc.	592-545-802.000	110.00
02/21	02/24/2021	92289	SOS Analytical Inc.	592-553-801.000	268.00
02/21	02/24/2021	92290	Spectrum Business	101-345-850.000	69.62
02/21	02/24/2021	92290	Spectrum Business	101-345-850.100	181.54
02/21	02/24/2021	92290	Spectrum Business	514-587-802.100	123.15
02/21	02/24/2021	92290	Spectrum Business	101-770-850.000	104.98
02/21	02/24/2021	92291	Standard Electric Company	582-590-775.000	349.04
02/21	02/24/2021	92292	Up North Service LLC	514-587-802.000	5,346.28
02/21	02/24/2021	92293	VSP	101-172-724.000	26.88
02/21	02/24/2021	92293	VSP	101-201-724.000	95.76
02/21	02/24/2021	92293	VSP	101-208-724.000	29.12
02/21	02/24/2021	92293	VSP	101-215-724.000	10.64
02/21	02/24/2021	92293	VSP	101-265-724.000	11.98
02/21	02/24/2021	92293	VSP	582-588-724.000	95.76
02/21	02/24/2021	92293		592-549-724.000	127.12
02/21	02/24/2021	92293		592-560-724.000	10.64
02/21	02/24/2021	92293	VSP	701-000-230.110	39.76
02/21	02/24/2021	92293	VSP	101-770-724.000	65.24
02/21	02/24/2021	92293	VSP	101-773-724.000	8.06
02/21	02/24/2021	92293		101-789-724.000	15.62
02/21	02/24/2021	92293		204-481-724.000	66.64
02/21	02/24/2021	92293		271-790-724.000	104.16
02/21	02/24/2021	92293		514-587-724.000	21.28
02/21	02/24/2021	92293		101-268-724.000	23.32
02/21	02/24/2021	92293		101-345-724.000	459.22
02/21	02/24/2021	92293		101-400-724.000	16.46
02/21	02/24/2021	92293		101-441-724.000	69.89
02/21	02/24/2021	92293		101-754-724.000	13.24
02/21	02/24/2021	92293		101-756-724.000	36.57
02/21	02/17/2021		ACH-CHILD SUPPORT	701-000-230.160	160.23
02/21	02/17/2021		ACH-EFTPS	701-000-230.200	13,205.31
02/21	02/17/2021		ACH-EFTPS	701-000-230.100	23,427.21
02/21	02/17/2021		ACH-EFTPS	701-000-230.200	13,205.31
02/21	02/17/2021		ACH-EFTPS	701-000-230.200	3,088.30
02/21	02/17/2021		ACH-EFTPS	701-000-230.200	3,088.30
02/21	02/17/2021	999143	ACH-ICMA 457	701-000-230.700	1,991.31

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CITY OF PETOSKEY

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GL Period	Check Issue Date	Check Number	Рауее	Invoice GL Account	Check Amount
02/21	02/17/2021	999143	ACH-ICMA 457	701-000-230.700	5,745.00
02/21	02/17/2021	999144	ICMA 401	701-000-230.700	654.08
02/21	02/17/2021	999145	ICMA-ROTH	701-000-230.900	605.00
02/21	02/17/2021	999146	Mers DC 45	001-000-001.001	347.78
02/21	02/17/2021	999146	Mers DC 45	001-000-001.001	347.62
02/21	02/17/2021	999146	Mers DC 45	701-000-230.120	869.44
02/21	02/17/2021	999146	Mers DC 45	701-000-230.120	869.01

Grand Totals:

1,342,363.58

Report Criteria:

Check.Check issue date = 02/11/2021-03/01/2021

Amount	GL Account	Name	Check Issue Date	Check Number
500.00	592040286000	484 Bennaville	02/17/2021	92242
500.00	592040286000	Bielaczik, Mark	02/17/2021	92243
200.00	592040286000	Dunkel Excavating	02/17/2021	92244
500.00	592040286000	LTBB Housing Dept.	02/17/2021	92245
500.00	592040286000	NMCAA	02/17/2021	92246
113.00	582081642300	Petrowski, Gwen	02/17/2021	92247
55.24	582081642300	R & R Development	02/17/2021	92248
17.95	582040285000	Staley, Dudley	02/17/2021	92249
2.33	701040274000	Bay Harbor Azure	02/24/2021	92294
74.63	701040274000	Bay Harbor Azure	02/24/2021	92294
27.65	701040274000	Bluhm, Kenneth	02/24/2021	92295
35.57	582040285000	Cunningham, Russell	02/24/2021	92296
28.04	582081642300	Hart, Noah	02/24/2021	92297
27.29	582-081-642.300	Hawk, Kayla	02/24/2021	92298
25.19	701040274000	Krzymowski, George	02/24/2021	92299
60.23	582040285000	Linda's Hair Studio	02/24/2021	92300
55.68	701040274000	Shomock, Craig	02/24/2021	92301

Grand Totals:

2,722.80



BOARD:	City Council		
MEETING DATE:	March 1, 2021	DATE PREPARED:	⁻ ebruary 22, 2021
AGENDA SUBJECT:	Submission of a Michigan Grant Application for the A Property	•	
RECOMMENDATION:	That City Council adopt pro	posed resolution	

Background City staff is preparing a Michigan Department of Natural Resources Trust Fund Grant Application for the acquisition of 55 acres adjacent to the Skyline Property owned by the City. The property is offered by Doug and Pam Boor, who have worked with the City to manage the area. Doug Boor is a consultant with the City and provides expertise through his forestry management business.

On February 15, 2021 this subject was on the agenda for City Council to review. Inquiries from Council members prompted the item to be tabled until March 1, 2021 to allow staff adequate time to provide accurate responses.

In August, 2020 the Little Traverse Conservancy commissioned an appraisal of the property by a state certified appraiser who valued the land at \$206,000. If awarded the grant, the purchase will likely be 18-24 months from the original appraisal, which, at that time, the City would pursue an updated appraisal amount based on the current market value. Additionally the Little Traverse Conservancy will commit \$25,000 towards the purchase of the property, contingent on the approval of their board and City Council (see enclosure). The Boor family has also committed \$5,000 towards the match of \$62,500. Staff met with the North Country Trail Association, who have expressed an interest in working with the City (see enclosure).

This is a great opportunity for the City to acquire additional contiguous land, work with interested organizations for preservation and provide more needed recreational opportunities as identified in the Parks and Recreation Master Plan. Unique recreational uses for the property could include expanded hiking trails, mountain biking, equestrian trails, or rustic camping. All of these options would be evaluated once the property is purchased.

This project is referenced in the Parks and Recreation Master Plan. The amount to be requested from the State is estimated to be \$187,500 with the 25% matching funds estimated to be \$62,500 for a total cost of \$250,000. The grant submission deadline is April 1, 2021.

Description of Grant Project: The purchase of 55 acres adjacent to the Skyline Property

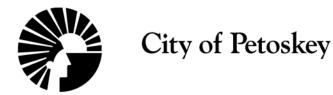
Project Costs:	Grant	\$187,500
	LTC	\$ 25,000
	Boor Family	\$ 5,000
	City Match	<u>\$ 32,500</u>
	Total Project	\$250,000

<u>Public Meeting</u> On February 8, 2021, the Parks and Recreation Commission held an advertised public meeting to present the proposed grant project and to receive public comment as required by grant guidelines. No public comment was received at the meeting.

Parks and Recreation Resolution The Parks and Recreation Commission, at its February 8, 2021 meeting, adopted a formal recommendation in support of the project and requested that City Council adopt a resolution in support of the submission of the prepared grant application to the Michigan Department of Natural Resources Trust Fund for \$187,500 in funding, commit to the project match not to exceed \$62,500 and authorize Robert Straebel, City Manager, or his designee as the City's representative for the project.

<u>Action</u> That City Council consider adopting the enclosed proposed resolution endorsing the submission of the grant application to the Michigan Department of Natural Resources Trust Fund in the amount of \$187,500, commit to the project match not to exceed \$62,500 and authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project.

kk Enclosures



WHEREAS, the City of Petoskey Parks and Recreation Commission desires to enhance recreational opportunities by acquiring 55 acres adjacent to the Municipal owned Skyline Property; and

WHEREAS, the additional property would increase the Skyline Property to over 500 acres; and

WHEREAS, this acquisition contributes to the goals and objectives identified in the 2018-2022 City of Petoskey's Parks and Recreation Master Plan, outlining the need and the desire to increase recreational opportunities; and

WHEREAS, the State of Michigan Department of Natural Resources is accepting applications for funding assistance through the Michigan Natural Resources Trust Fund for land acquisition projects contributing to the goals and objectives identified within the municipality's approved Parks and Recreation Master Plan; and

WHEREAS, the City of Petoskey Parks and Recreation Commission supports the purchase and recommends that the Petoskey City Council resolve to sponsor a Michigan Natural Resources Trust Fund Application for this project and commit to undertake this project, if funded, and commit to the project match and authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project; and

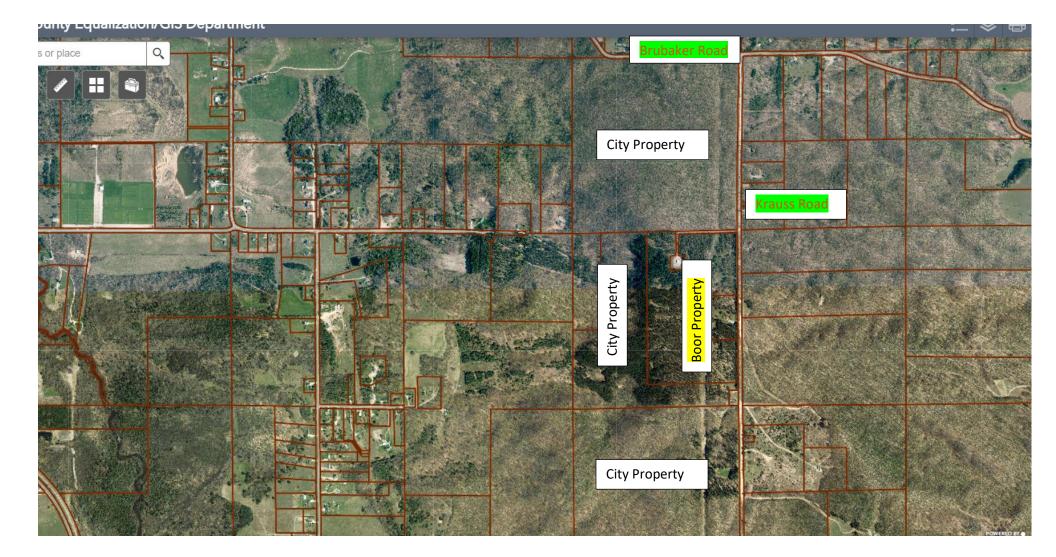
WHEREAS, further request that City Council consider committing up to a 25% local match, that being \$62,500, toward the property acquisition which are estimated at \$250,000:

NOW, THERFORE, BE IT RESOLVED, that the City of Petoskey Parks and Recreation Commission, acting as appointed officials, request that the City of Petoskey City Council adopt a resolution to authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project, authorize the submission of the application and request that Michigan Department of Natural Resources Trust Fund Board consider approval of the grant application for the purchase of 55 acres adjacent to the Municipal owned Skyline Property and provide grant funding in the amount of \$62,500.

I, Alan Terry, 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 1st day of March, 2021, and of the whole thereof.

In witness where of, I have here unto set my hand and affirmed the corporate seal of said City this _____ day of _____, 2021.

Alan Terry, City Clerk



The 55+- Boor property is highlighted in the yellow. As you can see, it's surrounded by city property on 3 sides and would be a connection to our existing plat. This area is also where we've harvested trees for better land management and regrowth. The addition of this property would encumber over 500 acres of preserved and managed land that could be used for recreational purposes. The property is located on Krauss Road .5 miles south of Brubaker.

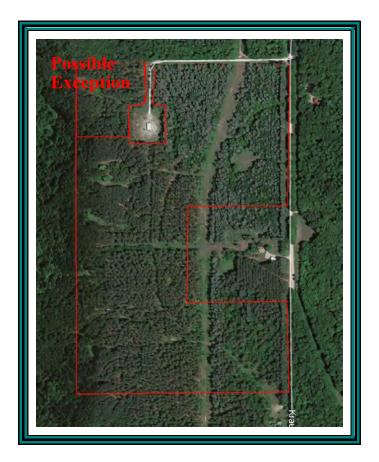
JEFFRESS-DYER, INC. STANDARD SCOPE APPRAISAL REPORT

Client:

Little Traverse Conservancy 3264 Powell Road, Harbor Springs, MI 49740

Subject:

Boor Parcel - 63.407 acres; Part of the NW 1/4 of Sec. 23, T34N-R5W, Bear Creek Township, Emmet County, MI



Appraiser:

Paul A. Rose, MSA - State Certified General Appraiser

Date of Value: August 14, 2020

JEFFRESS-DYER, INC. REAL ESTATE APPRAISAL & CONSULTING 18555 GLACIER TRAIL • HILLMAN, MI 49746 PHONE (989) 742-4225 • email: jdi.appraisal@gmail.com

August 26, 2020

Ms. Caitlin Donnelly Director of Land Protection Little Traverse Conservancy 3264 Powell Road Harbor Springs, MI 49740

Subject: Appraisal Report, J-D File No. 4166-20; Boor Parcel - 63.407 acres; Part of the NW 1/4 of Sec. 23, T34N-R5W, Bear Creek Township, Emmet County, MI

Dear Ms. Donnelly,

With regard to your authorization, I have completed the necessary investigation and analysis of the subject property, hereafter referred to as the Boor property. This process has enabled me to form two opinions of the market value of the fee simple interest in the real property (real estate) interests as have been legally described. The first opinion of value represents the entire 63.4 acre area surveyed and legally described in this report. The second value assumes a 5.0 acre exclusion in the northwest corner of the parcel. It should be recognized that in accordance with the Emmet County Zoning Ordinance and the provisions associated with an FF-1 zoning designation, parcel sizes are limited to not less than 10.0 acres.

Based upon the purpose and intended use of the report, it has been completed in accordance with both *Uniform Standards of Professional Appraisal Practice* (as adopted by the Appraisal Foundation) and Michigan Department of Natural Resources Narrative Appraisal Report Standards, as of September, 2018. The fee simple interests which are being valued are presumed to be free of any use or operational limitations associated with property tax reduction incentives.

The purpose of this report is to provide valuation guidance on matters pertaining to the potential acquisition of the Boor property, as legally described. This possible public acquisition represents the final phase of a project which has sought to expand and enhance the North Country Trail system as it extends through this portion of Emmet County.

Based on an on-site review of the property and the related analysis undertaken, I have formed an opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests associated with the subject property have a market value as defined, of

TWO HUNDRED TWENTY-TWO THOUSAND DOLLARS (\$222,000.00)

Jeffress-Dyer, Inc. - Paul A. Rose, MSA - State Certified General Appraiser

A second opinion of value has been requested which assumes the possible exclusion of 5.0 acres in the northwest property corner area. Based upon this revised land area of 58.4 acres, I have formed an opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests associated with the subject property have a market value as defined, of

TWO HUNDRED SIX THOUSAND DOLLARS (\$206,000.00)

COVID-19 Note: At the time of report development considerable human heath and economic uncertainty existed as a result of the global pandemic associated with the COVID-19 virus. As of this report's date of value, however, no data yet exist to suggest that these conditions have had a material effect on the *market value*, as defined, of this real estate type and location. Since a 12 to 18 month "marketing time" and "exposure time" have been assumed in the Appraiser's opinion of *market value*, and given that a preponderance of medical professionals have indicated that the most significant risks to human health should have abated within these durations, it is reasonable to not make a supplemental value adjustment for this situation.

The following appraisal report sets forth the property identification, the assumptions and limiting conditions, relevant facts about the area and property, comparable data, the results of these investigations, and the reasoning leading to the conclusions formed. The land valuation has been developed through the use of the direct sales comparison approach. Because of the highest and best use which has been concluded elsewhere in the report as well as the MDNR appraisal standards, use of the income capitalization approach to value has not been employed. Elements of the cost approach were employed in the estimate of contributory value represented by the limited site improvements which are included with the Boor property.

As a matter of disclosure and in accordance with the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation, it is understood that I have not performed an appraisal or provided professional assistance in conjunction with the subject property or any interests associated with the property within the past three years.

Should you have any questions or comments, please feel free to contact me.

Sincerely, JEFFRESS-DYER, INC.

Paul A. Rose, MSA President State Certified General Appraiser State of Michigan License No.1201001051

Jeffress-Dyer, Inc. - Paul A. Rose, MSA - State Certified General Appraiser

J-D File No. 4166-20 - LTC/Boor Property - Bear Creek Township, Emmet County, MI

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Jeffress-Dyer, Inc. - Paul A. Rose - State Certified General Appraiser

J-D File No. 4166-20 - LTC/Boor Property - Bear Creek Township, Emmet County, MI

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Summary of Significant Facts and Conclusions

Name of Project:	Boor Property Appraisal		
Property Location:	Part of the NW 1/4 of Sec. 23, T34N-R5W, Bear Creek Township, Emmet County, MI		
Property Owners:	Douglas G. & Pamela Lynn Boor Trust No. 1		
Appraiser:	Paul A. Rose, MSA - <i>State Certified General Appraiser</i> State of Michigan No. 1201001051		
Date of Report:	August 26, 2020		
Date of Valuation:	August 14, 2020		
Date of Inspection:	August 14, 2020		
Purpose and Use of Appraisal:	Provide opinion of market value as defined. Report is to also serve as an aid in matters pertaining to the possible acquisition of the subject property.		
Interest to be Valued:	Fee simple estate		
Total Site Area:	63.4 acres, or 58.4 acres		
Highest and Best Use:	Residential/Recreational use on a single or multi-parcel basis.		
Sales Comparison Approach To Value (Land Component):	\$209,000.00		
Cost Approach: (Improvement Component):	\$13,000.00		
Final Opinion of Value of 63.4 acres:	\$222,000.00		
Final Opinion of Value of 58.4 acres:	\$206,000.00		

Certification

I, the undersigned, do hereby certify that I have personally performed an on-site review of the property described as:

63.407 acres; Part of the NW 1/4 of Sec. 23, T34N-R5W Bear Creek Township, Emmet County, MI (as legally described)

To the best of my knowledge and belief, the statements of fact contained in this report and upon which the opinions herein are based are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal. I certify that I have no interest either present or prospective in the subject property. I have no bias with respect to the property which is the subject of this report or to the parties involved with this assignment.

This appraisal report identifies the limiting conditions affecting the analyses, opinions and conclusions contained in this report. The analysis, opinions, and conclusions contained in this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as well as the Code of Professional Ethics and Supplemental Standards of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

No one other than the undersigned prepared the analysis, opinions, or conclusions concerning real estate that are set forth in this appraisal report. Neither all nor any part of the contents of this report shall be disseminated by any public means of communication without the prior written consent and approval of the undersigned.

As a matter of disclosure it is understood that I have not performed an appraisal or provided professional assistance in conjunction with the subject property or any interests associated with the property within the past three years.

Based on an on-site review of the property and the related analysis undertaken, I have formed an opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests associated with the subject property have a market value as defined, of

TWO HUNDRED TWENTY-TWO THOUSAND DOLLARS (\$222,000.00)

A second opinion of value has been requested which assumes the possible exclusion of 5.0 acres in the northwest property corner area. Based upon this revised land area of 58.4 acres, I have formed an opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests associated with the subject property have a market value as defined, of

TWO HUNDRED SIX THOUSAND DOLLARS (\$206,000.00)

Jake a

Paul A. Rose, MSA - Certified General Appraiser - No. 1201001051 C.G.A. Seal

Purpose and Use of the Appraisal

The purpose of this appraisal is to provide an opinion of the market value of the defined interests associated with the subject property as of the date of this report. The intended use to which this appraisal is to be put is as an aid in the determination of the amount of money that could reasonably be paid to purchase the subject property in an open market transaction. Its use is exclusively limited to the client herein named and for that expressed purpose.

Intended Users

This report is intended for the exclusive use of Little Traverse Conservancy, the City of Petoskey and their assigns, for the purpose which has been previously expressed.

Scope of the Appraisal

Little Traverse Conservancy has requested that a report be developed which is consistent with its intended use and is inclusive of two opinions of market value.

Based upon the Request for Proposal provided by the client, the Appraiser has determined that a Standard Scope narrative reporting format which is developed in accordance with *Uniform Standards of Professional Appraisal Practice* (as adopted by the Appraisal Foundation) and Michigan Department of Natural Resources Narrative Appraisal Report Standards, as of September, 2018 is appropriate.

Mr. Douglas and Pamela Boor, the property owners, accompanied the Appraiser during the August 16, 2020 inspection of the property. Subsequent to the client's issuance of an appraisal engagement, the property owners requested that a second opinion of value be provided which excludes a 5.0 acre area in the northwest property corner area. This request was confirmed to be acceptable to the client, Little Traverse Conservancy.

Further investigation into the property history, public records, geographic area and neighborhood was also concurrently completed. As a result of these investigations it was determined that the sales approach to value would lead to the most reliable conclusion. Because of the highest and best use which has been concluded elsewhere in the report, as well as the MDNR appraisal standards, use of the income capitalization approach to value has not been employed.

A search of comparable sales transactions and listings was conducted and any such data which has been used in conjunction with this report have been verified with not less than one of the following: the grantor, grantee, selling or listing broker, County or Township official who may have had either direct knowledge of or access to the appropriate property transfer affidavit.

The land valuation has been developed through the use of the direct sales comparison approach. Because of the highest and best use which has been concluded elsewhere in the report as well as the MDNR appraisal standards, use of the income capitalization approach to value has not been employed. Elements of the cost approach were employed in the estimate of the contributory value represented by the limited site improvements which are included with the Boor property.

The Appraiser has concluded that this scope of work has led to a credible report which is consistent with its intended use.

Definition of Market Value

The economic definition of market value is stated as follows:

" The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." (Appraisal Institute, *The Appraisal of Real Estate*, 14th ed., 2013).

A supplemental definition of market value is used by the Resolution Trust Corporation (RTC) and many federal financial institutions as established under the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) follows:

"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;

2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

3) A reasonable time is allowed for exposure in the open market;

4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

This definition is consistent with that previously cited in *The Appraisal of Real Estate*, Appraisal Institute, 14th ed., 2013. It does include expanded language involving transactions in markets where special financing or sales concessions have occurred. When appropriate, the opinion of value contained in this report has been developed in accordance with these additional provisions.

Market Exposure/Marketing Time

The opinion of final value has been developed based upon the definition of "market value" as previously defined. This definition is consistent with the terminology contained in the Uniform Standards of Professional Practice as adopted by the Appraisal Foundation. This definition includes the phrase, "after reasonable exposure in a competitive market." Exposure time is considered to be the time required to realize the opinion of value in advance of the date of value. Marketing time is assumed to be the period necessary to sell the subject property for a value similar to this opinion of value beginning with the date of value. For most properties in the sales market area of the subject property, exposure time and marketing time are estimated to be **twelve to eighteen** months. If a "liquidation" value resulting from distressed sales conditions were to be estimated, this amount could be significantly lower than the opinion of final defined value. It is for this reason that competent management of the property has been assumed.

Property Rights Appraised

This opinion of value has been rendered on the basis of the fee simple estate, exclusive of mineral rights

Legal Description of Property

See Addenda Section of the report.

Personal Property Considered

No personal property has been included in the opinion of value.

Hypothetical Conditions and Extraordinary Assumptions

Within the context of the appraisal process, a *hypothetical condition* is an assumption that is **known to be contrary** to those conditions which exist at the time of the report's date of value. An *extraordinary assumption* **presumes a fact or condition** as of the date of value which, if subsequently proven to be false, could materially alter the conclusions formed in the report. Either a *hypothetical condition* or *extraordinary assumption* may be physical or economic in nature and may pertain directly or indirectly to the property, or property rights, being appraised.

In the case of the subject appraisal assignment, no *hypothetical conditions* or *extraordinary assumptions* have been made in the development of the opinion of value.

<u>Area Analysis</u>

Emmet County is located at the tip of the mitten that is Michigan's lower peninsula and is situated in what was one of the fastest-growing regions of the state at the turn of the 21st century. According to the 2000 US Census, its population increased from 25,040 to 31,437 between 1990 and 2000, a

change of 25.5%. Since 2000, Emmet County's population has continued to increase, but at a somewhat slower pace. Census data as of 2010 indicate that the population of Emmet County stood at 32,694, a 4.0% increase since 2000 while the population of the state decreased by 0.6% during the same decade. More current census data indicate that the county's population continues to grow at a modest rate, standing at 33,415 as of July 1, 2018. Its age demographics are fairly consistent with the statewide averages, with a slightly higher percentage of citizens 65 years old and over (23.3%) than what is found statewide (17.2%), according to 2018 census data. Per capita income in Emmet County exceeds the statewide average by 6.6% per 2018 census data, while its median household income as of 2017 was 1.6% below the state average. The economy in Emmet County is driven by its recreational appeal and the seasonal influx of tourists and non-resident property owners.

Emmet County is adequately served

by a state and county highway system. US 31 moves in a generally north-south direction, traveling along the south side of Little Traverse Bay and on through the center of the county, while M-119 travels along the Lake Michigan coastline between Little Traverse Bay and Cross Village to the north. County roadways provide the predominant east-west thoroughfares. Air travel is available regionally in Pellston, Sault Ste. Marie, Alpena and Cherry Capital Airport in Traverse City. Regional health care is provided in Petoskey, Gaylord, Traverse City and Alpena.



In its southerly region, the county is defined by Little Traverse Bay on Lake Michigan, where t h e communities of Petoskey and Harbor Springs are located. Petoskey is the county seat and the site of the historic subcommunity of Bay View. Petoskey's historic Gas Light District is a popular shopping destination, with the Bay Harbor Development offering high-end housing and shopping opportunities. Across the bay is Harbor Springs which is wellknown for its yacht harbor, high-end shopping a n d restaurants and picturesque waterfront



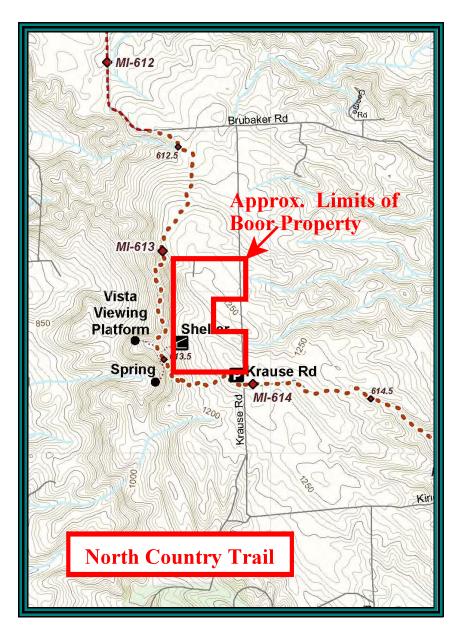
homes. Winter skiing and summer golfing opportunities are within a short distance of Harbor Springs, including Boyne USA, a destination point golf and ski resort, and the Nubs Nob Ski Area. Numerous other golf courses are situated throughout the county.

At the north end of the county is Wilderness State Park which offers hiking, fishing, boating, cycling, rustic camping and cross-country skiing. The International Dark Sky Park, the Headlands, is also found at the north end of "the Mitten" in Emmet County. At the tip of the county is Mackinaw City and the Mackinac Bridge, which connects Michigan's upper and lower peninsulas. "Big Mac" is among the world's largest suspension bridges and one of the state's most popular tourist attractions.

The subject property is situated in southern Bear Creek Township southeast of the city of Petoskey. Access to the Subject is from Krause Road, a gravel-surfaced county-maintained road. This area is rural in character and includes parcels which typically range in size from 10 to 160 acres. The subject property is immediately adjacent to parcels which are owned by the City of Petoskey and is in close proximity to State of Michigan-owned land surrounding Bear River and Springbrook

Creek.

Single-family residences in this area are largely comprised of properties which are likely to compete in the mid-market range. The North Country Trail also meanders in a generally north-south direction immediately west of the Boor property and the owners have historically allowed access to their internal trail system as well as use of a shelter structure situated in the western interior of the parcel. A parking area for the trail has been provided on Krause Road immediately south of the Boor property.



Property Data

Site Description

Environmental Problems Known To Appraiser: None identified or observed.

FEMA Special Flood Hazard Area: No **FEMA Zone:** N/A **FEMA Map No.:** Non-participating.

Easements/Encroachments: The subject property is subject to a utility easement and right-of-way associated with overhead transmission lines which run north-south through the southeasterly arm of the parcel.

Narrative Description of Subject Property: The subject property includes 63.4 acres, an area which has been established by a professional survey. It includes frontage on Krause Road which is a gravel-surfaced county road in Emmet County's Bear Creek Township. This area includes a connection to the City of Petoskey's linkage with the North Country Trail system.

The most significant issue associated with its physical characteristics is its irregular shape and the utility easement which likely limits its functional utility for many prospective users. Although this area is unserved by municipal U.S.G.S. TOPOGRAPHIC MAP

sewer and water, soil types are generally suitable for the development of on-site sewage disposal systems.

As evidenced by the U.S. Geological Survey topographic map provided, the highest elevations can be found along the ridge-line which extends in a north-south direction through the west-central portion of the property. Maximum elevations are approximately 1,300 feet above sea level with the lowest elevations being 1,135 feet in the southwest corner area.

According to the Emmet County *Soil Survey*, those found within the Subject property consist substantially of Wind Eroded Land - Steep (WvF) and small amounts of Blue Lake sandy loam (BIE) and Leelanau sandy loam (LdC). The Blue Lake and Leelanau sandy loams are described as being well drained and suitable for woodland use.

The site is nearly entirely wooded with a combination of mixed northern hardwoods and upland pine, principally red pine. Some recent timber management activities have been conducted in the form of stand thinning. These treatments have been professionally conducted with only minor evidence of these activities being readily observed.

Because of this topography, multiple location-specific "view amenities" are provided by the Boor property which have the potential to be integrated into a multi-parcel residential development plan. These are limited, however, to the "spine" of the ridge-line and at least four such sites could be developed without being in immediate proximity to the U.S.A. communications tower facility at the northern boundary of the parcel.



The eastern boundary of the property is established by the Krause Road right-of-way. This is a gravel-surfaced county-maintained road where utility extensions are limited to electrical power and communications cabling.

Interior access to the parcel is provided by a network of two-track trail roads. Although primarily used for pedestrian use, they have the potential to be improved for vehicular access, in spite of the topographic limitations.

Although the overall functional utility of the Boor property has been limited by the presence



of the utility right-of-way, the communications facility exception to the north and the residential exclusion in the eastern interior, it remains suitable for residential/recreational-use on both a single or multi-parcel basis.



Zoning

The subject property has been zoned FF-1, Farm Forest District, by Emmet County. Legally permissible uses include single-family residential, recreational, domestic and commercial agriculture, and certain home occupational uses as allowed by special permit. The following represents an excerpt from the Emmet County Zoning Ordinance.

ARTICLE VIII - FF-1 AND FF-2 FARM AND FOREST DISTRICTS INTENT

The FF-Farm and Forest Districts are designed to promote the use of wooded and rural areas of the County in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The intent of the District is to hold the rural County areas for agriculture and forestry purposes and to allow some multiple uses of marginal farm-forest lands.

SECTION 800. PRINCIPAL USES PERMITTED No building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. One-family detached dwellings and permanent mobile homes provided that the uses have direct access to a public street or thoroughfare fully maintained twelve (12) months of the year.

2. Hunting and fishing cabins, trappers' cabins, summer homes and/or cottages, including temporary mobile homes.

3. Temporary mobile homes or travel trailers maintained in sound running condition with a current vehicle license, provided occupancy is limited to not more than thirty (30) days in any calendar year.

4. Domestic Farms, per Section 2213.

5. Commercial Farms are exempt from zoning per Section 2300-3.

6. Tree farms, forest production and forest harvesting operations including portable sawmills, log storage yards and related.

7. Golf Courses, Country Clubs and Sportspersons Associations or Clubs.

8. Public parks, playgrounds, recreation areas, hunting grounds, fishing sites and wildlife preserves. 9. Utility and public service facilities and uses, including public buildings and institutional or educational uses.

10. Railroad uses.

SECTION 801. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS The following uses shall be permitted upon approval of the Planning Commission subject to the conditions herein imposed for each use, the Conditional Review Standards in Section 2100, and the approval of the Site Plan:

1. Private and semi-private recreation lands when not operated for profit, and when in the

Zoning (continued):

character of publicly owned and operated recreation areas.

2. Travel trailer courts, tenting areas and general camping grounds provided that:

a) The minimum State of Michigan health requirements governing travel trailer courts and camping areas are complied with.

b) The use is developed on a site of at least ten (10) acres and no less than 600 feet of lot width or property width. c) No person shall occupy any travel trailer, tent or house car unit for more than six (6) months in any one year. d) The use is effectively screened from public streets and thoroughfares with a natural or planted greenbelt.

3. Airports and landing fields subject to a Hearing, with appurtenant facilities, provided the operating characteristics do not conflict with wildlife habitat areas, wilderness areas, housing areas, and facilities or uses having high concentrations of people (schools, hospitals, etc.).

4. Portable roadside stands for the sale of agricultural products raised on the premises when properly established with respect to vehicle access and parking off the street.

5. Sawmills, planning mills, veneer mills and accessory or incidental mill operations involving logs, "unprocessed timber" and/or rough sawn lumber, provided:

a) The use involves the processing of raw timber and/or rough lumber and shall not include retail lumber yard businesses or hardware supplies, paints, and the like. Log and lumber storage uses are permissible accessory uses.

b) The land area of the mill site shall be at least 10 acres with a minimum lot width of 660 feet.

c) Structures housing mechanical wood cutting devices (head saws, cut-off saws, planers, lathes, etc.), shall not be located closer to an off-premises residence than 1,000 feet, unless the owner of the residence signs a statement agreeing to a lesser setback.

d) Log storage and sawn timber or lumber shall not be located nearer than 500 feet from an off-premises residence unless the owner signs a statement agreeing to a lesser setback.

e) The location of a proposed mill shall be determined by the Planning Commission to be compatible with other uses in the general vicinity taking into account traffic flow, noise, scenic values, residential environments where applicable, and any Township, Community, or County Land Use Plans for the area. The mill location shall be determined to be good land use. In considering applications for forest industries the Planning Commission may permit modifications to the standards in items (a) through (e), where owing to natural or man made conditions, no good purpose would be served by requiring strict compliance. Such conditions may include, but need not be limited to, steep topography, intensely wooded areas, other natural barriers, existing uses, and the like.

Nothing in this Ordinance shall be interpreted to exclude temporary and itinerant sawmill operations on FF zoned property where the timber harvesting involves only those resources found on the same property. No permit shall be required where the operation involves a

Zoning (continued):

J-D File No. 4166-20 - LTC/Boor Property - Bear Creek Township, Emmet County, MI

period of less than six (6) months on the same property or zoning lot.

6. Portable and temporary uses including mining operations, hot mix plants, solid waste processing equipment and similar uses may be operated in any FF-1 or FF-2 District with a Permit; provided, the use: is active for periods of less than ninety (90) days on one parcel; is not nearer than 300 feet from any off premises dwelling; and is in compliance with State and Federal regulations governing pollution control and environmental protection.

7. Authentic historical restoration projects as regulated in the R-1A & R-1B One-Family Residential Districts.

8. In FF-1 and FF-2 Districts, specified contractors uses may be permitted subject to the following standards including Planning Commission review:

a) Permitted Uses: The uses permitted pursuant to this section may include one or more of the following:

1) Storage buildings for recreation vehicles, travel trailers, boats, water craft and similar items, but not sales and/or servicing, or commercial warehousing.

2) Buildings to store equipment and materials associated with the following specific trades: landscapers, excavators, nurserymen, building contractors, plumbers, electricians, carpenters, pipe fitters, heating-cooling-refrigeration tradesmen, telephone and communication system installers, provided such individuals are fully licensed to operate in the State of Michigan if a license is required.

b) Outside Storage: All primary storage/use activity shall be in enclosed buildings. Any outside storage that may be permitted shall be in areas effectively screened from public view.
c) Owner Occupancy: Buildings and uses permitted herein shall only be approved on properties occupied by the owner and be the primary place of the owner's residence.

d) Site Size: The minimum property size shall be ten (10) acres or larger by description, having at least 600 ft. of lot width and at least 600 ft. of lot depth.

e) Building Limitations: The ground floor area of proposed buildings associated with the uses permitted herein shall not exceed an area of 2,400 sq. ft. One additional 2,400 sq. ft. building may be permitted on sites of 20 acres or more, by description, provided the two buildings are separated by at least forty (40) feet. One building up to 3,400 sq. ft. may be permitted if the applicant stipulates not to construct two (2) buildings for contractor uses.

Assessed Valuation - 2020

According to the provisions of Proposal 'A' as passed by Michigan voters on March 15, 1994, a limit on the value used to compute property taxes was established. Beginning in 1995 property taxes were to be calculated on the basis of a property's "Taxable Value" and not its "Equalized Value" as had previously been the case. State Equalized Value (SEV) is assessed value multiplied by the Equalization Factor, if any. SEV must approximate 50.0% of market value. All future changes in Taxable Value must be limited to a value change multiplier (not to exceed C.P.I. for the current year) unless a sale of the property or other physical change has occurred.

The disparity between the "true cash value" which has been assigned to the property by the assessing entity and local unit of government and the Appraiser's opinion of value is typical of the market area. The "true cash value" assigned by the local assessor has consistently been proven to be an unreliable means of establishing market value, as defined. Although the Appraiser's opinion of value is less than the "true cash value" which has been assigned, inconsistencies such as these are reflective of the mass valuation methodologies which must be employed by local assessors.

The low Taxable Value is likely associated with the owner's enrollment in a program which provides tax reduction incentives. It may be recalled that the fee simple interests which are being valued in this report are presumed to be free of any use or operational limitations associated with property tax reduction incentives.

Property Tax Code No.	01-09-23-100-009
Total Value ("True Cash Value")	\$252,000.00
State Equalized Value	\$126,000.00
Assessed Value	\$126,000.00
Taxable Value	\$30,112.00
Real Property Taxes	\$1,300.00 (est.)

Property History

According to public records, the subject property is owned by the Douglas G. & Pamela Lynn Boor Trust No. 1, 3500 Click Rd., Petoskey, MI 49770. On April 8, 2014, a Quit Claim Deed was recorded in Liber 1167, Page 970 at the Emmet County Records which discharged those interests held by Mr. Douglas Boor to the Douglas G. & Pamela Lynn Boor Trust. There have been no other recorded changes in ownership nor has the subject property been sold during the past ten years.

Improvements Description

On-site improvements are limited to a security gate at the south access, two-track trail roads, a shelter/cabin and several wood-framed hunting blinds. The wood-framed cabin includes approximately 250 square feet, ribbed metal roof, partially covered deck and two wood-framed sleeping platforms.

The Appraiser has concluded that only the shelter/cabin is likely to contribute to value beyond that of the land component.





Highest and Best Use

In *The Appraisal of Real Estate*, 14th ed., 2013, Appraisal Institute, highest and best use is defined as:

"The Reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

To determine the highest and best use, each of these four elements must be considered:

1. Possible use - What uses of this site are physically possible?

2. *Permissible legal use* - What uses of the site are permitted by zoning regulations and deed restrictions?

3. *Feasible use* - Which possible and permitted use will produce a financial return to the owner of the site?

4. *Maximal return* - Among the feasible uses, which option will result in the greatest present value or net return?

Within the scope of this appraisal assignment, financial feasibility is intended to identify those uses that are the most feasible based upon the Appraiser's evaluation of current market conditions. It is not intended to infer that a detailed analysis of current and projected supply and demand has been performed. If the subject property is being considered solely for speculation or investment, it is recommended that a market analysis and feasibility study be performed in advance of purchase.

If a property contains existing improvements, it is then appropriate to consider the highest and best use both as vacant and improved. This also serves as an aid in selecting comparable properties in the sales comparison approach to valuation and estimating land value, a component of the cost approach.

Legally permissible - The property is currently zoned FF-1, Farm Forest District, by Emmet County. Legally permissible uses include single-family residential, recreational, domestic and commercial agriculture, and certain home occupational uses as allowed by special permit.

Physically possible - The site size of 63.4 acres is sufficient to support a variety of legally permissible uses. Soil types are well-drained and topography is sloping/rolling. One of the most significant physical characteristics of the subject property is its irregular shape and encumbrance resulting from the overhead utility right-of-way. Forestry, residential and recreational uses are legally permissible and physically possible.

Financially feasible - Adequate demand exists in the market area for rural residential uses which include forest/recreational-use potential. Only residential/recreational uses are legally permissible, physically possible and financially feasible.

Maximally productive - Since it has been concluded that no uses other than Residential/Recreational use are legally permissible, physically possible and financially feasible, it will also result in the greatest value.

The highest and best use of the subject property is therefore *Residential/Recreational use on a single or multi-parcel basis*.

The Valuation Process

The valuation procedure is a program in which the data necessary to develop an opinion of value is obtained, verified, analyzed and organized into a readily interpreted format. The techniques employed by appraisers to develop an opinion of value involve the use of three fundamental methods. These are:

- 1. Cost approach
- 2. Sales comparison approach
- 3. Income capitalization approach

The cost approach requires that buildings and improvements be estimated in terms of their respective reproduction or replacement cost new. Depreciation, or loss in value from all causes, is then deducted from the cost new in order to estimate the remaining value of the improvements. This depreciated value is then added to the estimated land value in order to arrive at a conclusion via the cost approach.

Using the sales comparison approach, an opinion of value is derived by comparing recent transactions involving similar, competitive properties. Where sufficient data exist, these comparisons may be directly done on a lump-sum basis. More frequently, units of comparison are developed such as price per square foot including land and improvements. Market data grids are employed to make the necessary adjustments to account for the differences between these properties and arrive at an indication of value.

In the income capitalization approach to value, it is assumed that there is a definite relationship between the amount of income a property generates and its value. Value is therefore created by the expectation of future benefits. These future benefits may include the appreciation in property value as well as the income characteristics. The two basic methods of income capitalization include the <u>direct capitalization</u> and <u>yield capitalization</u>. Direct capitalization techniques require that the first year's net income produced by the property be divided by an appropriate capitalization rate or multiplied by a factor to arrive at an indication of value. A capitalization rate or a multiplier is determined through market information which considers such factors as risk, time, interest on the capitalization include tools such as discounted cash flow analysis. Discounted cash flow analysis requires that the net operating income and equity cash flows of the property be estimated for each year of the projected holding period of the investment. The annual cash flows, together with the future proceeds of the property resale at the termination of the investment, are then "discounted" to arrive at an indication of present value.

Not every property can be valued through the use of all three methods, however. For example, it is inappropriate to use the income capitalization approach when analyzing properties that are generally not considered to be income-producing. This is also true of any approach that has limited or insufficient verifiable data.

Land Valuation

As previously discussed, there are three basic approaches used in the valuation of improved property: the sales comparison approach, cost approach, and income capitalization approach. In developing an opinion of land value, these same methods can be utilized either directly, or in some combination. The following six methods are most commonly used by appraisers in developing an opinion of land value:

- 1. Sales comparison
- 2. Allocation
- 3. Extraction
- 4. Subdivision development
- 5. Land residual
- 6. Ground rent capitalization

Where sufficient data exists, the sales comparison method is preferred because it is the most reliable indication of market value. However, in certain markets, insufficient verifiable sales information is available to use this method exclusively. In these cases, some form of allocation or extraction is frequently employed whereby the estimated value of the buildings or improvements is deducted from the sale price. The resulting difference is then considered to be an indication of land value.

The subdivision development valuation model employs income capitalization approach techniques. This approach is appropriate when the highest and best use of the property has been concluded to be multi-parcel land division and resale. A hypothetical land division scenario is first developed. This information is then incorporated into a discounted cash flow analysis (DCF) which considers all expenses associated with development and marketing, and includes an estimate of overall marketing time. The annual cash flows are then "discounted" back to a present value through the use of a discount rate. The sum of the estimated discounted annual cash flows then become the indication of present value.

Land Component - Direct Sales Comparison Approach

As implied by the name, this technique involves the identification and selection of the most recent sales transactions which involved properties which had similar physical and locational characteristics, as well as sharing the same highest and best use.

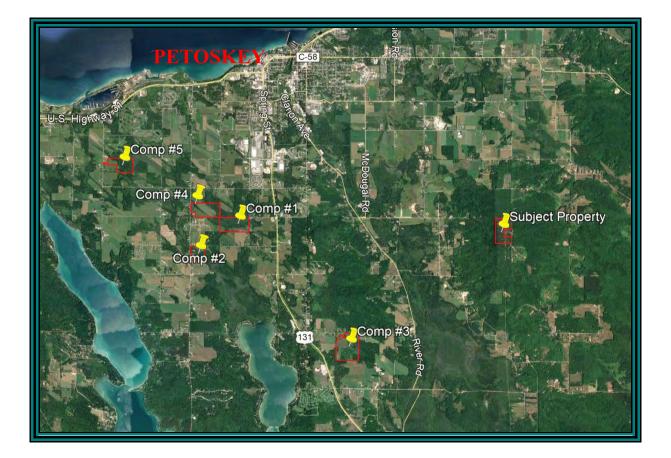
After these transactions have been identified and their sales terms and conditions verified, those which are considered to be most similar to the subject property are then incorporated into a Market Data Grid. This grid serves as a tool by which detailed comparative analysis is conducted and adjustments are made for those elements which differ.

Data Verification - All relevant data appearing in the Comparable Sale Data Sheets included in the Addenda section of the report have been verified with the selling real estate brokers and/or purchasers, and confirmed with County records.

Comparable Sales Selection: Five sales have been selected for comparative analysis. A search was conducted by the Appraiser for comparable sales transactions which exhibited the greatest number of similar physical and locational characteristics to those of the subject property. Complete Comparable Sale Data Sheets for each of the five sales included in the Market Data Grid analysis may be found in the Addenda Section of the report.

Comp. Sale #	Data Sheet I.D.	Sale Price	Sale Date	Parcel Size	Water/View Amenity	Sale Price/acre *listing/projected sale \$
1	EMvr-0288	\$220,000	4/18	80.0 acres	minor	\$2,750
2	EMvr-0107	\$120,000	1/17	39.5 acres	creek	\$3,038
3	EMvr-1259	\$325,000	12/19	108.0 acres	minor view	\$3,009
4	EMvr-0438	\$280,000	4/18	75.2 acres	minor water & view	\$3,723
5	EMvr-0850	\$295,000	listing	54.7 acres	view	\$4,589*
Subject F	Property	n/a	n/a	63.4 acres	Site-specific View Amenity	

Market Data Array: Comparable Sales Appearing in Market Data Grid analysis (all sales were exclusive of mineral rights or no recognized value)



Comparable Sales Location Map

The following notes refer to the Land Valuation Market Data Grid adjustments:

Property Rights and Terms: The fee simple interests which are being valued are presumed to be free of any use or operational limitations associated with property tax reduction incentives. All sales included fee simple interest subject to any reservation of subsurface rights. Since Comparable #5 is a sales listing, a market-supported deductive adjustment has been necessary to reflect the Appraiser's estimate of the likely seller concession.

Financing: All sales have been identified as cash equivalent transactions.

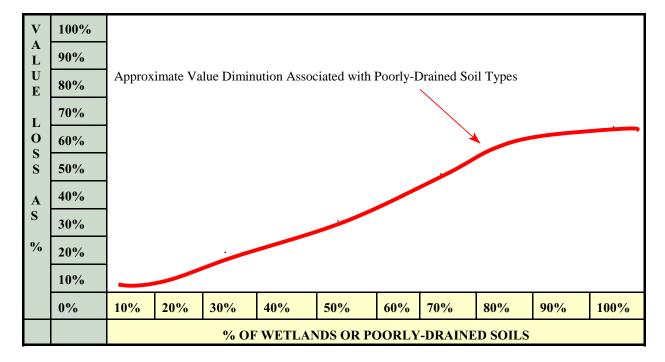
Market Conditions (Time): The market conditions present at the time of closing for each of the comparable sales have been found to be similar to those which exist as of the date of value. No adjustment for market conditions has been necessary.

Location/Access: Comparative sales information on both vacant and improved properties as appropriately adjusted serves as the basis for location adjustments.

Soils and Drainage: Properties which include soil types which are well-drained or adequatelydrained typically sell for greater amounts per acre than do those which are poorly-drained. As has been described in the **Property Data** section of the report, the subject property consists of primarily well-drained soil types. Three of the comparable sales included a sufficient quantity of poorlydrained or marginally-drained soils to merit an adjustment.

The adjustments which appear in the Market Data Grid have been generally based upon the data which served as the basis for the **Wetlands/Poorly-Drained Soils Adjustment Table** which follows.

Comparable Sale #1: +25.0%, inferior Comparable Sale #2: +15.0%, inferior Comparable Sale #4: +10.0%



Wetlands/Poorly-Drained Soils Adjustment Table - Vacant Forestry/Recreational Use Land

Timber/Cover: Since the Boor property and each of the comparable sales were mostly wooded or the cleared areas which were included with the comparable sales were found to have insufficiently different economic characteristics to merit an adjustment.

Water/View Amenity: As discussed elsewhere in the report, the subject property includes multiple locations where a significant view amenity exists. Past Appraiser-generated research for the area suggests a significant "view amenity" can add as much as 25.0% to non-water-influenced per acre value. Because of more localized views included with the Boor property, the additive adjustment has been limited to 15.0% where no similar amenity was present.

In the case of Comparable Sales #2, #4 and #5, either a similar view amenity or water amenity was present which was found to be offsetting and no adjustment has been made.

Parcel Size/Functional Utility: All things being equal, larger parcels typically sell for lesser amounts per acre than do smaller. Since the unit of comparison which is being employed is *sale price* or *value per acre*, if a significant difference exists in the quantity of acres between a comparable sales and the Boor property, an adjustment may be appropriate.

The element of comparison also gives consideration to the functional utility of the property which, in the case of the Boor property, is affected by the presence of a utility right-of-way which covers an estimated 5.0 acre area. Although this right-of-way does not entirely preclude non-developmental uses, it is likely to be viewed by most prospective purchasers as having an adverse influence to the use and utility of the property. Since this land area represents 7.9% of the total acreage (5.0 acres/63.4 acres = 0.078864, or 7.9%), a rounded 8.0% serves as the basis of the deductive adjustment for those sales which did not posses an offsetting differential.

Comparable Sales #1, #2 and #5: (8.0%), superior

Comparable Sale #3 was found to have a sufficiently greater quantity of acreage to merit an adjustment. This was, however, concluded to be offset the by 8.0% adjustment which would have otherwise been made due to the functional utility issues included with the Boor property attributable to the right-of-way.

Comparable Sale #4 included inferior access characteristics which were attributable to the drainage and wetlands which were adjacent to the road frontage. These were also found to be offsetting to the previously-estimated 8.0% adjustment. Therefore, no adjustment has been for this element of comparison.

		EMvr-0288 3218 Cemetery	EMvr-0107 3471 Resort Pike	EMvr-1259 Gruler Rd.	EMvr-0438 Resort Pike Rd.	EMvr-0850 Lake Grove Rd.
Element	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Sale Price (listing*)		\$220,000	\$120,000	\$325,000	\$280,000	\$295,000*
Value of improvement	vacant	\$0	\$0	\$0	\$0	\$0
Rights, Terms, Condit.	f.s., normal	f.s., normal	f.s., normal	f.s., normal	f.s., normal	sales listing/superior
adjustment	see notes	\$0	\$0	\$0	\$0	(\$44,000)
Time/Market Conditions	see notes	4/18/similar	1/17/similar	12/19/similar	4/18/similar	current/similar
ADJUSTED PRICE		\$220,000	\$120,000	\$325,000	\$280,000	\$251,000
Total no. of Acres	63.4 acres	80.0 acres	39.5 acres	108.0 acres	75.2 acres	54.7 acres
Adjusted Price/Acre		\$2,750	\$3,038	\$3,009	\$3,723	\$4,589
Location	Bear Cr./fair	Resort/superior	Resort/superior	Bear Cr./superior	Resort/superior	Resort/superior
adjustment	see notes	(12.5)%	(12.5)%	(10.0)%	(12.5)%	(20.0)%
Soils and Drainage	well-drained	mixed/inferior	mixed/inferior	similar	mixed/inferior	similar
adjustment	see notes	25.0%	15.0%	0.0%	10.0%	0.0%
Timber/Cover	wooded/good	mix/similar	mix/similar	mixed/similar	mixed/similar	mixed/similar
adjustment	see notes	0.0%	0.0%	0.0%	0.0%	0.0%
Water/View Amenity	tunneled view	inferior	minor water, view	inferior	minor water, view	view/similar
adjustment	see notes	15.0%	0.0%	15.0%	0.0%	0.0%
Parcel Size/Utility	63.4/fair	80ac/superior	39.5ac/superior	108ac/offset	access/offset	54.7ac/superior
adjustment	see notes	(8.0)%	(8.0)%	0.0%	0.0%	(8.0)%
Net Adjustments (%)		19.5%	(5.5)%	5.0%	(2.5)%	(28.0)%
Net Adjustment (\$)		\$536	(\$167)	\$150	(\$93)	(\$1,285)
Gross Adjustments (%)		60.5%	35.5%	25.0%	22.5%	28.0%
Adjusted sale price/Acre		\$3,286	\$2,871	\$3,159	\$3,630	\$3,304

Market Data Grid - Land Valuation:

Direct Sales Comparison Approach - Land Component Reconciliation

The preceding market data grid compares the similarities and adjusts for the differences between the comparable properties being considered and the subject parcel. Based upon the series of adjustments that appear on the grid, an adjusted sales price range of \$2,871 to \$3,630 per acre is indicated.

The arithmetic mean of the five results is \$3,250 and the median is represented by Comparable Sale #1 at \$3,286 per acre. Since the high end of the range (Comparable Sale #4) required the least amount of adjustment and is therefore considered to be a more reliable indication of value, the Appraiser has elected to make an upward rounding of both the mean and median to \$3,300 per acre as the basis for the final opinion of value.

63.4 acres x \$3,300/acre = \$209,220, or \$209,000, rounded.

The value conclusion for the 63.4 acres land component through the use of the direct sales comparison approach to value is, therefore, \$209,000.00

A second opinion of land value has been requested which assumes the possible exclusion of 5.0 acres in the northwest property corner area. The Appraiser has concluded that the preceding \$3,300 per acre value is both reasonable and appropriate for use in the second valuation scenario.

58.4 acres x \$3,300/acre = \$192,720, or \$193,000, rounded.

The value conclusion for the 58.4 acres land component through the use of the direct sales comparison approach to value is, therefore, \$193,000.00

Note: Although the Appraiser has been requested to provide a second opinion of value which assumes a 5.0 acre exclusion in the northwest corner of the parcel, according to the Emmet County Zoning Ordinance and the provisions associated with an FF-1 zoning designation, parcel sizes are limited to not less than 10.0 acres.

Improvements Component - Cost Approach

The fundamental premise employed in the cost approach to value is that a prudent purchaser would not pay more for a property than the cost to reproduce it. This also assumes that the occupancy and scheduling requirements of the purchaser would not be adversely affected by the time required for the construction process.

The basic formula for the cost approach is: (improvement cost new) - (depreciation) + (land value) = indicated value

It is first necessary to determine the type of cost estimate to be used. The cost new of the improvements can be calculated either as an exact replica, known as <u>reproduction cost</u>, or on a <u>replacement cost</u> basis. Replacement cost is developed by estimating the cost to construct a property which has equivalent functional utility to that of the subject property but may not be a duplication. Since it is not an exact replica of the subject, certain items that represent functional obsolescence such as an inefficient use of space or over-improvements are not included in the cost or accrued depreciation estimate.

Reproduction cost estimates require a detailed line-item estimate known as the quantity survey method. A replacement cost estimate may employ either the comparative-unit method or the unit-inplace method. Either of the latter methods are much less involved than the quantity survey method, yet reliable enough for most appraisal assignments.

After the cost new has been estimated, elements of depreciation must be estimated. Depreciation, or loss in value from all causes is categorized and defined as follows:

<u>Curable Physical Deterioration</u>: This form of depreciation is defined as a loss in value from cost new which can be recovered through correction, repair or replacement of the defective items causing the loss, providing the resultant value increase approximates the cost of the work. If the improvements are newly constructed or proposed there is no curable physical deterioration.

<u>Incurable Physical Deterioration</u>: This type of depreciation is defined as a loss in value of the physical components which is impossible to offset without expending sums in excess of the value increase.

<u>Curable Functional Obsolescence</u>: Functional obsolescence is a loss in value which results in market perceived defects in design or component obsolescence. These defects are considered to be curable if the cost to correct is recoverable through a corresponding increase in value.

<u>Incurable Functional Obsolescence</u>: This form of functional obsolescence is a loss in value resulting from market perceived design defects that cannot be recovered by replacement or modernization.

<u>External Obsolescence</u>: Seldom considered curable, external obsolescence is a loss in value caused by off-site economic factors. These factors may include neighborhood decline, adverse market conditions and location. In the cost approach to valuation, the total loss in value as a result of external obsolescence must be apportioned between land and improvements.

As a result of certain negative economic conditions which exist in the area, most forms of real estate suffer to some degree from external obsolescence. The vast majority of improved commercial real estate is owner-occupied and as a result little speculative development occurs. To some extent, the same forces that have limited growth, have limited speculation as well. Any charge for external obsolescence which has been made in this report has been developed subsequent to the completion of a detailed study of similar properties in the market area.

Just as there are several methods of estimating cost, there are several methods of estimating depreciation. These include the age-life method, the modified age-life method and the breakdown method. The breakdown method, while normally reserved for reproduction cost estimates, is also appropriate when the physical deterioration of individual components require estimation, and in instances where specific elements of functional and external obsolescence can be calculated.

For the purposes of this appraisal assignment, the cost new of the improvements have been estimated using the comparative-unit method, which has been developed on a <u>replacement cost</u> basis. This technique will permit both a detailed consideration of the "cost new," as well as the development of a depreciation estimate which is based on the age-life method.

The following has been developed by using data from the following sources:

□ R.S. Means Co., Inc.- Square Foot Costs, 35th edition

□ R.S. Means Co., Inc.- *Building Construction Cost Data*, 72nd edition

□ JEFFRESS-DYER, INC.- archival cost data

Cost Estimate (Comparative-Unit Method)

Improvement Type: Wood frame Cabin/Shelter with deck		Rate/s.f.	Cost New
Basic Rate		\$68.50	
Size adjustment		0.00	
Height adjustment			
Perimeter adjustment		<u>0.00</u>	
Modified Rate		\$68.50	
Area (in square feet)	250 s.f.	\$17,125	\$17,000
Improvement Type:			
Misc. Site Improvements	roads, gate	0.00	0
Total Cost New			\$17,000
Total Cost New (rounded)			\$17,000, rounded

Accrued Depreciation (Expanded Modified Age-Life Method)

Total Cost New (rounded)		\$17,000
less physical deterioration		
curable items	0	\$0
adjusted cost		\$17,000
total economic life (in years)	35 years	
remaining economic life (in years)	30 years	
effective age (in years)	5 years	
effective age/total life	16.7%	
Ratio applied to adjusted cost	0.1667	
Less incurable physical & functional	rounded	(\$2,800)
Sub-total		\$14,200
External obsolescence	10.0%	
less external obsolescence	(\$1,400)	(\$1,400)
Depreciated value of improvements		\$12,800
Indicated Contribution to Value Made by Improvements (rounded)		\$13,000, rounded

Most recreational-use real estate in the northern Michigan area suffers to some degree from external obsolescence. This estimated loss in value has been developed through the detailed analysis of past sales. This condition is especially true for larger recreational-use properties where the contribution to value represented by the improvements is significantly less than the value of the land component. External obsolescence has been calculated at 10.0% of the physically and functionally depreciated value of the improvements from their "cost new."

Indicated Contribution to Value Made by Improvements (rounded): \$13,000.00

Reconciliation and Final Opinion of Value

The valuation model employed required that the land, as though vacant, first be valued. To that opinion of value, the estimated contribution to overall value represented by the improvements is then added. This technique is necessary as a result of the insufficient number of comparable sales which included a large quantity of acreage and similar building improvements making direct sales comparison on an improved basis unreliable.

The land component has been valued through the use of the Sales Comparison Approach. The improvements component has been valued through the use of cost approach techniques. Based upon these results a final opinion of value was rendered.

Land Compone	ent:	\$209,000.00
Improvements	Component:	<u>\$ 13,000.00</u>
7	Total:	\$222,000.00

I have formed the opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests have a market value as defined, of

TWO HUNDRED TWENTY-TWO THOUSAND DOLLARS (\$222,000.00)

A second opinion of value has been requested which assumes the possible exclusion of 5.0 acres in the northwest property corner area.

 Land Component:
 \$193,000.00

 Improvements Component:
 \$13,000.00

 Total:
 \$206,000.00

Based upon this revised land area of 58.4 acres, I have formed an opinion that as of August 14, 2020, and subject to the assumptions and limiting conditions set forth in this report, the real property (real estate) interests associated with the subject property have a market value as defined, of

TWO HUNDRED SIX THOUSAND DOLLARS (\$206,000.00)

Jeffress-Dyer, Inc. - Paul A. Rose, MSA - State Certified General Appraiser

Note: Although the Appraiser has been requested to provide this second opinion of value which

assumes a 5.0 acre exclusion in the northwest corner of the parcel, according to the Emmet County Zoning Ordinance and the provisions associated with an FF-1 zoning designation, parcel sizes are limited to not less than 10.0 acres.

COVID-19 Note: At the time of report development considerable human heath and economic uncertainty existed as a result of the global pandemic associated with the COVID-19 virus. As of this report's date of value, however, no data yet exist to suggest that these conditions have had a material effect on the *market value*, as defined, of this real estate type and location. Since a 12 to 18 month "marketing time" and "exposure time" have been assumed in the Appraiser's opinion of *market value*, and given that a preponderance of medical professionals have indicated that the most significant risks to human health should have abated within these durations, it is reasonable to not make a supplemental value adjustment for this situation.

Assumptions and Limiting Conditions

This appraisal has been developed subject to the following conditions and assumptions, and to any other specific conditions and assumptions as set forth in this appraisal report:

1. No responsibility is assumed for matters of a legal nature concerning the property appraised, or for questions of title or survey. The title is assumed to be good and marketable. The legal descriptions utilized throughout this report are assumed to be correct. No survey of the property has been made by the appraisers, and no responsibility is assumed for such matters. Any sketches that may be contained in this report are included for the ease of interpretation and to assist in visualizing the property.

2. The property appraised is assumed to be in fee simple, free and clear and clear of all debts, liens, mortgages, encumbrances, or leases of an adverse nature unless so specified within the report. It is further assumed that all real estate taxes and special assessments have been paid in full.

3. Responsible ownership and competent management are assumed.

4. Information contained in this report and furnished to the appraisers is believed to be true, correct and reliable. A reasonable effort has been made to verify such information. However, no responsibility is assumed for its accuracy.

5. It is assumed that there are no hidden or unapparent conditions within the property, subsoil, or structural components of the improvements which would render it more or less valuable. No responsibility is assumed for such conditions, or for engineering which may be required to discover such conditions.

6. This appraisal report must be considered and used only as a unit. It becomes invalid if any part is separated from the whole. Possession of this report, or a copy of this report, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written approval of the appraisers.

7. The distribution of the total valuation in this report between any of the components of the property, particularly between land and improvements, applies only to the reported highest and best use of this property. The allocations of value for land and improvements must not be used in conjunction with any other appraisals, and are invalid if so used.

8. It is assumed that there is full compliance with all applicable federal, state and local regulations and laws unless noncompliance is stated. It is also assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated. It is further assumed that any existing consents can be obtained or renewed for any use on which the opinion of value contained in this report is based.

9. The appraiser, by reason of this appraisal, is not required to provide testimony, or be in attendance in court with reference to this property unless prior arrangements have been made.

10. It is assumed that the utilization of the land and improvements is within the boundaries of the property described and that there is no encroachment or trespass unless noted in the report.

11. On all appraisals subject to satisfactory completion, repairs, or alterations, all appraisals subject to or under construction, or all appraisals subject to rehabilitation or remodeling, the appraisal report and valuation conclusions assume and are contingent upon the completion of the improvements within a reasonable period of time, employing quality materials competently installed in compliance with all plans and specifications as provided to the appraiser.

12. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge our client to retain an expert in the field before making a business decision regarding the property.

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13. The term "financially feasible" used in connection with the highest and best use discussion, is understood to mean the most financially feasible use. This is in no way intended to imply that this use has been analyzed in a detailed market and feasibility study which is beyond the scope of this assignment.

14. Unless specifically stated, no opinion is expressed as to the value of subsurface oil, gas or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials.

15. The projections, if any, included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect any future value or income projections made.

16. Although the appraiser has performed an on-site review of the property, this has been done to assist in the development of an overall opinion as to the general nature, quality and condition of the land and any improvements. This effort should not be considered a substitute for a thorough inspection of the property by qualified individuals in advance of any transactions involving the property.

17. Unless specifically stated in the report, no consideration has been given to personal property located on the premises, or to the cost of removing such personal property: only the real property has been considered.

18. Acceptance of and/or use of this general report constitutes acceptance of the foregoing assumptions and limiting conditions.

Appraisers are required to be Licensed or Certified by:

State of Michigan Department of Licensing and Regulatory Affairs Board of Real Estate Appraisers P.O. Box 30018 Lansing, MI 48909

DEPARTMENT	STATE OF OF LICENSING BUREAU OF PROFES	MICHIGAN AND REGULATORY SIONAL LICENSING	N966053
	CERTIFIED GENE	RAL APPRAISER	
PAUL ALAN ROSE			
1201001051	CAPITAL SALE	3418491	THIS DOCUMENT IS DULY INFUE UNDER THE LAWS OF THE STAT OF INCHIGAN

QUALIFICATIONS OF APPRAISER PAUL A. ROSE, MSA - State Certified General Appraiser State of Michigan No.1201001051

Education

- *Michigan State University* Building Construction, B.S.
- University of Michigan Graduate Construction Engineering Courses
- *Appraisal Institute*: Real Estate Appraisal Principles 1A1/8-1
- *Appraisal Institute*: Basic Valuation Procedures 1A2
- *Appraisal Institute*: Standards of Professional Practice Part A
- *Appraisal Institute*: Standards of Professional Practice Part B
- *Appraisal Institute*: Standards of Professional Practice Part C
- *Appraisal Institute*: Residential Valuation 8-2
- Appraisal Institute: Capitalization Theory and Techniques, Parts A & B
- Appraisal Institute: Uniform Appraisal Standards For Federal Land Acquisitions
- *Appraisal Institute*: Report Writing and Valuation Analysis
- *Appraisal Institute*: Completed and Passed MAI Demonstration Report
- *Appraisal Institute*: Litigation Valuation
- *Appraisal Institute*: Condemnation Appraising
- *Appraisal Institute*: MAI Experience Review
- *Appraisal Institute*: Valuation of Conservation Easements Certification

Continuing Education/Presentations

- *F.H.A.* Training Seminar
- *Appraisal Institute*: Numerous Seminars Accrued Depreciation, Convenience Store Appraisal, Valuation of Nursing Homes, Appraisal Technology, Continuing Education
- *Appraisal Institute*: Land Valuation Assignments
- *Appraisal Institute*: Land Valuation Adjustment Procedures
- *Appraisal Institute*: Appraisals and Real Estate Lending
- *A.S.F.M.R.A.*: Environmental Liabilities and Risk Management
- Univ. of Michigan: Continuing Engineering Ed.- Mini/Micro Computers
- **Builders' Exchange of Detroit** Construction Cost Estimating
- **Builders' Exchange of Detroit** Advanced Construction Cost Estimating
- **Builders' Exchange of Detroit** Computer Assisted Cost Estimating
- Northern Michigan University Environmental Inspection
- *Michigan Department of Natural Resources and Environment* Seminar Speaker "Meeting the Challenges of Today's Markets," and "Land Access Issues"
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course

Professional Employment

1977-present	JEFFRESS-DYER, INC.	President/Owner
1975-1977	JEFFRESS-DYER, INC.	Projects Manager

Professional Affiliations

Master Senior Appraiser Designation (MSA) - National Association of Master Appraisers Appraisal Foundation - Member Appraisal Institute - General Associate Member Water Wonderland Board of Realtors Northeast Michigan Board of Realtors

Partial Client List

Lenders (partial listing):

Greenstone Farm Credit	Michigan Rural Intermediary
Bank of Alpena	Monroe Bank & Trust
1 st National of Gaylord	Huron Community Bank
1 st National of St. Ignace	State Savings Bank
Chemical Bank	Thunder Bay Federal Credit Union
Citizens Bank	Prudential Relocation
Citicorp/Citibank	U.S. Small Business Administration
Chicago Title Insurance Co.	U.S. Department of Agriculture
Community Federal Credit Union	Michigan Commerce Bank
Awakon Credit Union	Bank One
Mercantile Bank of Michigan	mBank
U.P. State Bank	D & N Bank
First Federal of Northern Michigan	4 Front Credit Union
First Central Mortgage	Fidelity National Title
Firstbank	Fifth Street Financial
Central Savings Bank	HPC Credit Union
Gaylord State Bank	Huron National Bank
Signature Bank	Fifth Third Bank
Northwestern Bank	Provident Bank
Citizens National Bank	PNC Bank
Northland Area Credit Union	J.P. Morgan
Alpena Alcona Area Credit Union	Citizens National Bank

Consulting & Other Clients (partial listing):

Alpena Community College	Presque Isle County
Thunder Bay Transportation	City of Alpena
Alpena Regional Medical Center	3-M Corporation
Consumers Energy	Village of Lincoln D.D.A.
Bell Northern Research	Bay Development Company
Alpena County	Colliers International
Numerous Michigan Counties & Townships	Mackinaw Straits Health Systems
Northeast Mich. Community Mental Health	Various Road Commissions
Alpena Power	Circuit Court for the County of Alpena
Riggs National Bank	The Conservation Fund
Chrysler Corporation	Little Traverse Conservancy
Michigan Dept. of Natural Resources	Grand Traverse Regional Land Conservancy
University of Michigan	HeadWaters Land Conservancy
Village of Hillman	Michigan Department of Agriculture
J.A. Woollam Foundation	Charter Township of AuSable
Alpena Indust. Development Corp.	Various Law Firms
The Nature Conservancy	Key Energy Services
G.S.A.	URS Corporation
Alpena Downtown Development Authority	Besser Museum
Walloon Lake Trust & Conservancy	West Dock Properties
Central Michigan University	Johnson Oil Co.
Mid-Michigan Health Systems	Michigan Nature Association

Experience Summary

The Appraiser's work portfolio is nearly evenly divided between valuation and consulting assignments for mortgage lenders who serve commercial, industrial, office, retail and special-use customers, and assignments for public and private land acquisition and exchange, as well as partial-interest valuation. Partial interest appraisal reporting includes the valuation of development rights, particularly those associated with conservation easement donations. Other report types include private transactions, estate and tax planning, as well as litigated matters. The Appraiser has also been appointed by area Circuit Courts for service as a Court-appointed Receiver and as a Partitioner of real property interests.

General Commercial: Appraisal of real property interests, general office, retail, restaurant, highway and neighborhood class gasoline sales and convenience facilities (C-stores), and medical office. Typical value range less than \$2.0 million, maximum value range \$2.5 to \$7.0 million.

Industrial/Warehouse: Primarily owner-occupied facilities including light-manufacturing, warehouse, and storage facilities. Value ranges generally less than \$2.0 million, maximum range \$1.5 to \$7.0 million.

Special-Use: Houses of worship, special-use production facilities, golf course/resorts, airplane hangars, family bowling centers, saw mills, institutional properties including Adult Foster Care, Senior Assisted Living, and Group Homes. Typical values less than \$2.0 million, maximum assignment range \$2.0 to \$8.0 million.

Going-Concern Valuations: Assignments such as business appraisals which are inclusive of such interests as personal property, equipment, inventory, and "good will." Included among these assignments are food service, retail and convenience stores, and golf courses.

Feasibility Studies and Market Analysis: Reports of this type have included real estate investment and development analysis for which financial rates of return, capital recovery, and marketing time must be projected.

Vacant Land: Unimproved acreage, subdivided parcels and lots where highest and best use includes commercial, industrial, residential and recreational. Assignments completed under this classification have also been performed for the purpose of public land acquisition and exchange. Assignments include Forestry/Recreational-use parcels to 10,000 acres.

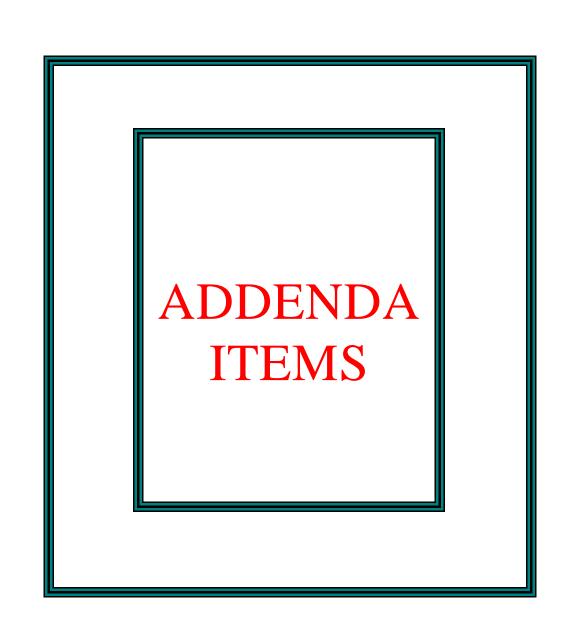
<u>Right-of-Way</u> Appraisal: Valuations for the purpose of public taking or right-of-way acquisition. These assignments have included road, rail and utility right-of-ways.

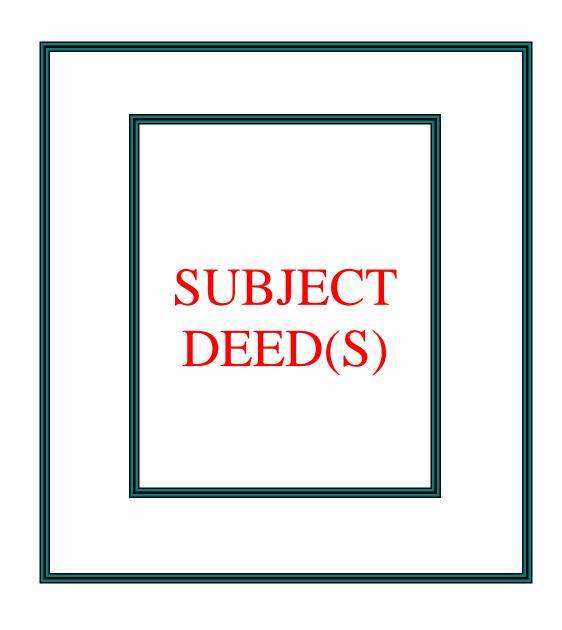
<u>Partial Interests</u>: Valuation of leasehold and leased-fee interests, sub-surface (mineral) rights, and fractional ownership interests such as development rights and estate gifting.

Residential: Although single-family residential appraisal assignments are typically no longer accepted, past professional experience includes those suitable for secondary market underwriting and E.R.C. (relocation) appraisals. Multi-family residential appraisal assignments for projects typically less than 100 units.

Conservation Easements: Valuation of conservation easements, "bargain sales" and other transactions involving charitable entities which are prepared in formats suitable for the documentation of tax benefits for eligible donors.

Special Consulting: The Appraiser has previously served as a Court-appointed Receiver on matters involving the disposal of both commercial and residential real estate, and as a Partitioner of real property interests. Additional assignments have included real estate dispute mediation and highest and best use analysis with a significant area of specialization in environmentally-sensitive properties.





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• . •	,	ÓUNT OL	
			M.C.L. 58
KNOW ALL PERS	ONS BY THESE PRESENTS: That	Douglas G. Boor, a married	man
whose address is	3500 Click Rd,, Petoskey,	Michigan 49770	
Quit Claim(s) to	Douglas G. Boor and Pamela dated APr/I	Lynn Boor Trust No. 1 2014	
whose address is	3500 Click Rd., Petoskey,		
the following describe County of	ed premises situated in the Townsh Ennet	nip of Bear Creek and State of Michigan, to-wit:	¢
	PROPERTY DESCRIP		
		lichigan Real Estate Transfer	Tax under
	M.C.L. 207.526(a) and M.C.	L. 207.505(a).	
Commonly known as:		DOC # 5120737 L: 1167 P: 9 07/10/2014 04 07 20 PM Page 1 of Rec Fee: \$17 00 Doc Type: DQC Emmet, Michigan, Michele E. Stine	70 2
for the full considerati	1 f	医胆汁 裂球 机动动机 机对碘化 计表成 化的 化化合	Ny harabatana mandritra manakaka 🖬
Tax I.D. Number:	No Consideration		
	crh.	April (20 14
Dated this	S any oi	v –	20 14
Wilnesses:	(PAta)	Signed by:	2
	m	DEUGLAS G. BOOR	OB C
Julu J	Murdick	Yample Ly	and Brass
		PAMELA LYNN BOOR	•
STATE OF MICHIG	it }		
COUNTY OF	Linmes - Ju	·	
	nent was acknowledged before me this	8th day of APri	20 14
The foregoing instrum			1 20 14
-	s G. Boor and Pamela Lynn Boor	-	
by Douglas		Mirste S.R	h
by Douglas	°CS	Nicole 5. Bo	h.
by Douglas My commission expire Instrument	04-04-2019-20-14-	Notary Public Frances Business 8765 Sky	Gounty, Mich
by Douglas My commission expire Instrument Drafted by	es <u>()4-()4-2019-20 14</u> John C. Pate, Esg.	Notary Public Front Business 8765 Sky Address	Gounty, Mich Lane City, MI 49686
by Douglas My commission expire instrument Drafted by	es <u>()4-()4-2019</u> John C. Pate, Esq.	Notary Public Frances Business 8765 Sky	Gounty, Mich Lane City, MI 49686
by Douglas My commission expire instrument Drafted by	es <u>()4-()4-2019</u> John C. Pate, Esq.	<u>Muslo</u> S Nicole S. Bo Notary Public <u>Francis</u> Business <u>8765 Sky</u> Address <u>Traverse</u> O Click Rd., Petoskey, MI 49 or a farm operation. Generally accepted a sciated conditions may be used and are pre-	Given County, Mich County, Mich City, MI 49686 770 Agricultural and manager Directed by the Michigan
by Douglas My commission expire Instrument Drafted by	John C. Pate, Esq. John C. Pate, Esq. n to: Douglas G. Boor, 3500 clocated within the vicinity of farmland o generate noise, dust, odors, and other asso	<u>Micolo</u> <u>S</u> <u>Nicole</u> <u>S</u> <u>Notary Public</u> <u>Emmed</u> <u>Business</u> <u>8765</u> Sky <u>Traverse</u> Address <u>Traverse</u> O Click Rd., Petoskey, MI 49 or a farm operation. Generally accepted a belated conditions may be used and are pre- mided by:	Gounty, Mich County, Mich City, MI 49686 770 agricultural and manager blected by the Michigan s is BOHN ate of Michigan
by Douglas My commission expire Instrument Drafted by	John C. Pate, Esq. John C. Pate, Esq. n to: Douglas G. Boor, 3500 clocated within the vicinity of farmland o generate noise, dust, odors, and other asso	<u>Micolo</u> <u>S</u> <u>Nicole</u> <u>S</u> <u>Notary Public</u> <u>Emmed</u> <u>Business</u> <u>8765</u> Sky <u>Traverse</u> Address <u>Traverse</u> O Click Rd., Petoskey, MI 49 or a farm operation. Generally accepted a belated conditions may be used and are pre- mided by:	Generation County, Mich Lane City, MI 49686 770 Discultural and manager Discultural and manager blected by the Michigan is BOHN ate of Michigan f Emmet coires 04-04-2019
by Douglas My commission expire instrument Drafted by	John C. Pate, Esq. John C. Pate, Esq. n to: Douglas G. Boor, 3500 clocated within the vicinity of farmland o generate noise, dust, odors, and other asso	Nicole 5. Bo Nicole 5. Bo Notary Public <u>Francia</u> Business <u>8765</u> Sky Address <u>Traverse</u> Address <u>0</u> Click Rd., Petoskey, MI 49 or a farm operation. Generally accepted a sciated conditions may be used and are pro- nvided by: <u>0.515</u> Vers Title ice Grporation Co	Generation County, Mich Lane City, MI 49686 770 Agricultural and manager Discussion of Michigan ate of Michigan Emmat
by Douglas My commission expire Instrument Drafted by After recording return This property may be practices which may g to farm act	John C. Pate, Esq. John C. Pate, Esq. n to: Douglas G. Boor, 3500 clocated within the vicinity of farmland o generate noise, dust, odors, and other asso	Nicole 5. Bo Nicole 5. Bo Notary Public <u>Francia</u> Business <u>8765</u> Sky Address <u>Traverse</u> Address <u>0</u> Click Rd., Petoskey, MI 49 or a farm operation. Generally accepted a sciated conditions may be used and are pro- nvided by: <u>0.515</u> Vers Title ice Grporation Co	Gricultural and manager BOHN ate of Michigan Emmet cpires 04-04-2019 unity of Emmet

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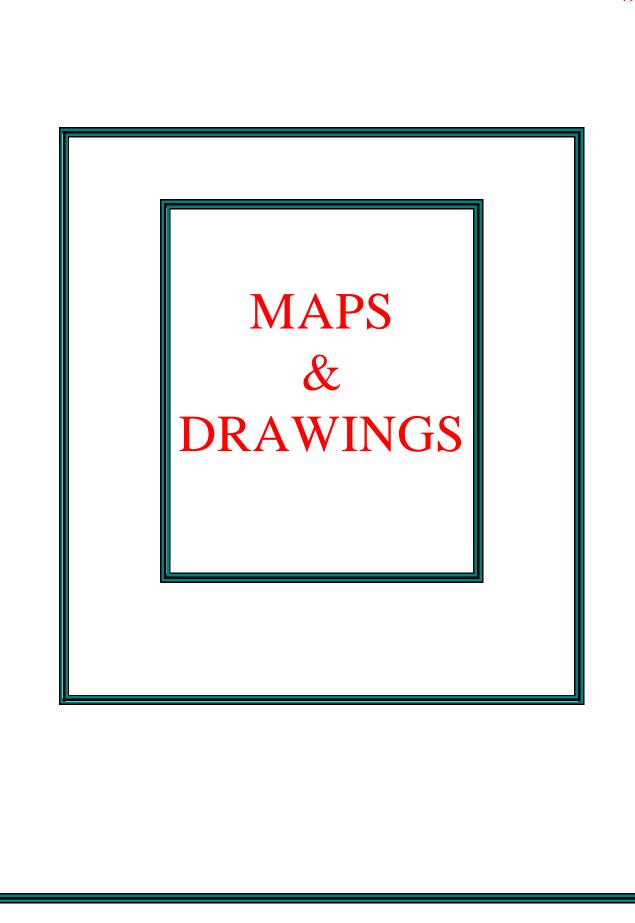
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The East 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 5 West; EXCEPTING THEREFROM the South 230 feet of the East 172 feet thereof; ALSO EXCEPTING THEREFROM: Commencing at the North 1/4 corner of said Section 23; thence West 33 feet; thence South 44.84 feet; thence West 900.34 feet; thence South 320.85 feet; thence East 90.04 feet; thence South 213.19 feet; thence West 214.10 feet; thence North 212.12 feet; thence East 75.45 feet; thence North 12°14'11" East 68.07 feet; thence North 298.28 feet to the North Section line; thence East 949.7 feet to the West line of Krause Road; thence East to the Point of Commencing; ALSO EXCEPTING THEREFROM: Commencing at the North 1/4 corner of said Section 23; thence South 00°27'54" West 983.57 feet along the North and South 1/4 line of said Section 23 to the Point of Beginning; thence continuing South 00°27'54" West 660.00 feet along said 1/4 line; thence North 89°32'06" West 660.00 feet; thence North 00°27'54" East 660.00 feet; thence South 89°32'06" East 660.00 feet to the Point of Beginning.

48

DOC # 5120737 L: 1167 P: 970 07/10/2014 04.07 20 PM Page 2 of 2 Rec Fee \$17.00 Doc Type D0C Emmet. Michigan. Michele E Stine

This copy garanesis from the official records of the Emmet County Register of Dee

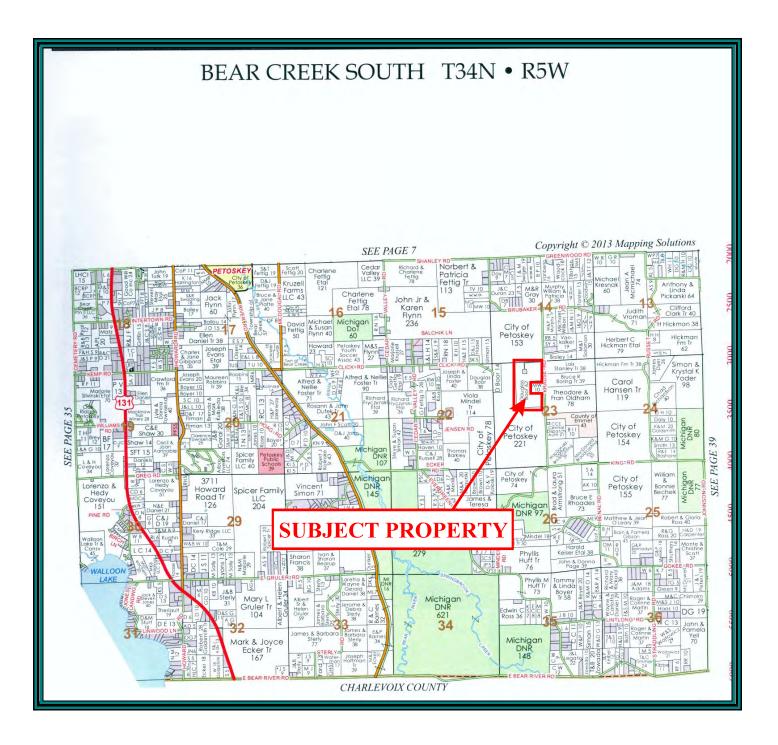


MAP ADDENDUM STATE OF MICHIGAN - North-Central Lower Peninsula



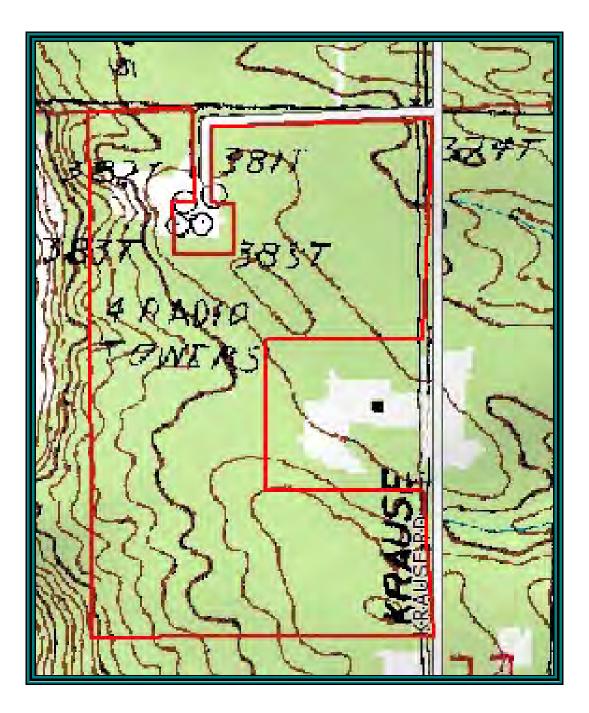
Jeffress-Dyer, Inc. - Paul A. Rose, MSA - State Certified General Appraiser

50



Aerial View - Subject Property

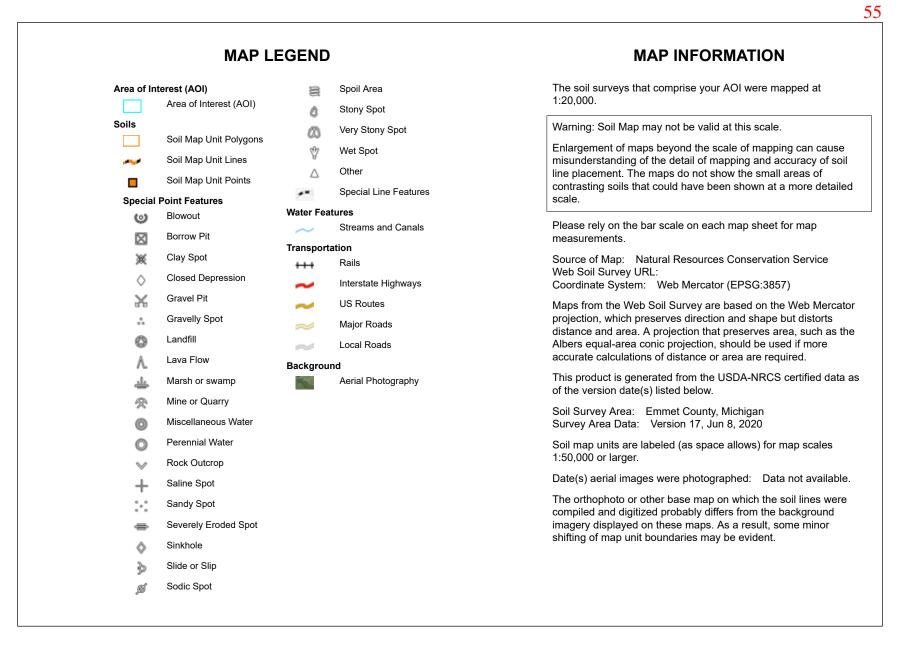






Natural Resources **Conservation Service**

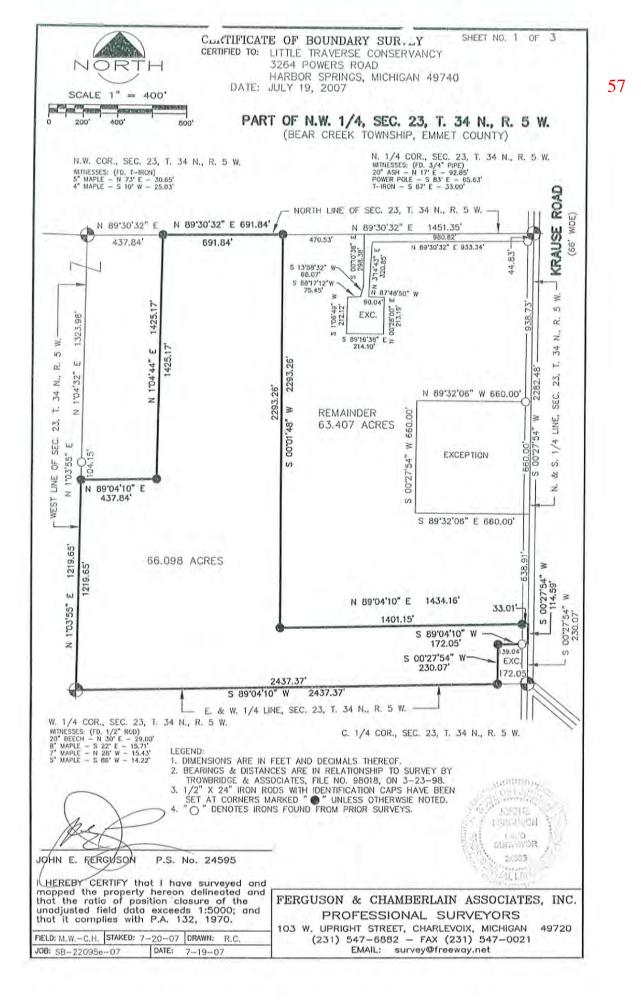
Web Soil Survey National Cooperative Soil Survey



USDA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIB	Blue Lake loamy sand, 0 to 6 percent slopes	10.8	14.0%
BIC	Blue Lake loamy sand, 6 to 12 percent slopes	1.2	1.6%
КаҒ	Kalkaska sand, 35 to 60 percent slopes	0.3	0.4%
LdB	Leelanau loamy sand, 2 to 6 percent slopes	0.0	0.0%
LdC	Leelanau loamy sand, 6 to 12 percent slopes	26.6	34.5%
LdE	Leelanau loamy sand, 18 to 25 percent slopes	1.0	1.3%
WvF	Wind eroded land, steep	37.1	48.2%
Totals for Area of Interest		77.1	100.0%



For: The Little Traverse Conservancy Date: July 18, 2007

In the Township of Bear Creek, Emmet County, Michigan, COMMENCING at a T-iron stake at the Northwest corner of Section 23, Township 34 North, Range 5 West; thence along the North line of said section North 89°30'32" East 437.84 feet to a 1/2" rod being the POINT OF BEGINNING of this description; thence continuing along said section line North 89°30'32" East 691.84 feet to a 1/2" rod; thence South 0°01'48" West 2293.26 feet to a 1/2" rod; thence North 89°04'10" East 1401.15 feet to a 1/2" rod on the West line of Krause Road; thence continuing North 89004'10" East 33.01 feet to a point on the North & South 1/4 line of said section; thence along said 1/4 line, also being the centerline of said road, South 0°27'54" West 114.99 feet; thence South 89004'10" West 33.01 feet to a 1/2" rod on the West line of said road; thence continuing South 89º04'10" West 139.04 feet to a 1/2" rod; thence South 0°27'54" West 230.07 feet to a 1/2" rod on the East & West 1/4 line of said section; thence along said 1/4 line South 89°04'10" West 2437.37 feet to a 1/2" rod at the West 1/4 corner of said section; thence along the West line of said section line North 1º03'55" East 1219.65 feet to a 1/2" rod; thence North 89º04'10" East 437.84 feet to a 1/2" rod; thence North 1004'44" East 1425.17 feet to the POINT OF BEGINNING, being a part of the Northwest 1/4 of Section 23, Township 34 North, Range 5 West and containing 66.098 acres. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

John E. Ferguson, P.S. No. 24595 Job No. SB-22095e.07



For: The Little Traverse Conservancy Date: July 19, 2007

REMAINDER OF PARENT PARCEL:

In the Township of Bear Creek, Emmet County, Michigan, COMMENCING at a T-iron stake at the Northwest corner of Section 23, Township 34 North, Range 5 West; thence along the North line of said section North 89°30'32" East 1129.68 feet to a 1/2" rod being the POINT OF BEGINNING of this description; thence continuing along said section line North 89030'32" East 470.53 feet; thence South 00010'38" East 298.38 feet; thence South 13°58'32" West 68.07 feet; thence South 88017'12" West 75.45 feet; thence South 01006'49" West 212.12 feet; thence South 89°16'38" East 214.10 feet; thence North 00°28'00" East 213.19 feet; thence North 87048'50" West 90.04 feet; thence North 03º14'43" East 320.85 feet; thence North 89º30'32" East 933.34 feet to the North and South 1/4 line of said section; thence along said 1/4 line and along the centerline of Krause Road, South 00027'54" West 938.73 feet; thence North 89032'06" West 660.00 feet; thence South 00°27'54" West 660.00 feet; thence South 89032'06" East 660.00 feet to said 1/4 line; thence along said 1/4 line and along the centerline of said road, South 00027'54" West 638.91 feet; thence South 89°04'10" West 33.01 feet to a 1/2 inch rod on the West line of said road; thence continuing South 89004'10" West 1401.15 feet to a 1/2 inch rod; thence North 00001'48" East 2293.26 feet to the Point of Beginning; being a part of the Northwest 1/4 of Section 23, Town 34 North, Range 5 West, and containing 63.407 acres.

Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

John E. Ferguson, P.S. No. 24595

Job No. SB-22095-07



Sheet 3 of 3

	Property Owner: BC	DOR DOUGLAS G & PAMELA L	YNN TRUST	6
	Summary Information			0
No Images Found	> Assessed Value: \$126,00	0 Taxable Value: \$30,112	 Property Tax information found 	
wner and Taxpayer Informa	tion			
Owner	BOOR DOUGLAS G & PAMELA LYNN TRUST NO. 1 3500 CLICK RD PETOSKEY, MI 49770	Taxpayer	SEE OWNER INFORMATION	
eneral Information for Tax Y	'ear 2020			
Property Class	RESIDENTIAL - VACANT	Unit	01 BEAR CREEK TOWNSHIP	
ichool District	PETOSKEY	Assessed Value	\$126,000	
AP#	2009 NEW	Taxable Value	\$30,112	
JSER NUMBER IDX	0	State Equalized Value	\$126,000	
ISER ALPHA 1	Not Available	Date of Last Name Change	07/11/2014	
ISER ALPHA 3 Iistorical District	Not Available Not Available	Notes Census Block Group	Not Available Not Available	
ISER ALPHA 2	Not Available	Exemption	No Data to Display	
Principal Residence Exempti	on Information			
iomestead Date	No Data to Display			
Principal Residence Exemption			June 1st	Fina
2020			0.0000 %	0.0000 9
Previous Year Information Year		MBOR Assessed	Final SEV	Final Taxab
2019		\$126,000	\$126,000	\$29,55
2018		\$138,700	\$138,700	\$28,85
2017		\$133,300	\$133,300	\$28,26
and Information	7			
Coning Code	EC FF-1	Total Acres	Not Available	
and Value	Not Available	Land Improvements	Not Available	
Renaissance Zone CF Neighborhood	No - Not Available	Renaissance Zone Expiration Date Mortgage Code	No Data to Display Not Available	
ot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No	
		Constant		Den
Lot(s)		Frontage		Dep
No lots found.		Total Frontage: 0.00 ft		Average Depth: 0.00 f
egal Description				
501°06'49"W 212.12 FT, TH S89°16' 500°27'54"W 938.73 FT, TH N89°32	38"E 214.10 FT, TH N00°28'00"E 213.19 FT	, TH N 87°48'50"W 90.04 FT, TH N03°1 S89°32'06"E 660 FT, TH ALG C/L OF S/	0'38"E 298.38 FT, TH S13"58'32"W 68.07 FT, TH S88 4'4'3"E 320.85 FT, TH N8930'32"E 933.34 FT, TH ALC AID RD, 500'27'54"W 638.91 FT, TH S89"04'10"W 33 3, T34N, R5W.	G C/L OF KRAUSE RD
omments		P29 EASE; L1103 P30 RESTRICTIONS;	L1103 P551 AFF CORR; L1167 P970 QC;	
	FF LC; L434 P25 WD; L475 P488 WD; L1103			
IBER/PAGE HISTORY: L354 P474 AI	_			
IBER/PAGE HISTORY: L354 P474 AI	SPLIT/COMB. ON 08/15/2008 COMPLI		PARCEL(S): 01-19-23-100-001, 01-19-23-100-005; C	HILD PARCEL(S):
IBER/PAGE HISTORY: L354 P474 AI and Division Act Information	SPLIT/COMB. ON 08/15/2008 COMPLI 01-19-23-100-007, 01-19-23-100-008	, 01-19-23-100-009;		HILD PARCEL(S):
LIBER/PAGE HISTORY: L354 P474 AI and Division Act Information Comments Date of Last Split/Combine	SPLIT/COMB. ON 08/15/2008 COMPLI 01-19-23-100-007, 01-19-23-100-008 08/15/2008			HILD PARCEL(S):
and Division Act Information Comments Date of Last Split/Combine Date Form Filed Date Created	SPLIT/COMB. ON 08/15/2008 COMPLI 01-19-23-100-007, 01-19-23-100-008 08/15/2008 No Data to Display 08/15/2008	, 01-19-23-100-009; Number of Splits Left Unallocated Div.s of Parent Unallocated Div.s Transferred	1 0 0	HILD PARCEL(S):
LIBER/PAGE HISTORY: L354 P474 AI and Division Act Information Comments Date of Last Split/Combine Date Form Filed	SPLIT/COMB. ON 08/15/2008 COMPLI 01-19-23-100-007, 01-19-23-100-008 08/15/2008 No Data to Display	, 01-19-23-100-009; Number of Splits Left Unallocated Div.s of Parent	1 0	HILD PARCEL(S):

Sale History

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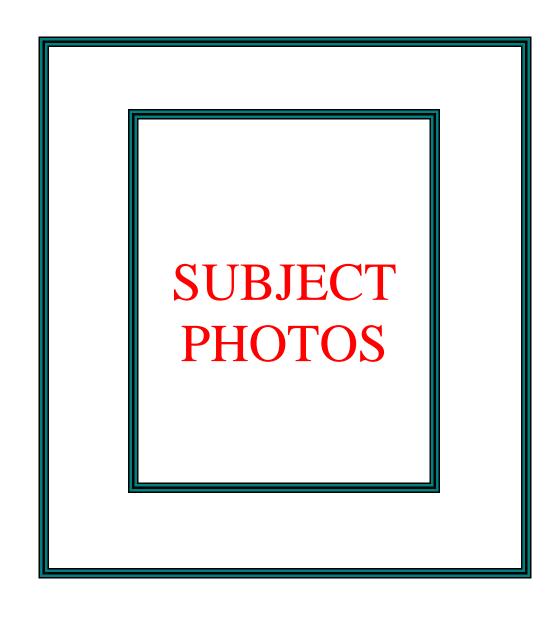
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Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page	Comments	
04/08/2014	\$0.00	QC	BOOR DOUGLAS G	BOOR DOUGLAS G & PAMELA LYNN TRUST	1167/970	PUT INTO TRUST	61
07/08/1992	\$35,000.00	WD	SOBLESKEY EDWARD A & VIRGINIA M	BOOR DOUGLAS G	475/488	FULFILL 1986 LC	01
08/30/1990	\$48,000.00	WD	SOBLESKEY EDWARD A & VIRGINIA M	BOOR DOUGLAS G	434/25	FULFILL 1985 LC	
09/10/1985	\$0.00	LC	SOBLESKEY EDWARD A & VIRGINIA M	BOOR DOUGLAS G	354/474	AFF OF LC	

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PHOTOGRAPHIC ADDENDUM - Subject Property



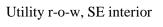
MNRTF sign @ trail parking @ SE property corner



Gate @ SE corner



Typical timber cover, SE interior



Hiking trail, south-central interior

64

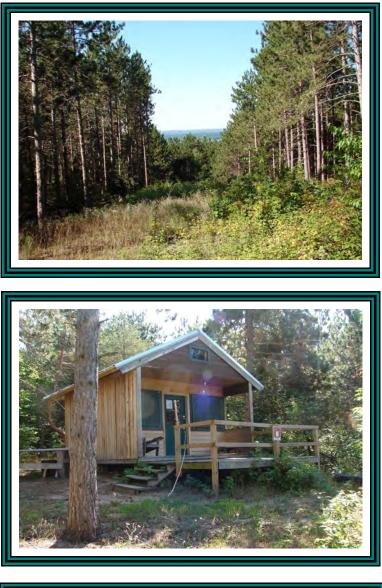


Timber cover, SW interior

Timber cover, west-central interior

Hiking trail, west-central area

65



View west from shelter (Skyline Camp)

Skyline Camp shelter



Skyline Camp shelter

Jeffress-Dyer, Inc. - Paul A. Rose, MSA - State Certified General Appraiser

Skyline Camp shelter interior





Skyline Camp shelter interior

North Country Trail sign @ W boundary



West access trail

Tree stand @ NW interior

Elevated hunting blind, NW interior 68

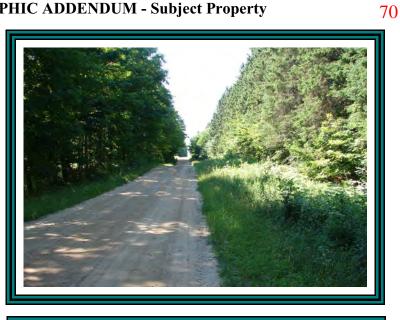


View from NW interior

View from NW corner

U.S.A. communications facility exception

69



Krause Road @ E boundary



Krause Road @ E boundary

Access road from Krause Road @ E boundary





Comparable: EMvr-0288

Property Type: Vacant Residential/Agricultural use

Sale Price:\$220,000, Cash **Sale Date:** April 6, 2018

Highest and Best Use: Residential/Agricultural use **Zoning:** FF-Farm and Forest District

Seller: Teresa M. Brennan and Mary K. Gray, Co-Trustees of the Leon and Elizabeth Fettig Trust, 2960 Powers Road, Alanson, MI 49706

Purchaser: Benjamin & Tricia Robinson 3859 Country Club Road, Petoskey, MI 49770

Instrument: Warranty Deed, Liber 1202, Page 529 **Verification:** Selling broker, County Records

Legal Description: on file; Property Tax Code No. 13-18-24-200-001

Location: 3218 Cemetery Rd., Petoskey, MI 49770 Part of Section 18, T34N, R6W, Resort Twp., Emmet County

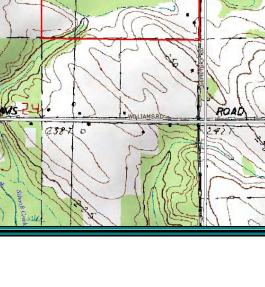
Site Size/Dimensions: 80.0 acres;

Improvements: Included a 4-bedroom farmhouse-type residence, barn and outbuildings. Some of these structures date back to the 1930's and their overall condition was poor and were unlikely to have contributed value to the sale price.

Comments: The former Fettig Farm included an 80.0 acre area which is bounded by Cemetery Road to the east and private land holdings on each of the other sides. These range from small agricultural-use properties to single-family residences. The northerly 60% of the parcel was characterized by a lowland swamp with the remaining 40% consisting of uplands, some of which offered a significant "view amenity."

As evidenced by the U.S. Geological Survey topographic map, site terrain ranges from mostly level to gently-sloping. The highest points can be found in the eastern portion of the south boundary where elevations of 850 feet above sea level can be found. The lowest points are represented by the

Sale Price per acre: \$2,750.00



northerly lowlands which comprised some 60% of the parcel area.

Soil types in the northerly lowlands were Carbondale muck (Ca) with the remaining areas consisting of sandy loams and Kalkaska sand. These were suitable for building site development, agricultural



uses including pasture lands, as well as forestry use. On-site water amenities included a thread of Schoofs Creek which is a component of the Walloon Lake watershed. This small stream has historically enjoyed a seasonal brook trout population which may no longer be present.

Standing timber was largely limited to the lowland and transitional areas with the uplands being comprised of meadow grasses. These meadows were dominated by spotted knapweed, a highly invasive and non-native plant which is known to displace other species.

The forested areas were generally classified as

high-density lowland conifers which included cedar, spruce, fir, pine and hemlock. The transitional areas included mixed northern hardwoods and aspen.

The physical characteristics of the property were better suited to single-family residential use on a single-parcel basis than for multi-parcel land division and development. Conveyed exclusive of mineral rights or those fractional rights held were not believed to have contributed to the sale price. The sale included all rights of parcel division.

Originally listed for sale for \$399,000 in 2014, subsequently re-listed and offered for \$284,900 and ultimately sold for \$220,000 which equates to \$2,750 per acre.

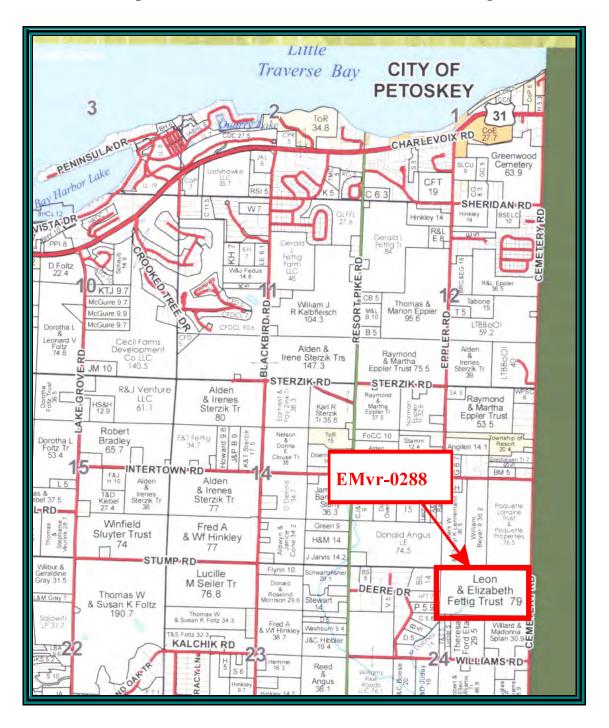
Directions to parcel: From the intersection of US-31 and Cemetery Road in the city of Petoskey, proceed south on Cemetery Road 2.75 miles to 3218 Cemetery Road on west side of road.



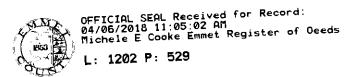
Comparable Sale Data Sheet - Aerial Photo

Photo





Comparable Sale Data Sheet - Plat/Location Map



20 18 As of _ I hereby certify that I have examined the records in my office and it appears that the taxes on the within description have been paid for the five year period preceding the date of this document. $\int 64^{2} dam$

Marily May no Emmet Journy Treasurger, Petoskey, MI

Receipt# 0129670 5155426 04/06/2018 Emmet Co, Michigan Real Estate Transfer Tax Tax Stamp # 33684 County Tax: \$242.00 State Tax: \$1650.00



WARRANTY DEED

(Unplatted Land) ろっこ イ

Know All Persons by These Presents: That **Teresa M. Brennan and Mary K. Gray, Co-Trustees of The Leon and** Elizabeth Fettig Trust dated October 10, 2001, as amended November 6, 2001, and further amended May 25, 2004

whose address is 7451 S. Snover Road, Sault Ste. Marie, MI 49783; and, 2960 Powers Road, Alanson, MI 49706, respectively

Convey(s) and Warrant(s) to **Benjamin Robinson and Tricia Robinson, husband and wife** whose address is 3859 Country Club Road, Petoskey, MI 49770

the following described premises situated in the Township of Resort, County of Emmet, State of Michigan, to wit:

The North 1/2 of the Northeast 1/4 of Section 24, Township 34 North, Range 6 West.

More commonly known as: 3218 Cemetery Road, Petoskey, MI 49770

For the full consideration of: Two Hundred and Twenty Thousand and 00/100 Dollars (\$220,000.00)

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make ALL AVAILABLE division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

DOC # 5155426 L: 1202 P: 529 D4/D6/2018 11:05:02 AM Page 1 of 3 Rec Fee: \$35.00 Doc Type: DW immet, Michigan, Michele E Cooke

TAX PARCEL # 13-18-24-200-00/

Page 1 of 3

(Attached to and becoming a part of Warranty Deed dated: April 3, 2018 between The Leon and Elizabeth Fettig Trust as Seller(s) and Benjamin and Tricia Robinson as Purchaser(s).) 77

Dated this April 3, 2018.

Seller(s):

BY: Teresa

Teresa M. Brennan,

The Leon and Elizabeth Fettig Trust dated October 10, 2001, as amended November 6, 2001, and further amended May 25, 2004

M. Brennon Co-Trustee



State of Florida MANITer County of ____

The foregoing instrument was acknowledged before me this <u>fb</u> day of <u>MARC</u>, 2018 by Teresa M. Brennan, Co-Trustee of The Leon and Elizabeth Fettig Trust dated October 10, 2001, as amended November 6, 2001, and further amended May 25, 2004, on behalf of said Trust.

Carl M. Kowaw.

Notary Public: Notary County/State: / County Acting In: Commission Expires: / OV. 18, 20%/

DOC # 5155426 L: 1202 P: 529 04/06/2018 11:05:02 AM Page 2 of 3 Rec Fee: \$35.00 Doc Type: DW Emmet, Michigan, Michele E Cooke

Page 2 of 3

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(Attached to and becoming a part of Warranty Deed dated: April 3, 2018 between The Leon and Elizabeth Fettig Trust as Seller(s) and Benjamin and Tricia Robinson as Purchaser(s).) 78

> The Leon and Elizabeth Fettig Trust dated October 10, 2001, as amended November 6, 2001, and further amended May 25, 2004

Re **BY**: Mary K. Gray, Co [rustee

The foregoing instrument was acknowledged before me this day of April, 2018 by Mary K. Gray, Co-Trustee of The Leon and Elizabeth Fettig Trust dated October 10, 2001, as amended November 6, 2001, and further amended May 25, 2004, on behalf of said Trust.

Notary Public: Notary Public of Michigan Emmet County Expires 09/05/2020 a the County of Notary County/State: / County Acting In: Commission Expires: cting in the County of

Drafted By: Burke T. Lewis, Attorney 932 Spring Street, Suite 203 Petoskey, MI 49770	Return To: Grantee	Send Tax Bills To: Grantee	
Recording Fee: \$35.00 File Number: 18020066	State Transfer Tax: \$ 1,650.00 County Transfer Tax: \$ 242.00	Tax Parcel No.: 24-13-18-24-200-001 /	



DOC # 5155426 L: 1202 P: 529 04/06/2019 11:05:02 AM Page 3 of 3 Rec Fee: \$35.00 Doc Type: DW Emmet: Michigan, Michele E Cooke Michigan, Michele E Cooke

Page 3 of 3

This copy generated from the official records of the Emmet County Register of Daeds

State of Michigan County of Emmet Comparable: EMvr-0107

Property Type: Vacant Residential/Recreational-use

Sale Price: \$120,000, Cash Sale Date: January 1, 2017

Highest and Best Use: Residential/Recreational-use Zoning: Residential Use

Seller: Williams Pike Road, LLC

Purchaser: Lee Brayton Ghesquiere Trust, 297 Barden Rd., Bloomfield Hills, MI 48304

Instrument: Warranty Deed, Liber 1191, Page 529 **Verification:** Selling broker, County Records

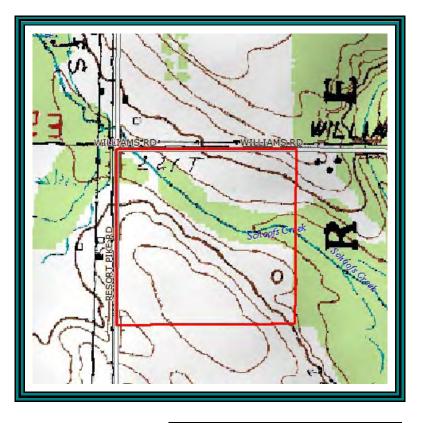
Legal Description: on file; Property Tax Code No. 13-18-24-100-029

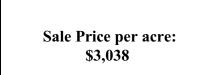
Location: 3471 Resort Pike Rd., Petoskey, MI 49770 Part of Section 24, T34N, R6W, Resort Twp., Emmet County Site Size/Dimensions: 39.5+ acres, 1,320' x 1,320'

Improvements: Vacant at time of sale.

Comments: This 39.5 acre parcel is situated on the southeast corner of Williams and Resort Pike Roads and within three miles of Walloon Lake. Site topography was rolling and included seasonal views of the surrounding area and a mix of cleared, tillable acreage as well as wooded areas with both mixed northern hardwoods and conifers. Schoofs Creek, a tributary which drains into the North Arm of Walloon Lake, crosses the parcel diagonally and contributes to the significant physical diversity of the land. Soil types were mixed with sandy-loam types being found in the upland areas with more poorly-drained soils being found along the creek corridor. This sale occurred in advance of formal listing for \$120,000, which equated to \$3,038 per acre.

Directions to parcel: From intersection of Charlevoix Road (US-31) and Resort Pike Roads west of Petoskey, proceed south on Resort Pike Road 4 miles to corner of Williams Road which defines the NW corner of the parcel.







Comparable Sale Data Sheet - Aerial Photo

Photo





Comparable Sale Data Sheet - Plat/Location Map



5144408 L: 1191 P: 529 DW Total Pages: 4 Received for Record 01/18/2017 01:22:12 PM Rec Fee: \$35.00 Michele E Cooke, Emmet County Register of Deeds

As of <u>01-18-2017</u> 82 I hereby certify that I have examined the records in my office and it appears that the taxes on the within description have been paid for the five year period proceeding the date of this document.

. Andyr n <u>Mar</u> reasurer Petoskey. MI

WARRANTY DEED

WILLIAMS PIKE ROADS, LLC, a Michigan limited partnership, CONVEYS and WARRANTS to LEE GHESQUIERE, TRUSTEE OF THE LEE BRAYTON GHESQUIERE REVOCABLE TRUST U/T/D APRIL 3, 2007, whose address is 297 Barden Road, Bloomfield Hills, Michigan 48304, certain real property located in RESORT TOWNSHIP, EMMET COUNTY, MICHIGAN, more particularly described as:

The Northwest 1/4 of the Southwest 1/4 of Section 24, Township 34 North, Range 6 West;

subject to any existing building and use restrictions, zoning ordinances and easements of record and to the rights of the public and of any government unit in any part thereof taken, used or deeded for street, road or highway purposes.

The consideration for this warranty deed is stated in the filed Real Estate Transfer Valuation Affidavit.

AX XX

See survey attached hereto.

REAL ESTATE VALUATION AFFIDAVIT FILED

The grantors grant to the grantee the right to make all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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

Williams Pike Roads, LLC, a Michigan limited partnership

X By: Im Lynn Groth, its Manager <u>/30</u>, 2016

part of 13-18-24-100-002 TAX PARCEL #

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ands of the Emmet County Register of D

State of Florida County of Palm Beach)ss

This instrument was acknowledged before me this $\underline{30}$ day of $\underline{2000}$ day of $\underline{2000}$



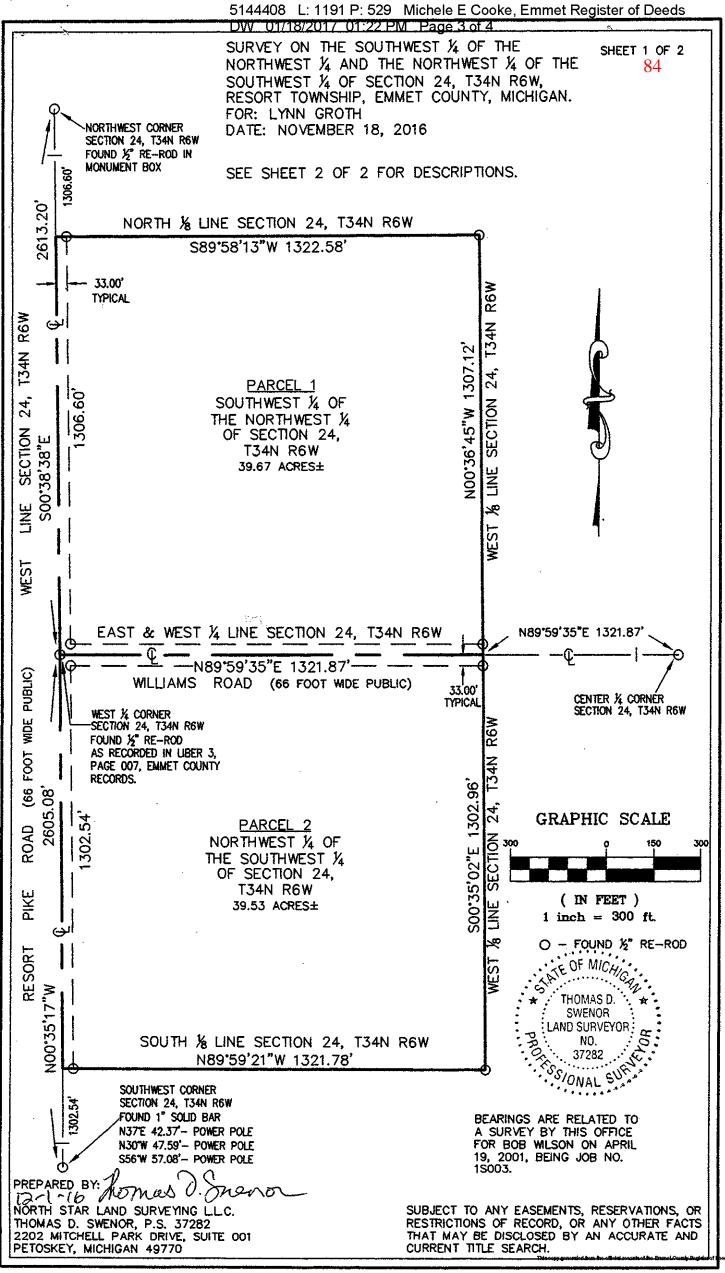
Kaimon Chase, Notary Public Palm Beach County, Florida Acting in Palm Beach County My Commission Expires: Jan 24, 2018

Tax Parcel No. 13-18-24-100-002 (Covers Additional Land)

This instrument was drafted by:

John R. Turner (without opinion as to title or as to the sufficiency of the legal description) Post Office Box 2396 Petoskey, Michigan 49770 When recorded return to:

Crossroads Title 5560 State Street Saginaw, Michigan 48603



Fi\Acaddata_current\RES165116.dwg 11/18/2016 906:29 AM EST

5144408L: 1191 P: 529Michele E Cooke, Emmet Register of Deeds
DW 01/18/2017 01:22 PM Page 4 of 4SURVEY ON THE SOUTHWEST ¼ OF THESheet 2 of 2NORTHWEST ¼, AND THE NORTHWEST ¼Job: 16S116OF THE SOUTHWEST ¼ OF SECTION 24,Job: 16S116T34N R6W, RESORT TOWNSHIP, EMMET
COUNTY, MICHIGAN.FOR: Lynn GrothDATE: November 18, 2016Date: 10, 2016

DESCRIPTIONS:

PARCEL 1: The Southwest ¼ of the Northwest ¼ of Section 24, T34N R6W, Resort Township, Emmet County, Michigan. Containing 39.67 Acres (more or less). **SUBJECT** to the rights of the public in and to that portion of land thereof as occupied by Resort Pike. **FURTHER SUBJECT** to the rights of the public in and to that portion of land thereof as occupied by Williams Road. **FURTHER SUBJECT** to any Easements, Reservations, or Restrictions of Record, or any other facts that may be disclosed by an accurate and current title search.

PARCEL 2: The Northwest ¼ of the Southwest ¼ of Section 24, T34N R6W, Resort Township, Emmet County, Michigan. Containing 39.53 Acres (more or less). **SUBJECT** to the rights of the public in and to that portion of land thereof as occupied by Resort Pike. **FURTHER SUBJECT** to the rights of the public in and to that portion of land thereof as occupied by Williams Road. **FURTHER SUBJECT** to any Easements, Reservations, or Restrictions of Record, or any other facts that may be disclosed by an accurate and current title search.

Prepared By: North Star Land Surveying, Inc. THOMAS D SWENOR AND SURVEY Thomas D. Swenor, P.S. 37282 NO 2202 Mitchell Park Drive, Suite 001 37282 Petoskey, Michigan 49770 12-1-16

Comparable: EMvr-1259

Property Type: Residential/Recreational-use

Sale Price: \$325,000, Cash Sale Date: December 5, 2019

Highest and Best Use: Residential use Zoning: Farm/Forest - FF-1

Seller: Diane Masters, Trustee of the Mary L. Gruler Trust, 1799 Ashland Avenue St. Paul. MN 55104

Purchaser: James C. Fabiano Revocable Living Trust, 30 East Grove Ct., Freeland, MI 48623

Instrument: Warranty Deed; Liber 1217, Page 531 Verification: Selling broker Steve Shuman/MLS, **County Records** Legal Description: on file; Property Tax Code No. 01-19-32-200-009

Sale Price per acre: \$3,009

Location: Gruler Rd, Petoskey, MI 49770; Part of Sec. 32, T34N-R5W, Bear Crek Twp., Emmet County, MI

Site Size/Dimensions: 108.0 acres Improvements: Vacant at time of sale

Comments: Located Emmet County's Bear Creek Township some 4 miles south of the city of Petoskey, this 108.0 acre parcel included rolling topography with a minor countryside "view amenity." An estimated 60% of the parcel was wooded with mixed northern hardwoods, upland pine, and old apple orchards. The balance of the cleared land was potentially tillable and formerly used for agriculture. Originally offered for \$349,000, it required a marketing time of 57 days and the sale price equated to \$3,009, per acre. Conveyed exclusive of mineral rights but included all rights of parcel division.

Directions to property: From Petoskey, head south on U.S. 131 and continue to Howard Road and then turn north. Continue on Howard to Gruler Rd. and then turn east. Continue approximately 0.5 mile to property which lies on the south side. Frontage generally identified by latitude and longitude coordinates N45° 18.314'/W84° 56.578'.





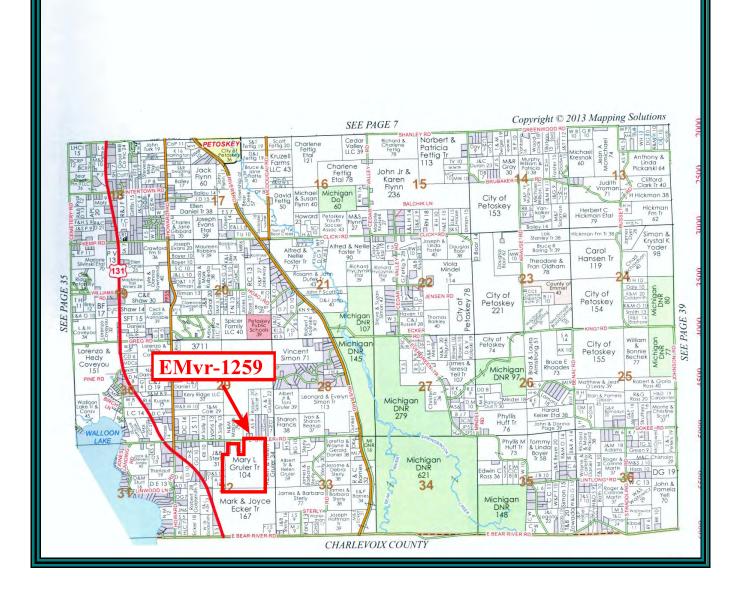
Comparable Sale Data Sheet - Aerial Photo

Photo



BEAR CREEK SOUTH T34N • R5W







TRUSTEE DEED

The Grantor, DIANNE MASTERS, TRUSTEE OF THE MARY L. GRULER TRUST DATED JANUARY 24, 2001, whose address is 1799 Ashland Avenue, St. Paul, Minnesota 55104,

conveys, transfers and assigns, under the powers set forth in such trust agreement, to JAMES C. FABIANO II, TRUSTEE OF THE JAMES C. FABIANO REVOCABLE LIVING TRUST DATED JULY 22, 1994, whose address is 30 East Grove Court, Freeland, Michigan 48623,

the following described premises situated in the Township of Bear Creek, County of Emmet, and State of Michigan, to-wit:

Commencing at the North 1/4 Corner of said Section 32; Thence along the North line of said Section 32, S89°35'08"E 585.00 feet, to the Point of Beginning; Thence continuing along said North line, S89°35'08"E 1455.28 feet; Thence S00°31'55"W 2517.52 feet; Thence along the Monumented East & West 1/4 line of said Section 32, N89°25'51"W 2050.41 feet; Thence along the Monumented North & South 1/4 line of said Section 32, N00°45'47"E 1829.02 feet; Thence S89°35'08"E 585.00 feet; Thence N00°45'47"E 683.00 feet, to the Point of Beginning; being a part of the Northeast 1/4 of Section 32, T34N, R5W;

TR #24-01-19-32-200-004 (amended & Pt of #24-01-19-32-200-002);

subject to easements, restrictions and reservations of record;

for the sum of: THREE HUNDRED TWENTY-FIVE THOUSAND & NO/100 DOLLARS (\$325,000.00).

Grantor grants to Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. Grantor intends to transfer to Grantee the right to make all divisions Grantor may have under the Act.

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

1

Receipt# 0151426 5170451 12/09/2019 Emmet Co, Michigan Real Estate Transfer Tax Tax Stamp # 35998 County Tax: \$357.50 Statue_Taxwin_\$2437



TALO

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40211

Dated this 3 d day of December, 2019.

Mat

DIANNE MASTERS, AS TRUSTEE OF THE MARY L. GRULER TRUST UNDER AGREEMENT DATED JANUARY 24, 2010, AS AMENDED

STATE OF MINNESOTA)) ss. COUNTY OF <u>Hemopin</u>)

The foregoing instrument was acknowledged before me this <u>3</u>^{-d} day of December, 2019, by DIANNE MASTERS, TRUSTEE OF THE MARY L. GRULER TRUST UNDER AGREEMENT DATED JANUARY 24, 2001, AS AMENDED.



intere B. Soduly Christine C.B. Soderling, Notary Public County, Minnesota Dakota

Acting in<u>Herngain</u> County, Minnesota My Commission expires: <u>1-31-2014</u>

When Recorded Return to:	Drafted By without opinion	
John D. Fershee, Esquire	as to title:	
331 Bay Street	John D. Fershee, Esquire	
Petoskey, Michigan 49770	331 Bay Street	
(231) 347-1410	Petoskey, Michigan 49770	
	(231) 347-1410	

2

scopy generated from the official records of the Emmet County Register of Dec

90

Comparable: EMvr-0438

Property Type: Vacant residential/recreational-use

Sale Price: \$280,000, Cash Sale Date: April 19, 2018

Highest and Best Use: Residential use on a single or multi-parcel basis

Zoning: FF-Farm and Forest District

Seller: Jeffrey Beaudoin Trust, 5372 Resort Pike Road, Petoskey, MI 49770

Purchaser: John Larch & Mary Campbell, 2954 Resort Pike Road, Petoskey, MI 49770

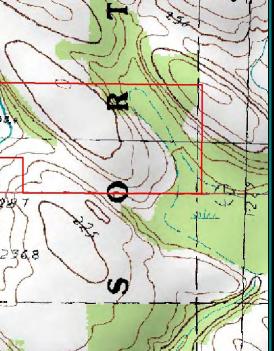
Instrument: Warranty Deed; Liber 1203, Page 391 Verification: Selling broker, county records, appraisal Legal Description: on file; Property Tax Code No. 13-18-13-300-009

Location: Resort Pike Rd., Section 13, T34N-R6W, Resort Township, Emmet County, MI

Site Size/Dimensions: 75.2± acres; irregular

Improvements: Vacant at time of sale.

Comments: The property is located on Resort Pike Road in Resort Township in close proximity to a variety of commercial amenities and services and is within 3 miles of the Petoskey central business district (CBD). This sale included an estimated 75.2 acres which was bounded by Resort Pike Road to the west and privately-owned lands on all other sides. These ranged from small agricultural-use properties to single-family residences.



Sale Price per acre: \$3,723



The most significant physical characteristic relating to the use and utility of the parcel was the area of poorly drained soils (wetlands) immediately adjacent to the Resort Pike Road frontage. This area of wetlands was formed as a result of Schoofs Creek which is a component of the Walloon Lake watershed. Vehicular access to the parcel interior was secured from an adjacent property.

According to the U.S.D.A. Natural Resource Conservation Service *Soil Survey*, soils in the western and eastern lowlands were comprised of Carbondale muck (Ca). This area represented an estimated 17 acres or 22.0% of the site. The remaining area consisted of Emmet sandy loams (Em). These are well-drained and suitable for building site development, agricultural uses including pasture lands, as well forestry use. The cleared areas of the parcel were also considered to be tillable.

According to the U.S. Geological Survey topographic map, the highest points were found in the central interior and northeast corner area where elevations approaching 830 feet above sea level could be found. The lowest points were found in the western and eastern ends of the parcel. Elevations in these areas were some 770 feet above sea level. Several view amenities were offered in the open areas in the eastern interior of the parcel.

An estimated 28.0 acres of the parcel were wooded at the time of sale. Areas of more poorly-drained soils were largely comprised of mixed conifers and lowland shrub species. More upland areas included mixed northern hardwoods as well as upland conifers.

Originally listed for \$399,900, the offering price was subsequently reduced to \$350,000, then \$330,000 prior to the most recent \$299,900 amount. The \$280,000 sale price equated to \$3,723, per acre and was exclusive of mineral rights.

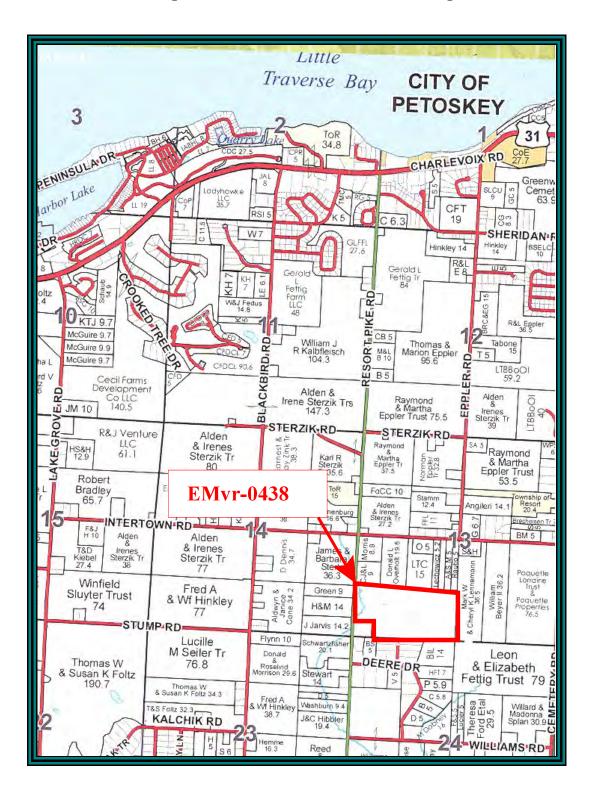
Directions to parcel: From the intersection of Charlevoix Road (US 31) and Resort Pike Road, proceed south on Resort Pike Road 3 miles to NW corner of parcel at latitude and longitude coordinates N45°27.413'/W85°1.909'.







Comparable Sale Data Sheet - Aerial Photo



Comparable Sale Data Sheet - Plat Map

OFFICIAL SEAL Received for Record: 05/04/2018 02:59:06 PM Karen Cosens Emmet Register of Deeds L: 1203 P: 391

신 As of <u>5/4</u> 20<u>78</u> Thereby certify that I have examined the recerds in my office and it appears that the taxes on the within description have been paid for the five year period preceding the date of this docum25. 2:14 f Maily Man mo Enter County Treasurer retoskey, MI

WARRANTY DEED

JEFFREY B. BEAUDOIN, TRUSTEE OF THE JEFFREY B. BEAUDOIN TRUST DATED MARCH 19, 2001, whose address is 5372 Indian Garden Road, Petoskey, Michigan 49770, CONVEYS and WARRANTS to JOHN LARCH and MARY CAMPBELL, husband and wife, whose address is 2954 Resort Pike Road, Petoskey, Michigan 49770, the real property located in RESTORT Resort TOWNSHIP, EMMET COUNTY, MICHIGAN, more particularly described as:

> The South 1/2 of the Southwest 1/4 of Section 13, Township 34 North, Range 6 West; EXCEPTING Beginning at the Southwest corner of Section 13, Township 34 North, Range 6 West; thence North 416 feet; thence East 500 feet; thence South 416 feet; thence West 500 feet to the point of beginning; being a part of the South 1/2 of the Southwest 1/4 of Section 13, Township 34 North, Range 6 West;

subject to any existing building and use restrictions, zoning ordinances, or easements of record, and to the rights of the public and of any government unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

The consideration for this deed is stated in the filed Real Estate Transfer Valuation Affidavit.

Grantor grants to grantee the right to make all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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

REAL ESTATE VALUATION AFFIDAVIT FILED

Jeffrey B. Beaudoin, Trustee of the Jeffrey

B. Beaudoin Trust dated March 19, 2001

April <u>19</u>, 2018

TAX PARCEL # 24-13-18-13-300-009

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DOC # 5156287 L: 1203 P: 391 05/04/2018 02:59:06 PM Page 1 of 2 Rec Fee: \$35.00 Doc Type: DW Emmet, Michigan, Karen Cosens

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State of Michigan)ss County of EMNEL)ss

This instrument was acknowledged before me this $\frac{|Q|}{|Q|}$ day of April, 2018, by Jeffrey B. Beaudoin, Trustee of the Jeffrey B. Beaudoin Trust dated March 19, 2001.

, Notary Public County, County

JAYME L LEVIN NOTARY PUBLIC, EMMET COUNTY, MI MY COMMISSION EXPIRES DECEMBER 20, 2019 ACTING IN THE COUNTY OF EMMET

This instrument was drafted by:

John R. Turner (without opinion as to title or as to the sufficiency of the legal description) Post Office Box 2396 Petoskey, Michigan 49770 Acting in My Commission Expires:

When recorded return to:

Crossroads Title 5560 State Street Saginaw, Michigan 48603

DOC # 5156287 L: 1203 P: 391 05/04/2018 02:59:06 PM Page 2 of 2 Rec Fee: \$35.00 Doc Type: DW Emmet, Michigan, Karen Cosens

This copy generated from the official records of the Emmet County Register of De

96

Comparable Sale Data Sheet - Listing

Comparable: EMvr-0850List

Property Type: Vacant Residential/Recreational-use

Sales Listing Price: \$295,000

Highest and Best Use: Residential/recreational-use **Zoning:** Farm/Forest - FF-1

Seller: R&J Venture North, LLC 4000 Main Street, Bay Harbor, MI 49770

Legal Description: on file; Property Tax Code No. 13-18-15-200-014

Location: Lake Grove Road, Petoskey, MI 49770; Part of Sec. 15, T34N-R6W, Resort Township, Emmet County, MI

Site Size/Dimensions: 54.7 acres

Improvements: Vacant

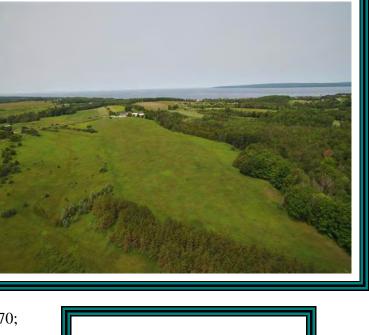
Comments: Located within one mile of U.S. 31 near the Bay Harbor development some 2.0+ miles southwest of the city of Petoskey, this 54.7 acre parcel is located in a mixed-use area which includes residential and agricultural uses. Site topography is gently rolling and soil types are mostly well-drained sandy-loams.

An estimated 40 acres of the site is well wooded, primarily with mixed northern hardwoods. The balance of the site is clear and potentially tillable. Frontage on Lake Grove Road is limited but adequate for a shared access. View amenities are limited to the adjacent country-side, but a potential view of Little Traverse Bay exists with a 2-story structure.

Originally listed for sale in March of 2020 for \$295,000, which equates to \$5,393, per acre. After making a 15.0% deduction for the anticipated seller concession necessary to secure a closed transaction, a projected sales price of \$251,000 results. When divided by the parcel size of 54.7 acres, a sale price of \$4,589 per acre is projected. Offered exclusive of mineral rights but is to include all rights of parcel division.

Directions to property: From U.S. 31 west of Petoskey, turn south on Lake Grove Road and continue 0.7 mile to access drive located at latitude and longitude coordinates N45° 20.845'/W85° 1.603'.

rable Sale Data Sheet - Listing



Projected Sale Price per acre: \$4,589

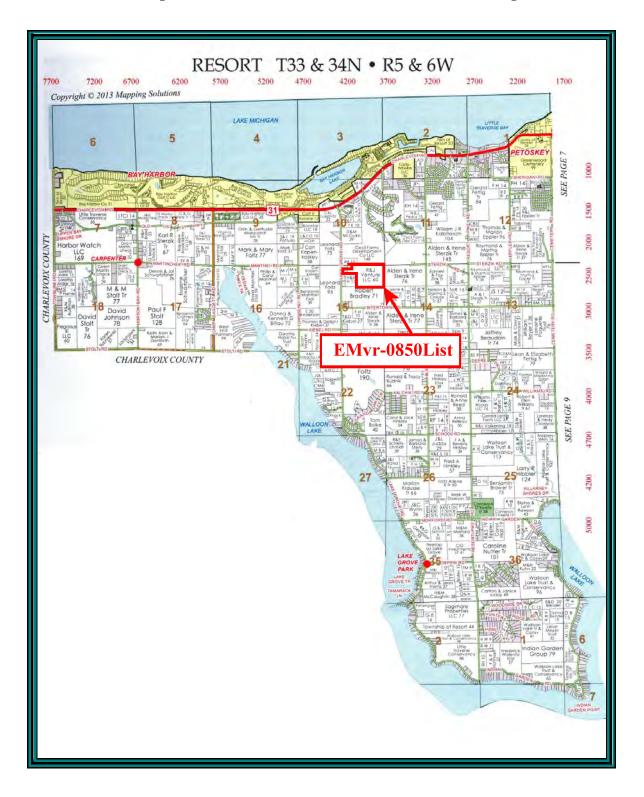


Comparable Data Sheet - Aerial Photo

Photo



Jeffress-Dyer, Inc - Paul A. Rose, MSA - State Certified General Appraiser



Comparable Sale Data Sheet - Plat/Location Map



5148335 L: 1195 P: 460 ACOR Total Pages: 2 Received for Record 06/12/2017 11:19:44 AM Rec Fee: \$30.00 Michele E Cooke, Emmet County Register of Deeds

AFFIDAVIT

TO CORRECT THE NAME IN AN INSTRUMENT

This document is entered into on June 8, 2017, between Thomas J Kline, Surviving Trustee of the Thomas J Kline and Karen S Kline Trust Dated December 13, 1991, of 6025 Lake Grove Road, Petoskey, Michigan 49770 ("Grantor") and R&J Venture North, LLC, a Michigan limited liability company, of 4000 Main Street, Bay Harbor, Michigan 49770 ("Grantee"), pursuant to MCL 565.202. Being sworn, Grantor and Grantee give record notice of the following:

- 1. That the warranty deed recorded on April 26, 2017 in Liber 1194, Page 376, with the Emmet County Register of Deeds contains an incorrect Grantee's name.
- 2. That the Grantee's name stated on the aforementioned warranty deed was R & J Venture, LLC, a Michigan limited liability company and the correct Grantee's name is: R & J Venture North, LLC, a Michigan limited liability company.
- 3. That this document is being recorded to correct above-referenced discrepancy.
- 4. That the matters referred to in this Affidavit affect the following real property:

Laud situated in the Township of Resort, County of Emmet, State of Michigan, described as follows:

The North 1/2 of the Northeast 1/4 of Section 15, Township 34 North, Range 6 West, EXCEPTING THEREFROM the South 770 feet of the West 970 feet; ALSO EXCEPTING THEREFROM the North 450 fect of the West 400 feet thereof.

5. Except as stated in this document, the Deed is unchanged, in full force and effect, and is ratified by Grantor and Grantee.

GRANTOR:

Thomas J Kline and Karen S Kline Trust Dated December 13, 1991

By: Thomas J Kline

Its: Surviving Trustee

STATE OF MICHIGAN COUNTY OF Ernmet

The foregoing instrument was acknowledged before my on this $\underline{S_{\perp}}$ day of June, 2017, by Thomas J Kline, Surviving Trustee of the Thomas J Kline and Karen S Kline Trust Dated December 13, 1991.

Dina Parker

Notary Public County

LINDA PARKER NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF EMMET My Commission Expires July 8, 2017 Acting in ECONOCE _____County

My commission expires:

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

5148335 L: 1195 P: 460 Michele E Cooke, Emmet Register of Deeds ACOR 06/12/2017 11:19 AM Page 2 of 2

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GRANTEE:

R & J Venture North, LLC, a Michigan limited liability company

Ennifer Merriman

Its: Authorized Representative

STATE OF MICHIGAN COUNTY OF Emmet

The foregoing instrument was acknowledged before my on this $\frac{12^{14}}{12^{14}}$ day of June, 2017, by Jennifer Merriman, Authorized Representative of R & J Venture North, LLC, a Michigan limited liability company.

KAREN CARLSON NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF EMMET MY COMMISSION EXPIRES JUNE 14, 2020 ACTING IN THE COUNTY OF COMMAND

<u>Carin Carlson</u> <u>Karen carlson</u> <u>Emmet</u> <u>County</u> <u>My commission expires: <u>6/14/2020</u></u>

DRAFTED BY & RETURN TO: Jennifer Merriman 4000 Main St., Ste. 200 Bay Harbor, MI 49770

File No. 505545

As of	4-24	20/7/100
I hereby certify th	at I have examined	the records
in my office and i	it appears that the	taxes on the
within description	have been paid for	the five year
period precedir	g the date of this d	locument.
	ulun M	au
Emmet Cour	Ty Treasurer Boto	Jone MIT

skey, MI b



OFFICIAL SEAL Received for Record: 04/26/2017 01:38:21 PM Michele E Cooke Emmet Register of Deeds L: 1194 P: 376

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: ThatThomas J Kline, Surviving Trustee of the Thomas J Kline and Karen S Kline
Trust Dated December 13, 1991whose address is1575 Kontle Rd., Petoskey, MI 49770
R & J Venture, LLC, a Michigan limited liability companywhose address is4000 Main St, Bay Harbor, MI 49770

Land situated in the Township of Resort, County of Emmet, State of Michigan, described as follows:

The North 1/2 of the Northeast 1/4 of Section 15, Township 34 North, Range 6 West, EXCEPTING THEREFROM the South 770 feet of the West 970 feet; ALSO EXCEPTING THEREFROM the North 450 feet of the West 400 feet thereof.

Commonly known as: 1555 Lake Grove Rd, Petoskey, MI Tax ID: 13-18-15-200-014

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If the land being conveyed is unplatted, the following is deemed to be included: 1) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act, and 2) The grantor grants to the grantee the right to make ______ division(s) under section 108 of the Land Division Act, Act No. 288 of the public Acts of 1967.

for the sum of One Dollar and Other Valuable Consideration. REAL ESTATE TRANSFER AFFIDAVIT FILED

Subject to easements and building and use restrictions of record. THIS DEED IS IN FULFILLMENT OF A LAND CONTRACT DATED APRIL 19, 2002.

Dated this 15 day of April, 2017

Thomas J Kline and Karen S Kline Trust Dated Decembr 13, 1991 Thomas J Kline, Surviving Trustee

State of Michigan County of Emmet

The foregoing instrument was acknowledged before me this $\frac{1}{2000}$ day of April, 2017, by Thomas J Kline Surviving Trustee of the Thomas J Kline and Karen S Kline Trust Dated December 13, 1991.

Notary Public County My commission expires: When recorded return to:

R & J Venture, LLC

Bay Harbor, MI 49770

,**84 %**341,740,10,80,80,80,10[,]10,10

4000 Main Street

REAL ESTATE VALUATION AFFIDAVIT FILED

Drafted by: Daniel P. Lievois, Esquire Devon Title Agency 616 Petoskey Petoskey, MI 49770

File No: 505545 / ljm

LORI JO MOREY NOTARY PUBLIC, CHARLEVOIX COUNTY, MI MY COMMISSION EXPIRES: 1-4-2020 ACTING IN THE COUNTY OF SMALLS

TAX PARCEL # 13 18 15200014

4.22 10-15 Devit





APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

	Aspen American Insurance Compa	uny
	(Referred to below as the "Company") 590 Madison Avenue, 7th Floor New York, NY 10022 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
1/2/2020	АЛІ003984-05	AAI003984-04
REPORTED TO THE COMP. TERMINATION OF THIS POI	MADE AGAINST THE INSURED DURING ANY IN WRITING NO LATER THAN SIXTY ICY, OR DURING THE EXTENDED REPORT D ON OR AFTER THE RETROACTIVE DAT THE POLICY CAREFULLY.	(60) DAYS AFTER EXPIRATION OR ING PERIOD, IF APPLICABLE, FOR A
1. Customer ID: 134651 Named Insured: JEFFRESS-DYER, INC. 18555 Glacier Trail Hillman, MI 49746		
5	/09/2020 To: 01/09/2021 t the address stated in 1 above.	
3. Deductible: \$1000	Each Claim	
4. Retroactive Date: 01/	09/2009	
5. Inception Date: 01/	09/2016	

Limits of Liability: \$1,000,000 Each Claim 6. A. B. \$1,000,000 Aggregate Subpoena Response: \$5,000 Supplemental Payment Coverage **Pre-Claim Assistance:** \$5,000 Supplemental Payment Coverage **Disciplinary Proceeding:** \$7,500 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage

7. Covered Professional Services (as defined in the Policy and/or by Endorsement): Х Real Estate Appraisal and Valuation: Yes No X **Residential Property:** Yes No X Commercial Property: Yes No Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes IX. No (If "yes", added by endorsement) Yes Right of Way Agent and Relocation: No Iх Machinery and Equipment Valuation: Yes No Ιx (If "yes", added by endorsement) Personal Property Appraisal: X Yes No Real Estate Sales/Brokerage: Yes No IX. (If "yes", added by endorsement)

8.	Report Claims to: LIA Adminis Santa Barbara, California 93101	trators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa St,	105
9.	Annual Premium:	\$1,135.00	
10.	Forms attached at issue:	LIA002 (04/19) LIA MI (05/19) LIA MI NOT (05/19) LIA012 (05/19) LIA164 (05/19)	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

By _

01/02/2020

wie

Date

Authorized Representative



MICHIGAN DEPARTMENT OF NATURAL RESOURCES – OFFICE OF LAND AND FACILITIES

APPRAISAL SITE INSPECTION ENVIRONMENTAL CHECKLIST

This information is required in accordance with DNR policy on completing land appraisals.

(To be completed by Appraiser and inserted as the last page of the Appraisal Report)

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SITE INFORMATION					
Case # and Project Area EMMET COUNTY/NORTH CO	OUNTRY TRAIL	County EMMETT		T 34N R 5	SW Section 23
Owner's Name DOUGLAS G. BOOR & PAME	LA LYNN BOOR TRUST	- NO. 1	Property Type: (RECREATIONA	Ag., Res. Etc) L/RESIDENTIAL <mark>R</mark>	R
LAND USE HISTORY 8			·		
Current Land Use: Previous Land Use: Adjacent Land Use: IF "A" OR "B," SPECIFY	 Industrial Industrial Industrial MHAT THE PROPER 	Recreation Recreation Recreation TY WAS USED FOR IN THE] Commercial] Commercial] Commercial <u>E PAST:</u>	Agriculture	e Residential RR
ANY KNOWN SITES OF E	INVIRONMENTAL CO	ONTAMINATION? YES	– Identify & Exp	lain X NO	
PROTECTION ACT, 1994		HIGAN'S NATURAL RESOL 115, 201, AND 213 (Forme			<u>.Istings?</u> []yes xno
VISUAL INSPECTION					
Storage Structures Underground Tanks Surface Tanks Transformers Sumps Drums Ponds / Basins Wastewater Lagoon Septic Tank / Field Other (Describe)		Contamination Surface Stain Oil Sheen Odors Landfills Farmyard Dumps Oil/Gas Flowlines/ Pumpjacks/Dehy Facili Monitoring Wells Former Shooting Rang Other (Describe)	[[[[Spray-on Fire Acoustic Plas Pipe Wrap Asbestos Shi 	
	<u>TS:</u>				
$\bigcap \phi$	1)				

Appraiser's Signature

AUGUST 14, 2020



February 22, 2021

Little Traverse ConservancyPetoskey City Council Northern Michigan's Land Trust 101 E. Lake Street 3264 Powell Road Harbor Springs, MI 49740-9469

Phone: 231.347.0991 Fax: 231.347.1276 Email: ltc@landtrust.org Web: www.landtrust.org

BOARD OF TRUSTEES

Marta Olson Chair Joseph W. Kimmell Vice Chair Ian R. N. Bund Treasurer Maureen Nicholson Secretary John Baker Jim Bartlett Michael T. Cameron George M. Covington **Robbe DiPietro** Mary Faculak Jeffrey S. Ford Gregg K. Garver John Griffin Eric Hemenway Dan Jarzabkowski Dave Kring Darrell Lawson Nancy Lindsay Dianne Litzenburger Tom Litzner Lisa Lovd Jon Lyons Glen Mathews Harriet McGraw David G. Mengebier **Emerson Meyer** David Patterson **Consie Pierrepont Phil Porter** Cedric A. (Rick) Richner III **R. Hamilton Schirmer** Karie Slavik Bill Stark Susan I. Stewart

STAFF

Kieran C. Fleming **Executive Director** Ty C. Ratliff Associate Director **Thomas Lagerstrom** Chief Financial Officer **Charles Dawley Caitlin Donnelly** Anne Fleming Sarah Gurney Lindsay Hall Melissa Hansen **Emily Hughes** Cacia Lesh Mike Lynch Sarah Mayhew **Derek Shiels** Becky Wadleigh

Petoskey, MI 49770

RE: Boor Property Acquisition

Dear Councilmembers,

On behalf of Little Traverse Conservancy, I am providing this letter of support in favor of the City of Petoskey's acquisition of the 55 acre Boor property addition to the Skyline Trail. We are pleased to join the City of Petoskey in their effort to acquire this land for public recreation.

This acquisition will provide additional land to the already popular Skyline Trail, and offer more recreational uses that include expanded hiking, mountain biking, rustic camping and equestrian trails. Given all of the current recreational uses on the Skyline Trail, additional acreage will help to alleviate variable uses and impact on the current trail system. It has been identified in the City of Petoskey's Park and Recreation Master Plan as a desired property to acquire and protect for public use. In addition to its recreational value, this property acquisition will further preserve wildlife habitat and offer further opportunities for forestry management for the overall forest health of the Skyline Trail complex.

Little Traverse Conservancy is proud to support the project with technical assistance and in preparing the grant application. In addition, should the City decide to pursue this acquisition, LTC will commit up to \$25,000 towards the purchase, and contingent on the approval of our Board. This should help to significantly offset the cost to the City of Petoskey with additional monies coming from the Michigan Natural Resources Trust Fund.

Sincerely,

Caitlin Donnelly Director of Land Protection



To Whom it May Concern,

On behalf of the North Country Trail Association (NCTA) I would like to voice our support for the grant application by the City of Petoskey to purchase the parcel adjacent to Krause Rd in Bear Creek Township located in Emmet County.

The North Country National Scenic Trail (NCNST) was authorized by Congress in 1980 under the National Trails System Act to create a world-class hiking trail highlighting the scenic, historic, cultural and ecological wonders of America's northern heartlands. At over 4,600 miles long, ranging from Vermont to North Dakota, the NCNST is the longest National Scenic Trail in the nation. Michigan holds the most amount of miles than any of the eight states the Trail traverses through at over 1,160 miles. The DNR's Iron Belle Trail (hiking portion) is also part of the NCNST for over 1,000 miles between Calhoun County and north of Ironwood in the Western U.P.

The NCNST is located immediately west of this parcel on the City's property. Although the Trail will not be located on this parcel the local Jordan Valley 45° Chapter of the NCTA has built a spur trail to a hiker shelter which is on the parcel. Through an agreement with the current property owner, funding and resources from an Eagle Scout project and volunteers from the Chapter, there is now the option for long distance hikers to utilize one of the very few shelters located along the NCSNT in Michigan. The shelter is also used by the Chapter for various local events. With the City's pursuance to own the property there will be further protection for the spur trail, shelter and surrounding corridor for the NCNST.

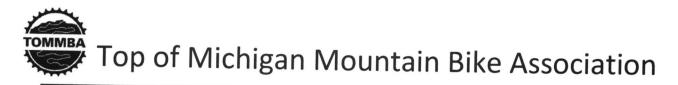
The NCTA relies heavily on partnerships as the Trail traverses through its eight states. Partnerships like the one we have with the City and current landowner are unique. We need to make sure we take advantage of opportunities like these to protect the land and its resources.

In conclusion, we fully support the grant application and hope you will give it full consideration.

Sincerely,

andrea Kitchmak

Andrea Ketchmark Executive Director North Country Trail Association



TOMMBA • PO Box 112 • Boyne City, MI 49712 • info@tommba.org

February 24, 2021

Grant Management Division Michigan Department of Natural Resources 530 Allegan Street Lansing, MI 48933

To Whom It May Concern:

On behalf of the Top of Michigan Mountain Bike Association (TOMMBA), I am writing this letter to express our strong support for an application submitted by the City of Petoskey for grant funding from the Michigan Natural Resources Trust Fund. TOMMBA is the mountain bike advocacy non-profit serving northern lower Michigan. We would like to express our enthusiastic support of the acquisition of property neighboring the Skyline Trail section of the North Country Trail.

Grant funding from the Natural Resources Trust Fund will enable the region to secure a prime parcel that would create a high caliber trail system near a primary destination for northern Michigan. This has the potential to encourage more people to become trail users as well as expanding the opportunities for trails users to be out in nature and staying fit.

TOMMBA has been the primary driver behind the development of over 20 miles of new mountain bike optimized, multi-use trails in the region. Every inch of these trails has been built with sustainable design standards so that they can be enjoyed for many years and be completely compatible with natural resources unique to our area. Sustainable trail design is critical to all that we do. It creates a more enjoyable trail for all users and minimizes long-term maintenance demands on our committed volunteer team. Each trail user has their own unique way of enjoying nature, but we all share the need to enjoy nature in sustainable ways.

This new property will be part of a destination trail system enjoyed as much by mountain bikers as hikers, runners, and snowshoers. This new trail will quickly become a destination trail. TOMMBA is committed to providing guidance on selecting a professional trail designer and trail builder as well as a commitment of volunteer time to ensure its upkeep into the future.

Thank you for the opportunity to acquire this important parcel and to ensure its availability for the public.

Sincerely,

Steve Schnell, Board President Top of Michigan Mountain Bike Association



City of Petoskey

BOARD:	City Council		
MEETING DATE:	March 1, 2021 PREPARED: February 22, 2021	2021 PREPARED: February 22, 2021	
AGENDA SUBJECT:	Submission of a Land and Water Conservation Fund Gra Application for the Development of Park Avenue Corric Enhancement in Pennsylvania Park		
RECOMMENDATION :	That the City Council adopt the proposed resolution		

Background City staff is preparing a Land and Water Conservation Fund Grant Application for the development of the Park Avenue Corridor in Pennsylvania Park. This is the final phase of the Downtown Greenway Corridor. The project would enhance the sidewalk to a 14-foot corridor that would allow for additional seating and pedestrian traffic. Lighting improvements would also be added to the project for a safer and more aesthetic ambiance to the historic area.

This project is referenced in the Parks and Recreation Master Plan and the Capital Improvement Plan schedule for 2022. The amount to be requested from the State would be \$150,000 with the 50% matching funds for a total cost of \$300,000. The grant submission deadline is April 1, 2021.

The Downtown Management Board (DMB), at its February 16, 2021 meeting, generously approved financial support of the project in the amount of \$50,000 towards the match. The Board also agreed to provide a letter of support that will be submitted as part of the grant application. The DMB will be included in the design of the corridor.

Description of Grant Project The development of the Park Avenue Corridor in Pennsylvania Park.

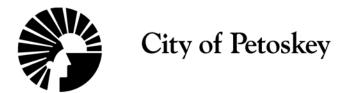
Project Details:	 Site Preparation Corridor expansion Landscaping Restoration 	
Project Costs:	Grant DMB City Match Total Project	\$150,000 \$50,000 <u>\$100,000</u> \$300,000

<u>Public Meeting</u> On February 8, 2021, the Parks and Recreation Commission held an advertised public meeting to present the proposed grant project and to receive public comment as required by grant guidelines. No public comment was received.

Parks and Recreation Resolution The Parks and Recreation Commission, at its February 8, 2021 meeting, adopted a formal recommendation in support of the project and requested that City Council adopt a resolution in support of the submission of the prepared grant application to the Land and Water Conservation Fund for \$150,000 in funding, commit to the project match not to exceed \$150,000 for a total project cost of \$300,000 and authorize Robert Straebel, City Manager, or his designee as the City's representative for the project.

<u>Action</u> That City Council consider adopting the enclosed proposed resolution endorsing the submission of the grant application to the Land and Water Conservation Fund in the amount of \$150,000, commit to the project match not to exceed \$150,000 for a total project cost of \$300,000 and authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project.

kk Enclosures



WHEREAS, the City of Petoskey Parks and Recreation Commission desires to enhance recreational opportunities by developing the final phase of the Downtown Greenway Corridor; and

WHEREAS, the project would include widening the corridor to 14-feet, enhanced lighting, and an increase in seating and pedestrian traffic area; and

WHEREAS, this project contributes to the goals and objectives identified in the 2018-2022 City of Petoskey's Parks and Recreation Master Plan, outlining the need and desire to increase recreational opportunities; and

WHEREAS, the State of Michigan Department of Natural Resources is accepting applications for funding assistance through the Land and Water Conservation Fund for development projects contributing to the goals and objectives identified within the municipality's approved Parks and Recreation Master Plan; and

WHEREAS, the City of Petoskey Parks and Recreation Commission supports the development and recommends that the Petoskey City Council resolve to sponsor a Land and Water Conservation Fund Application for this project and commit to undertake this project, if funded, and commit to the project match and authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project; and

WHEREAS, the City of Petoskey Parks and Recreation Commission requests that City Council consider committing up to a 50% local match, that being \$150,000, toward these improvements which are estimated at \$300,000:

NOW, THERFORE, BE IT RESOLVED, that the City of Petoskey Parks and Recreation Commission, acting as appointed officials, request that the City of Petoskey City Council adopt a resolution to authorize Robert Straebel, City Manager, or his designee to serve as the City's representative for this project, authorize the submission of the application and consider approval of the grant application for the development of Park Avenue Corridor enhancement in Pennsylvania Park and provide grant funding in the amount of \$150,000.

I, Alan Terry, 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 1st day of March 2021, and of the whole thereof.

In witness where of, I have here unto set my hand and affirmed the corporate seal of said City this _____ day of _____, 2021.

Alan Terry, City Clerk

