



## CITY COUNCIL

October 4, 2021

1. Call to Order - 7:00 P.M. – City Council Chambers
2. Recitation - Pledge of Allegiance to the Flag of the United States of America
3. Roll Call
4. Presentation – Hear presentation from United Way representatives on the Asset Limited, Income Constrained, Employed (ALICE) report
5. Consent Agenda – Adoption of a proposed resolution that would confirm approval of the following:
  - (a) September 20, 2021 regular session City Council meeting minutes
  - (b) Acknowledge receipt of a report concerning certain administrative transactions since September 20, 2021
6. Miscellaneous Public Comments
7. City Manager Updates
8. Old Business
  - (a) Second reading and possible adoption of a proposed ordinance to rezone properties to C – College District
  - (b) Further discussion and possible adoption of the City's proposed 2022-2027 Capital Improvement Plan
9. New Business
  - (a) Acceptance of the City Manager's report concerning programs and services as proposed by the City's Downtown Management Board for 2022 that would be financed by the levying of special assessments within the Downtown Management Board's territory and adoption of a proposed resolution that would schedule a public hearing for October 18, 2021 to receive comments concerning these recommended programs and services
  - (b) Discussion regarding the proactive Code Enforcement Program implemented by the Public Safety Department
  - (c) Discussion regarding surplus City property Request for Proposal concerning a purchase agreement on 209 Washington Street

(d) Adoption of a proposed resolution that would confirm that Great Lakes Center for the Arts, 800 Bay Harbor Drive, is a local not-for-profit organization

10. City Council Comments

11. Closed Session – Adoption of a proposed resolution that would authorize to recess to a closed session, pursuant to Section 8(a) of the Michigan Open Meetings Act, to consider a periodic personnel evaluation of the City Manager

12. Adjournment

You may join the meeting remotely

Join Zoom Meeting: <https://us02web.zoom.us/j/82856565609>

Dial by Phone: 888-788-0099 US Toll-free

Meeting ID: 828 5656 5609

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

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 of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**PREPARED:** September 30, 2021

**AGENDA SUBJECT:** Presentation on United Way Asset Limited, Income Constrained, Employed (ALICE) Report

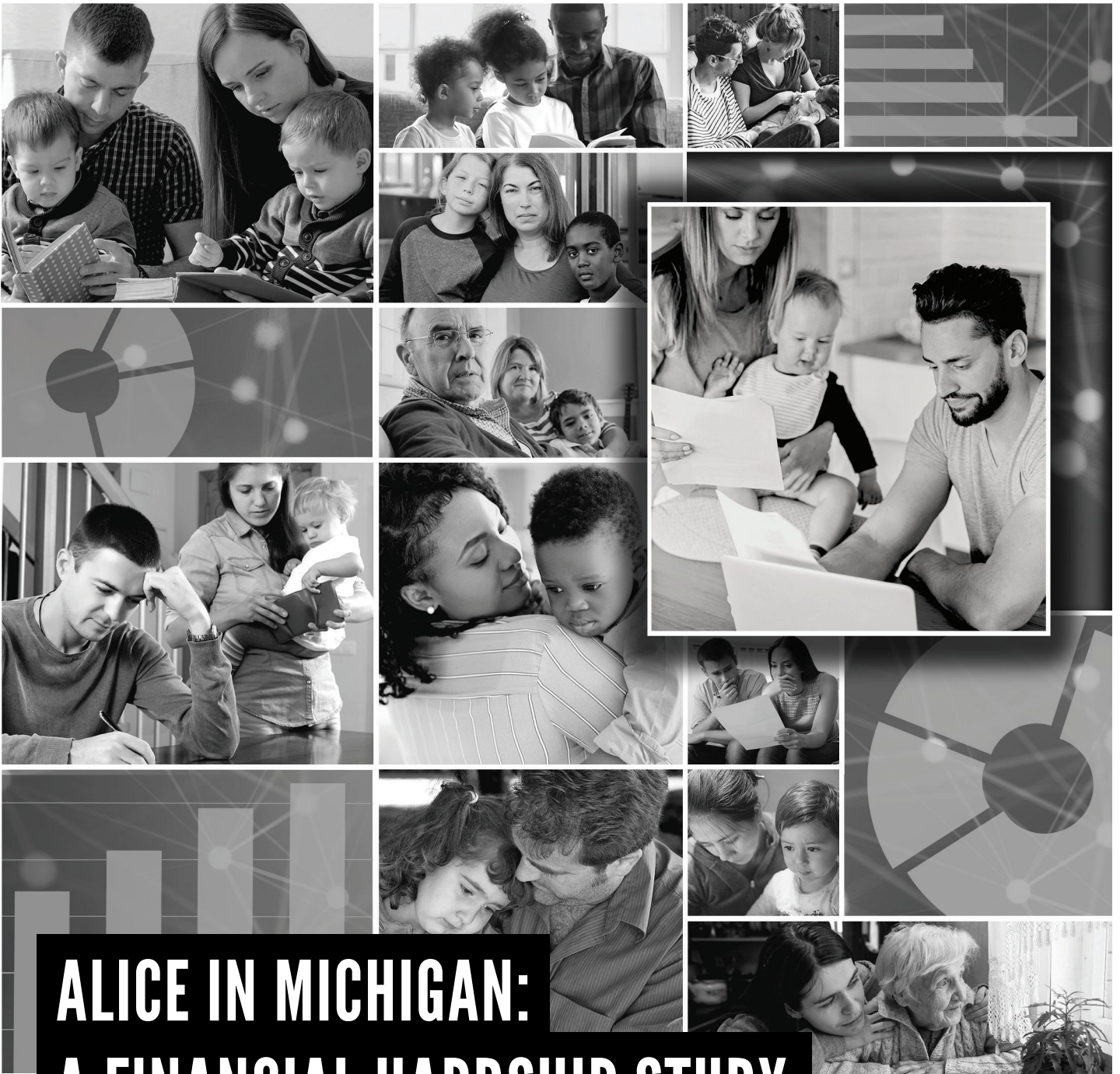
**RECOMMENDATION:** That City Council hear presentation and discuss – no action needed

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**Background** Rebecca Otto from United Way will give a presentation on the 2021 Asset Limited, Income Constrained, Employed (ALICE) Report. There will be time for discussion and questions after her presentation. See enclosed report in your packet.

**Action** No action needed.

rs  
Enclosure



# ALICE IN MICHIGAN: A FINANCIAL HARDSHIP STUDY

LIVE UNITED



2021 MICHIGAN REPORT



Michigan Association of  
United Ways



# ALICE IN THE TIME OF COVID-19



The release of this ALICE Report for Michigan comes during an unprecedented crisis — the COVID-19 pandemic. While our world changed significantly in March 2020 with the impact of this global, dual health and economic crisis, ALICE remains central to the story in every U.S. county and state. The pandemic has exposed exactly the issues of economic fragility, widespread hardship, and growing disparities — particularly by race and ethnicity — that United For ALICE and the ALICE data work to reveal.

That exposure makes the ALICE data and analysis more important than ever. The ALICE Report for Michigan presents the latest ALICE data available — a point-in-time snapshot of economic conditions across the state in 2019. By showing how many Michigan households were struggling then, the ALICE Research provides the backstory for why the COVID-19 crisis is having such a devastating economic impact. The ALICE data is especially important now to help stakeholders identify the most vulnerable in their communities, and direct programming and resources to assist them throughout the pandemic and the recovery that follows. And as Michigan moves forward, this data can be used to estimate the impact of the crisis over time, providing an important baseline for changes to come.

**This crisis is fast-moving and quickly evolving. To stay abreast of the impact of COVID-19 on ALICE households and their communities, visit our website at [UnitedForALICE.org/COVID19](https://UnitedForALICE.org/COVID19) for updates.**

# LETTER TO THE COMMUNITY

Dear Fellow Michiganders,

As a result of the COVID-19 pandemic, we have learned a lot about whom we rely on to keep the wheels in motion when all else fails. When disaster struck, we turned to our health care workers, infrastructure workers, and educators to help us move forward. However, those critical frontline workers are in desperate need of our support — and they have been for years.

Many of those who educate and care for our children, keep us healthy, and make our quality of life possible do not earn enough to support their own families.



We all know people who fall into the category of ALICE: Asset Limited, Income Constrained, Employed. They're the households where hard-working Michiganders still have to make tough choices about basic necessities. Many of us live in ALICE households ourselves. Whether it's deciding between quality childcare or paying the rent and picking up groceries, these decisions have long-term consequences not only for ALICE, but for all of us.

Now is the time to do the hard work of improving outcomes for ALICE.

As you will read in the pages to follow, low wages, reduced work hours, and depleted savings, combined with increased costs of living, meant that nearly four in 10 households were struggling to get by in 2019 — and that was before the pandemic hit. Due to longstanding inequities, those numbers were even worse for Black, Hispanic, and single-female-headed households.

In the seven years since our first ALICE report, new data sources have become available. As a result, with the release of this year's report comes added local variation, a better reflection of household composition, and new ALICE data points that give us an even clearer picture of who ALICE is and the challenges ALICE faces in Michigan.

United Ways in Michigan are pleased to come together once again to release this ALICE Report with the goal of better recognizing the depth and breadth of households facing financial hardship, in order to make the most effective changes possible.

We remain committed to serving ALICE, and all those in need, through programs that strive to improve the health, education, and financial security of all Michigan residents. We have the necessary information — now it's time to do the hard work of improving outcomes for ALICE. We call on Michigan legislators to help us do just that.

A stylized, handwritten signature in black ink, appearing to read "Mike Larson".

**Mike Larson,**  
President & CEO,  
Michigan Association of United Ways

# UNITED WAYS OF MICHIGAN

|                                   |   |   |
|-----------------------------------|---|---|
| Albion-Homer United Way           | Plymouth Community United Way             | United Way of Marquette County                      |
| Allegan County United Way         | Roscommon County United Way               | United Way of Mason County                          |
| Barry County United Way           | St. Joseph County United Way              | United Way of Midland County                        |
| Branch County United Way          | Tri-City Area United Way                  | United Way of Monroe/Lenawee Counties               |
| Capital Area United Way           | United Way for Southeastern Michigan      | United Way of Northeast Michigan                    |
| Char-Em United Way                | United Way Montcalm-Ionia Counties        | United Way of Northwest Michigan                    |
| Chelsea United Way                | United Way of Bay County                  | United Way of Saginaw County                        |
| Crawford County United Way        | United Way of Clare & Gladwin Counties    | United Way of Sanilac County                        |
| Gogebic Range United Way          | United Way of Delta County                | United Way of Southwest Michigan                    |
| Greater Huron County United Way   | United Way of Dickinson County            | United Way of St. Clair County                      |
| Greater Ottawa County United Way  | United Way of Genesee County (Shiawassee) | United Way of the Battle Creek and Kalamazoo Region |
| Heart of West Michigan United Way | United Way of Gratiot & Isabella Counties | United Way of the Eastern Upper Peninsula           |
| Livingston County United Way      | United Way of Jackson County              | United Way of the Lakeshore                         |
| Marshall United Way               | United Way of Lapeer County               | United Way of Tuscola County                        |
| Mecosta-Osceola United Way        | United Way of Manistee County             | United Way of Washtenaw County                      |
| Ogemaw County United Way          |   | United Way of Wexford-Missaukee Counties            |
| Oscoda Area United Way            |   |   |
| Otsego County United Way          |   |   |

Learn more about ALICE in Michigan: [uwmich.org/alice](http://uwmich.org/alice)

## Michigan State Partner

Thank you to Consumers Energy Foundation, Michigan's Funding Partner



## Acknowledgments

Michigan Association of United Ways thanks our sponsors, partners, and community stakeholders throughout the state for their support and commitment to this 2021 ALICE Report for Michigan. It is our hope that this Report will help raise awareness of the 38% of households in the state who live in poverty or who are **ALICE** — **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed. Our goal is to inform and inspire policy and action to improve the lives of ALICE families.

To learn more about how you can get involved in advocating and creating change for ALICE in Michigan, contact: Nancy Lindman at [Nancy.Lindman@uwmich.org](mailto:Nancy.Lindman@uwmich.org)

To access the ALICE data and resources for Michigan, go to [UnitedForALICE.org/Michigan](http://UnitedForALICE.org/Michigan)





# ALICE RESEARCH

ALICE Reports provide high-quality, research-based information to foster a better understanding of who is struggling in our communities. To produce the ALICE Report for Michigan, our team of researchers collaborated with a Research Advisory Committee composed of experts from across the state. Research Advisory Committee members from our partner states also periodically review the ALICE Methodology. This collaborative model ensures that the ALICE Reports present unbiased data that is replicable, easily updated on a regular basis, and sensitive to local context.

Learn more about the ALICE Research Team on our website at [UnitedForALICE.org/ALICE-Team](https://UnitedForALICE.org/ALICE-Team)

**Director and Lead Researcher:** Stephanie Hoopes, Ph.D.

**Research Support Team:**

Andrew Abrahamson; Ashley Anglin, Ph.D.; Catherine Connelly, D.M.H.; Max Holdsworth, M.A.; Dan Treglia, Ph.D.

## ALICE Research Advisory Committee for Michigan

**Neil Carlson, Ph.D.**

*Calvin University*

**David Clifford, Ph.D.**

*Eastern Michigan University*

**Matias (Matt) McCauley**

*Networks Northwest*

**Kurt Metzger**

*Data Driven Detroit*

**Brian Pittelko, M.P.A**

*W.E. Upjohn Institute for Employment Research*

**René Pérez Rosenbaum, Ph.D.**

*Michigan State University*

**Peter Ruark, M.S.W.**

*Michigan League for Public Policy*

**H. Luke Shaefer, Ph.D.**

*University of Michigan*

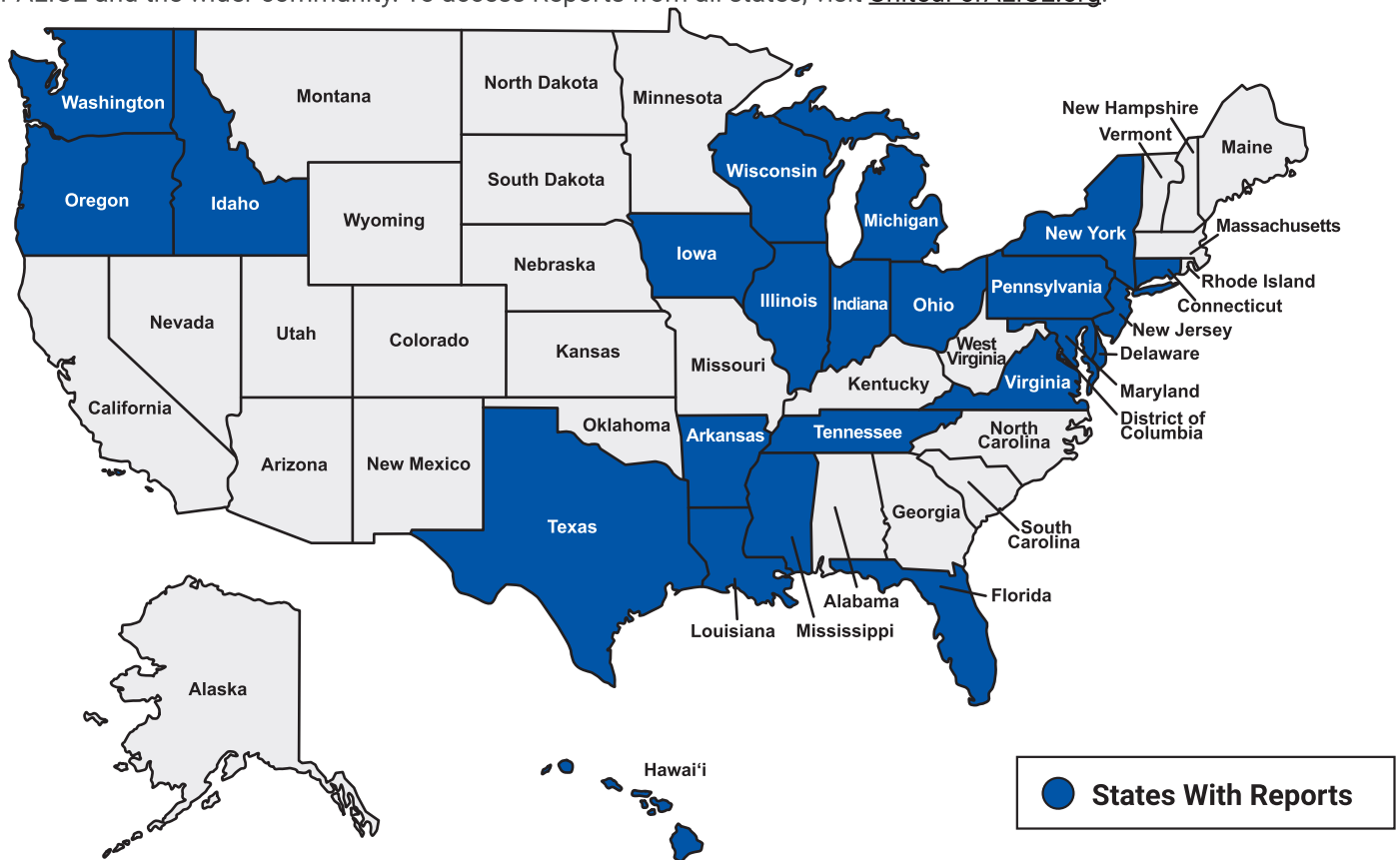
**Molly Trueblood**

*W.E. Upjohn Institute for Employment Research*

# ALICE: A GRASSROOTS MOVEMENT

This body of research provides a framework, language, and tools to measure and understand the struggles of a population called **ALICE** — an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed. ALICE represents the growing number of households in our communities that do not earn enough to afford household necessities. Partnering with United Ways, nonprofits, academic institutions, corporations, and other state organizations, this research initiative provides data to stimulate meaningful discussion, attract new partners, and ultimately inform strategies for positive change.

Based on the overwhelming success of this research in identifying and articulating the needs of this vulnerable population, this work has grown from a pilot in Morris County, New Jersey to 23 states and more than 660 United Ways. Together, United For ALICE partners can evaluate current initiatives and discover innovative approaches to improve life for ALICE and the wider community. To access Reports from all states, visit [UnitedForALICE.org](https://UnitedForALICE.org).



## NATIONAL ALICE ADVISORY COUNCIL

The following companies are major funders and supporters of this work:

Aetna Foundation • Allergan • Alliant Energy • AT&T • Atlantic Health System • Compare.com • Deloitte  
Entergy • Johnson & Johnson • JLL • Kaiser Permanente • RWJBarnabas Health • Robert Wood Johnson Foundation  
The Hartford • Thrivent • UPS • U.S. Venture • U.S. Venture-Schmidt Family Foundation

# WHAT'S NEW IN ALICE RESEARCH

Every two years, United For ALICE undertakes a full review of the ALICE Methodology to ensure that the ALICE measures are transparent, replicable, and current in order to accurately reflect how much income families need to live and work in the modern economy. In 2019, more than 40 external experts — drawn from the Research Advisory Committees across our United For ALICE partner states — participated in the review process. A full description of the Methodology and sources is available at [UnitedForALICE.org/Methodology](https://UnitedForALICE.org/Methodology).

## This Report includes the following improvements:

**More local variation:** The ALICE Household Survival Budgets for housing, food, transportation, health care, and taxes incorporate more local data. For housing, we differentiate counties within Metropolitan Statistical Areas using American Community Survey gross rent estimates. For food, the U.S. Department of Agriculture's Thrifty Food Plan is adjusted at the county level using Feeding America's cost-of-meal data. For transportation, auto insurance is added to new miles-traveled data (discussed in the next paragraph) to reflect different driving costs by state. For health care, out-of-pocket costs are provided by census region. And taxes now systematically include local income tax, using data from the Tax Foundation.

**Better reflection of household composition:** Transportation and health care budgets now better reflect costs for different household members. The transportation budget for driving a car uses the Federal Highway Administration's miles-traveled data, sorted by age and gender, and AAA's cost-per-mile for a small or medium-sized car. The health care budget reflects employer-sponsored health insurance (the most common form in 2018, when it covered 49% of Americans<sup>1</sup>), using the employee's contribution, plus out-of-pocket expenditures by age and income, from the Agency for Healthcare Research and Quality Medical Expenditure Panel Survey.

**More variations by household size:** The median household size in the U.S. is three people for households headed by a person under age 65 and two people for households headed by seniors (65+).<sup>2</sup> Reflecting this reality, the Household Survival Budgets are presented in new variations, including a Senior Survival Budget. The website provides data to create budgets for households with any combination of adults and children. The ALICE Threshold has also been adjusted to incorporate the most common modern household compositions. These new budget variations are included in the County Profile and Household Budget pages on [UnitedForALICE.org/Michigan](https://UnitedForALICE.org/Michigan).

## New ALICE measures:

- The **Senior Survival Budget** more accurately represents household costs for people age 65 and over. Housing and technology remain constant; however, some costs are lower — transportation, food, and health insurance premiums (due to Medicare) — while others are higher, especially out-of-pocket health costs. Because over 90% of seniors have at least one chronic condition, the Senior Survival Budget includes the additional cost of treating the average of the five most common chronic diseases.
- The **ALICE Essentials Index** is a standardized measure of the change over time in the costs of essential household goods and services, calculated for both urban and rural areas. It can be used as a companion to the Consumer Price Index from the Bureau of Labor Statistics (BLS), which covers all goods and services that families at all income levels buy regularly.

**Data Notes:** The data are estimates; some are geographic averages, others are one- or five-year averages depending on population size. Change-over-time ranges start with 2007, before the Great Recession, then measure change from 2010 to 2019. County-level data remains the primary focus, as state averages mask significant differences between counties. For example, the share of households below the ALICE Threshold in Michigan ranges from 24% in Livingston County to 56% in Lake County. Many percentages are rounded to whole numbers, sometimes resulting in percentages totaling 99% or 101%. The methodological improvements included in this Report have been applied to previous years to allow for accurate year-over-year comparisons. This means that some numbers and percentages at the state and county level will not match those reported in previous ALICE Reports for Michigan.



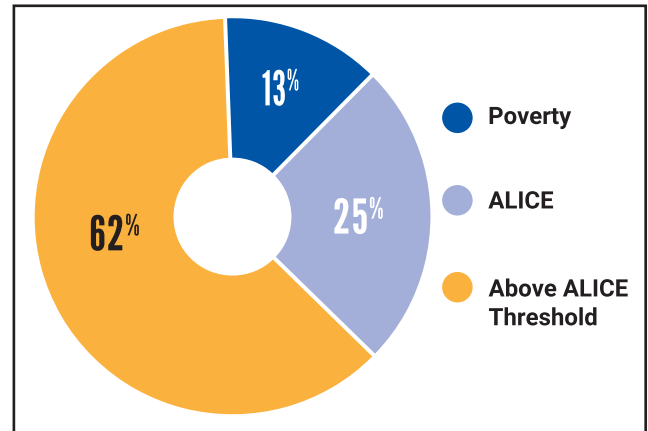


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# ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED

Over the last decade, behind the veneer of a strong economy, conditions have actually worsened for thousands of families across Michigan – setting the stage for the dual health and economic crises of the COVID-19 pandemic. From 2010 to 2019, Michigan showed steady economic improvements according to traditional measures. Unemployment fell to historic lows, GDP grew, and wages rose slightly. Yet in 2019, nine years after the end of the Great Recession, 38% of Michigan’s 3,963,558 households still struggled. And while 13% of these households were living below the Federal Poverty Level (FPL), another 25% – nearly twice as many – were **ALICE** households: **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed. These households earned above the FPL, but not enough to afford household necessities.



This Report provides new data and tools that explain the persistent level of hardship faced by ALICE households, revealing aspects of the Michigan economy not tracked by traditional measures. Three critical trends help us understand why the pandemic is hitting so hard for so many:

- **The cost of living has been increasing for ALICE households.** From 2007 to 2019, the cost of household essentials (housing, child care, food, transportation, health care, and technology) increased faster than the cost of other goods and services. The ALICE Essentials Index, a new tool that measures change over time in the cost of household essentials, increased at an average rate of 3.4% annually nationwide over the past decade, while the official rate of inflation was 1.8%.
- **The economy is increasingly dominated by jobs with low wages and less security.** By 2019, a near-record-low number of people were reported to be unemployed. However, that low unemployment concealed employment trends that expose ALICE workers to greater risk: growth in the number of low-wage jobs, minimal increases in wages, and more fluctuations in job hours, schedules, and benefits that make it harder to budget and plan. These trends were clear in 2019: A record number of Michigan workers – 58% – were paid by the hour, and 58% of the state’s jobs paid less than \$20 per hour.
- **The number of ALICE households in Michigan increased in response to the Great Recession and never fully recovered.** Despite the improved economic conditions in the years that followed the Recession, increasing numbers of ALICE households struggled as a result of rising costs and stagnant wages. There are more ALICE households than households in poverty, and the number of ALICE households is increasing at a faster rate. The FPL, with its minimal and uniform national estimate of the cost of living, far underestimates the number of households that cannot afford to live and work in the modern economy. In Michigan, the percentage of households that were ALICE rose from 19% in 2007 to 25% in 2019. By contrast, during the same time period, households living in poverty climbed from 13% in 2007, to a high of 16% in 2012, before returning to 13% in 2019.

This Report provides critical measures that assess Michigan’s economy from four perspectives: They track financial hardship over time and across demographic groups, quantify the basic cost of living in Michigan, assess job trends, and identify gaps in assistance and community resources. These measures also debunk assumptions and stereotypes about low-income workers and families. ALICE households are as diverse as the general population, composed of people of all ages, genders, races, and ethnicities, living in rural, urban, and suburban areas.

The Report concludes with an analysis of the economic benefits if all households had income above the ALICE Threshold. Not only would there be a significant positive impact on families and their communities, but the state economy would also benefit. In fact, the added value to the Michigan GDP would be approximately \$97.9 billion.

This Report and its measures are tools to help stakeholders ask the right questions, reduce vulnerabilities, remove obstacles to advancement, identify gaps in community resources, build a stronger workforce, and implement programs and policies that help put financial stability within reach for ALICE households. With the magnitude of financial hardship revealed, these actions can help move all households toward a more equitable economy, and ensure that no one is left behind in harder times.

# GLOSSARY

**ALICE** is an acronym that stands for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed — households with income above the Federal Poverty Level but below the basic cost of living. A household consists of all the people who occupy a housing unit. In this Report, households do not include those living in group quarters such as a dorm, nursing home, or prison.

The **Household Survival Budget** estimates the actual bare-minimum costs of household necessities (housing, child care, food, transportation, health care, and a basic smartphone plan) in Michigan, adjusted for different counties and household types.

The Senior Survival Budget incorporates specific cost estimates for seniors for food, transportation, and health care, reflecting key differences in household expenses by age.

The **Household Stability Budget** calculates the costs of supporting and sustaining an economically viable household over time, including a contingency for savings.

The **ALICE Threshold** is the average income that a household needs to afford the necessities defined by the Household Survival Budget for each county in Michigan. Households **Below the ALICE Threshold** include both ALICE and poverty-level households.

The **ALICE Essentials Index** is a national standardized measure of the average change over time in the costs of the essential goods and services that households need to live and work in the modern economy — housing, child care, food, transportation, health care, and a smartphone plan.

## ALICE ONLINE

Visit [UnitedForALICE.org](https://UnitedForALICE.org) for more details about ALICE, including:



### Interactive Maps

Data at the state, county, municipal, and ZIP code levels



### Research Advisory Committee

Learn about the members and role of this critical group



### Additional Reports

Explore The ALICE Essentials Index and The Consequences of Insufficient Household Income



### Demographic Data

Information about ALICE households by age, race/ethnicity, and household type



### Data Spreadsheet

Download the ALICE data



### Labor Force Data

Details about the challenges ALICE workers face



### County Profiles

Detailed data about ALICE households in each county



### Methodology

Overview of the sources and calculations used in the ALICE research



### More About United For ALICE

See our partners, press coverage, learning communities, etc.

Follow us on Facebook and Twitter @UnitedForALICE

# AT-A-GLANCE: MICHIGAN

2019 Point-in-Time Data

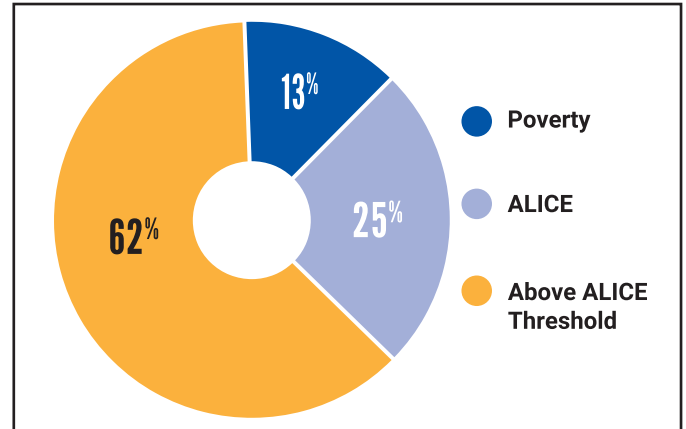
Population: 9,986,857

Number of Counties: 83

Number of Households: 3,963,558

## How many households are struggling?

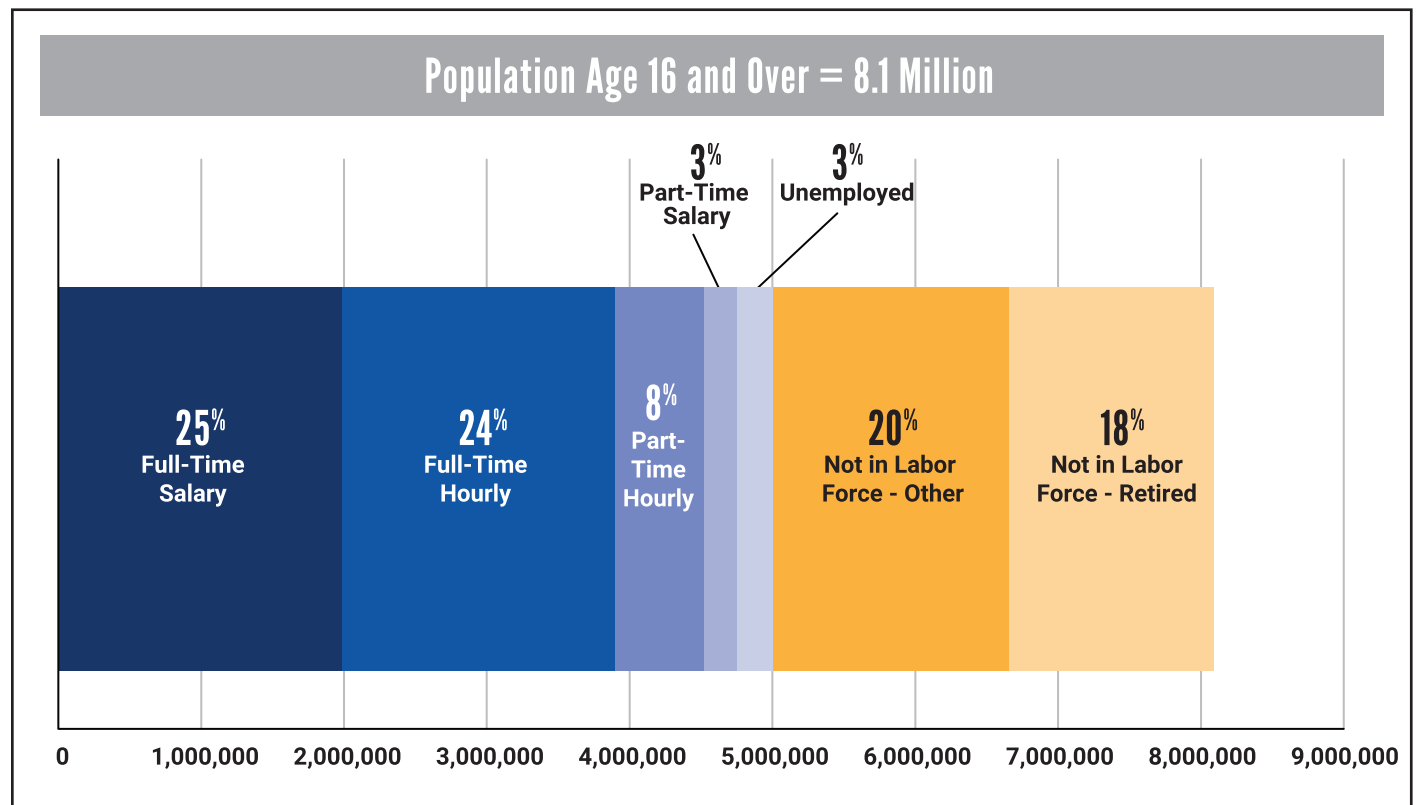
ALICE, an acronym for Asset Limited, Income Constrained, Employed, comprises households that earn more than the Federal Poverty Level but less than the basic cost of living for the state (the ALICE Threshold). Of Michigan's 3,963,558 households, 504,237 earned below the Federal Poverty Level (13%) in 2019, and another 1,004,047 (25%) were ALICE.



## What does the Michigan labor force look like?

A 2019 overview of the labor status of Michigan's 8,090,968 working-age adults (people age 16 and over) shows that 63% of adults were in the labor force (blue bars), yet slightly more than half were workers who were paid hourly. Hourly paid jobs tend to have lower wages, fewer benefits, and less stability. In addition, 38% of adults were outside the labor force (gold bars), either because they were retired or because they had stopped looking for work.

## Labor Status, Population Age 16 and Over, Michigan, 2019



Note: Data for full- and part-time jobs is only available at the national level; these national rates (49% of full-time workers and 73% of part-time, hourly workers) have been applied to the total Michigan workforce to calculate the breakdown shown in this figure. Full-time represents a minimum of 35 hours per week at one or more jobs for 48 weeks per year. Many percentages are rounded to whole numbers, sometimes resulting in percentages totaling 99% or 101%.

# What does it cost to afford the basic necessities?

The average ALICE Household Survival Budget in Michigan was \$23,400 for a single adult, \$26,244 for a single senior, and \$64,116 for a family of four in 2019 — significantly more than the Federal Poverty Level of \$12,490 for a single adult and \$25,750 for a family of four.



| Household Survival Budget, Michigan Average, 2019 |              |                  |                                   |
|---|--------------|------------------|-----------------------------------|
|   | SINGLE ADULT | SENIOR (1 ADULT) | 2 ADULTS, 1 INFANT, 1 PRESCHOOLER |
| <b>Monthly Costs</b>                              |              |                  |                                   |
| Housing   | \$549        | \$549            | \$779                             |
| Child Care  | -            | -                | \$1,122                           |
| Food  | \$261        | \$225            | \$794                             |
| Transportation                                    | \$457        | \$406            | \$929                             |
| Health Care                                       | \$189        | \$481            | \$569                             |
| Technology  | \$55         | \$55             | \$75                              |
| Miscellaneous                                     | \$177        | \$199            | \$486                             |
| Taxes   | \$262        | \$272            | \$589                             |
| Monthly Total                                     | \$1,950      | \$2,187          | \$5,343                           |
| ANNUAL TOTAL                                      | \$23,400     | \$26,244         | \$64,116                          |
| Hourly Wage*                                      | \$11.70      | \$13.12          | \$32.06                           |

\*Full-time wage required to support this budget

| Michigan Counties, 2019 |                  |                   |
|-------------------------|------------------|-------------------|
| COUNTY                  | TOTAL HOUSEHOLDS | % ALICE & POVERTY |
| Alcona                  | 4,988            | 46%               |
| Alger                   | 3,007            | 54%               |
| Allegan                 | 43,667           | 31%               |
| Alpena                  | 12,752           | 43%               |
| Antrim                  | 9,899            | 34%               |
| Arenac                  | 6,571            | 47%               |
| Baraga                  | 3,107            | 49%               |
| Barry                   | 24,296           | 27%               |
| Bay                     | 44,887           | 35%               |
| Benzie                  | 6,792            | 38%               |
| Berrien                 | 61,809           | 38%               |
| Branch                  | 16,650           | 36%               |
| Calhoun                 | 53,827           | 39%               |

| Michigan Counties, 2019 |                  |                   |
|-------------------------|------------------|-------------------|
| COUNTY                  | TOTAL HOUSEHOLDS | % ALICE & POVERTY |
| Cass                    | 21,019           | 37%               |
| Charlevoix              | 11,503           | 37%               |
| Cheboygan               | 11,195           | 39%               |
| Chippewa                | 13,999           | 47%               |
| Clare                   | 12,199           | 53%               |
| Clinton                 | 30,070           | 30%               |
| Crawford                | 6,141            | 41%               |
| Delta                   | 16,234           | 39%               |
| Dickinson               | 11,231           | 38%               |
| Eaton                   | 44,420           | 29%               |
| Emmet                   | 14,463           | 36%               |
| Genesee                 | 169,247          | 41%               |
| Gladwin                 | 11,047           | 44%               |



## Michigan Counties, 2019

| COUNTY         | TOTAL HOUSEHOLDS | % ALICE & POVERTY |
|----------------|------------------|-------------------|
| Gogebic        | 6,744            | 51%               |
| Grand Traverse | 37,319           | 33%               |
| Gratiot        | 15,035           | 45%               |
| Hillsdale      | 18,107           | 40%               |
| Houghton       | 13,386           | 49%               |
| Huron          | 13,847           | 38%               |
| Ingham         | 114,534          | 42%               |
| Ionia          | 22,964           | 37%               |
| Iosco          | 11,669           | 38%               |
| Iron           | 5,225            | 46%               |
| Isabella       | 24,690           | 49%               |
| Jackson        | 61,403           | 41%               |
| Kalamazoo      | 103,196          | 39%               |
| Kalkaska       | 7,145            | 41%               |
| Kent           | 245,437          | 35%               |
| Keweenaw       | 1,081            | 35%               |
| Lake           | 4,631            | 56%               |
| Lapeer         | 33,902           | 31%               |
| Leelanau       | 9,139            | 43%               |
| Lenawee        | 38,499           | 38%               |
| Livingston     | 73,502           | 24%               |
| Luce           | 2,231            | 49%               |
| Mackinac       | 5,269            | 42%               |
| Macomb         | 351,666          | 36%               |
| Manistee       | 9,426            | 42%               |
| Marquette      | 27,981           | 34%               |
| Mason          | 12,186           | 40%               |
| Mecosta        | 15,808           | 48%               |
| Menominee      | 10,627           | 46%               |
| Midland        | 34,350           | 28%               |
| Missaukee      | 6,055            | 40%               |
| Monroe         | 60,875           | 34%               |
| Montcalm       | 23,913           | 43%               |
| Montmorency    | 4,452            | 45%               |
| Muskegon       | 66,148           | 43%               |

## Michigan Counties, 2019

| COUNTY       | TOTAL HOUSEHOLDS | % ALICE & POVERTY |
|--------------|------------------|-------------------|
| Newaygo      | 19,161           | 39%               |
| Oakland      | 508,464          | 30%               |
| Oceana       | 10,156           | 44%               |
| Ogemaw       | 9,184            | 46%               |
| Ontonagon    | 2,793            | 51%               |
| Osceola      | 9,181            | 43%               |
| Oscoda       | 3,806            | 44%               |
| Otsego       | 9,944            | 37%               |
| Ottawa       | 105,004          | 30%               |
| Presque Isle | 5,797            | 42%               |
| Roscommon    | 11,139           | 44%               |
| Saginaw      | 79,050           | 43%               |
| Sanilac      | 17,499           | 38%               |
| Schoolcraft  | 3,468            | 47%               |
| Shiawassee   | 26,830           | 33%               |
| St. Clair    | 63,806           | 36%               |
| St. Joseph   | 24,150           | 35%               |
| Tuscola      | 21,777           | 38%               |
| Van Buren    | 30,974           | 36%               |
| Washtenaw    | 141,680          | 31%               |
| Wayne        | 689,270          | 47%               |
| Wexford      | 12,963           | 42%               |

**Sources:** *Point-in-Time Data:* American Community Survey, 2019. **ALICE Demographics:** ALICE Threshold, 2019; American Community Survey, 2019. **Labor Status:** American Community Survey, 2019; Federal Reserve Bank of St. Louis, 2019. **Budget:** AAA, 2019; Agency for Healthcare Research and Quality, 2019; American Community Survey, 2019; Bureau of Labor Statistics, 2019—Consumer Expenditure Surveys; Bureau of Labor Statistics, 2019—Occupational Employment Statistics; Centers for Medicare & Medicaid Services, 2016—Medicare Current Beneficiary Survey; Centers for Medicare & Medicaid Services, 2019; Centers for Medicare & Medicaid Services, 2019—Medicare - Chronic Conditions; Federal Highway Administration, 2017; Feeding America, 2020; Fowler, 2019; Internal Revenue Service, 2020; Internal Revenue Service—FICA, 2020; Medicare.gov; Public Policy Associates, 2018; Scarborough, 2018; The Zebra, 2020; U.S. Department of Agriculture, 2019—Official USDA Food Plans; U.S. Department of Housing and Urban Development, 2019—Fair Market Rents; Walczak, 2019

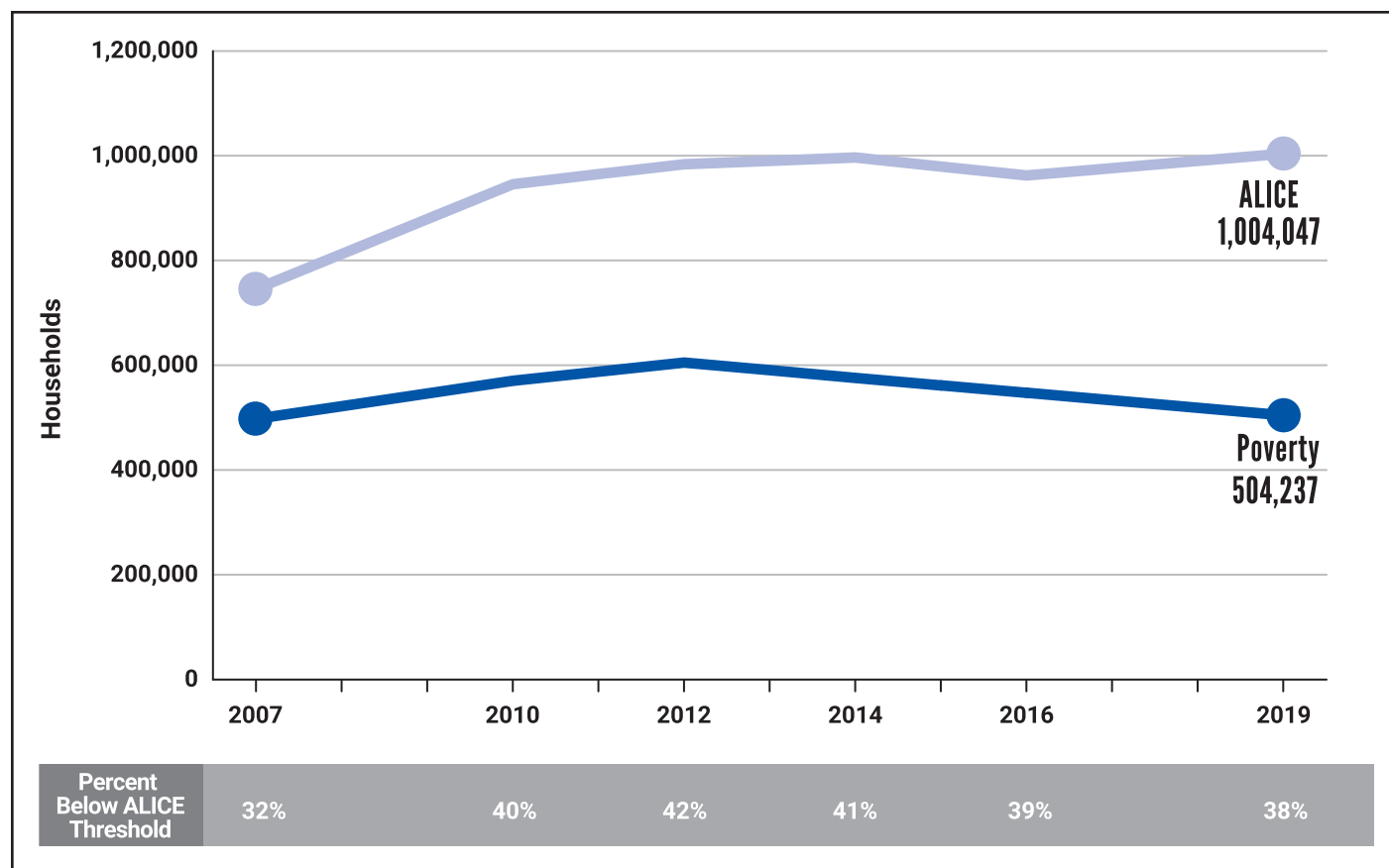
For more details, see the Methodology Overview at [UnitedForALICE.org/Methodology](https://unitedforalice.org/methodology)

# WHO IS ALICE?

With income above the Federal Poverty Level (FPL) but below a basic survival threshold — defined as the ALICE Threshold — ALICE households earn too much to qualify as “poor” but are still unable to make ends meet. They often work as cashiers, nursing assistants, office clerks, servers, laborers, and security guards. These types of jobs are vital to keeping Michigan’s economy running smoothly, but they do not provide adequate wages to cover the basics of housing, child care, food, transportation, health care, and technology for these ALICE workers and their families.

Between 2007 and 2019, the total number of Michigan households increased slightly (3%) to 3,963,558 households. The number of households in poverty started and ended the period at 13% of all households, peaking at 16% in 2012. But the number of ALICE households increased significantly (from 745,446 to 1,004,047, a 35% jump), with their share of all households rising from 19% in 2007 to 25% in 2019. The most dramatic increase in ALICE households occurred during the Great Recession between 2007 and 2010, and while those numbers remained relatively stable during the nine-year recovery, 2010 to 2019, they never returned to pre-Recession levels. Overall, the percentage of households living below the ALICE Threshold (ALICE and poverty-level households combined) increased from 32% in 2007 to 38% in 2019 (Figure 1).

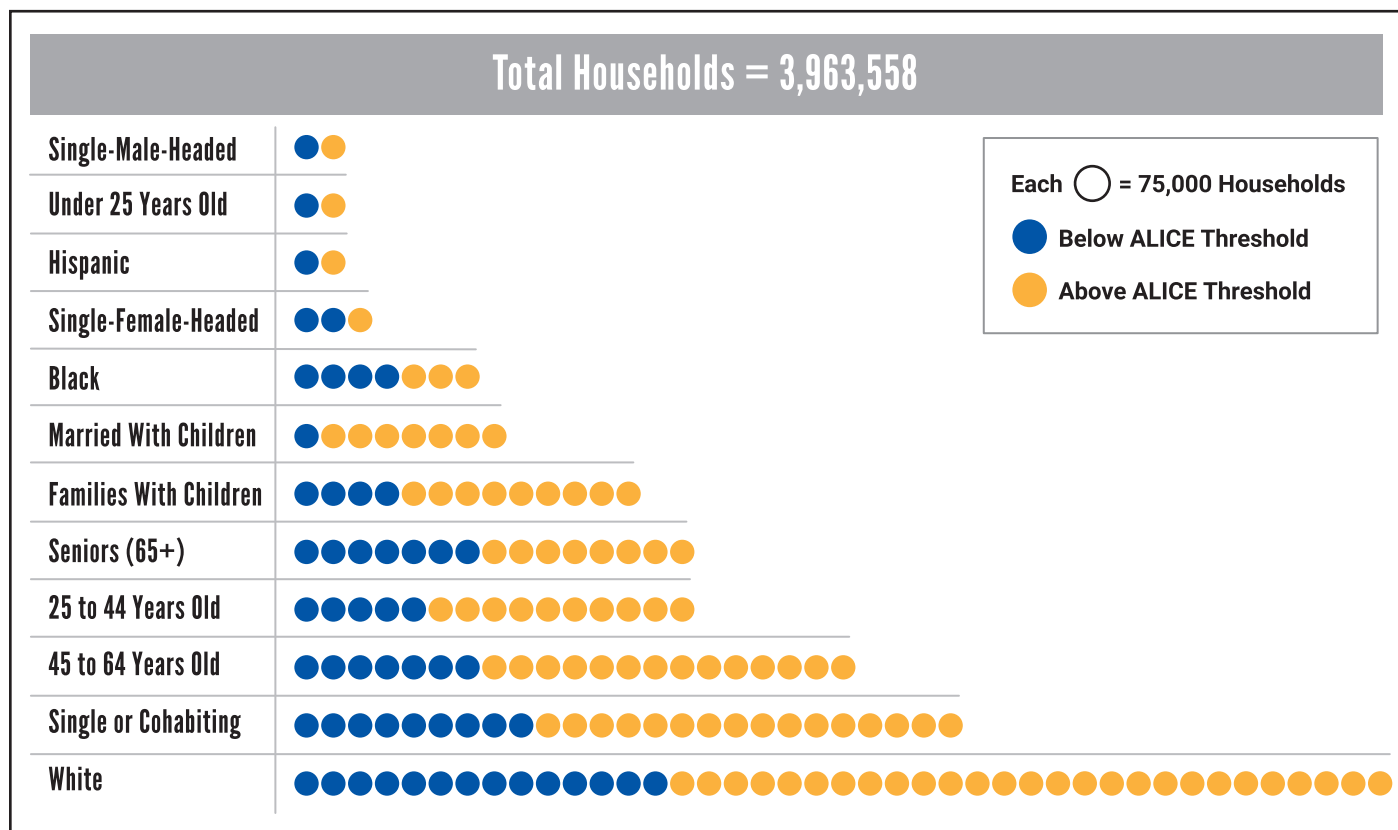
**Figure 1.**  
**Households by Income, Michigan, 2007–2019**



Sources: ALICE Threshold, 2007–2019; American Community Survey, 2007–2019

ALICE households live in every county in Michigan — urban, suburban, and rural — and they include people of all genders, ages, and races/ethnicities, across all household types. Figure 2 shows that in 2019, the largest numbers of households below the ALICE Threshold were in the largest demographic groups in Michigan — namely, White households, single or cohabitating households (without children or seniors), and households headed by someone in their prime working years (25 to 64 years old). Seniors — another of the state’s biggest groups — accounted for 35% (521,693) of all households below the ALICE Threshold. Among families with children, married-parent families were the largest subgroup and accounted for 30% of the 319,975 families with children living below the ALICE Threshold.

**Figure 2.**  
**Household Types by Income, Largest Groups, Michigan, 2019**

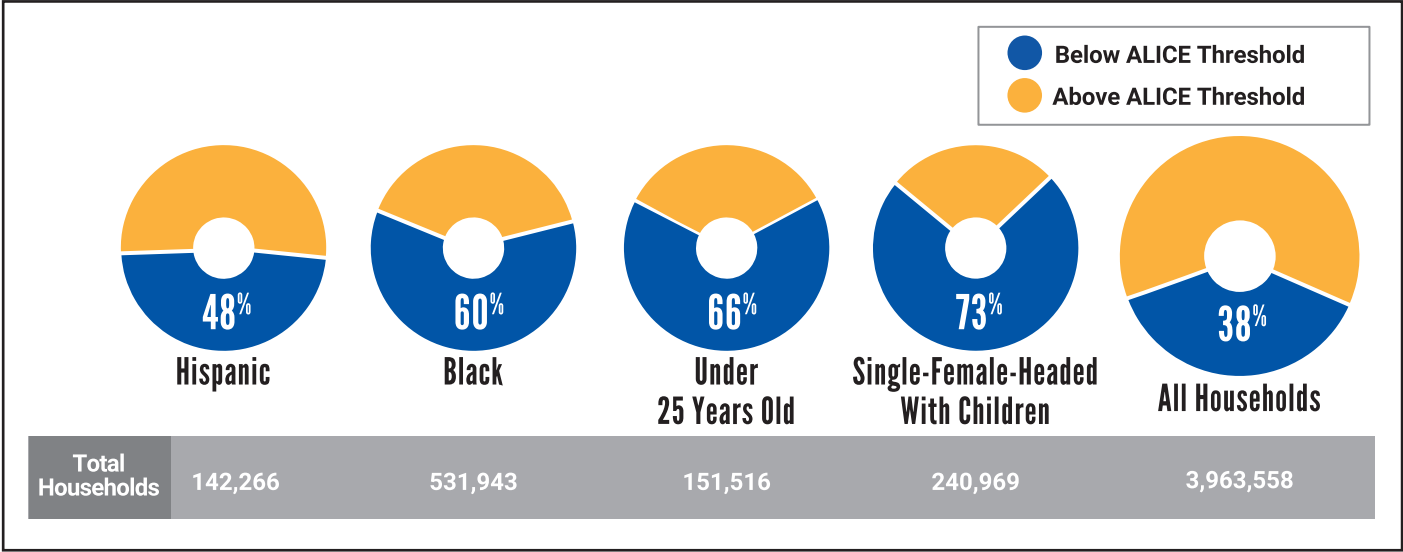


*Note: The groups shown in this figure overlap across categories (age, household type, race/ethnicity). Within the race/ethnicity category, all racial categories except Two or More Races are for one race alone. Race and ethnicity are overlapping categories; in this Report, the Asian, Black, Hawaiian (includes other Pacific Islanders), and Two or More Races groups may include Hispanic households. The White group includes only White, non-Hispanic households. The Hispanic group may include households of any race. Because household poverty data is not available for the American Community Survey’s race/ethnicity categories, annual income below \$15,000 is used as a proxy.*

Sources: ALICE Threshold, 2019; American Community Survey, 2019

Another way to examine the data is to look at the proportion of each group that is below the ALICE Threshold. Overall, 38% of households in Michigan had income below the ALICE Threshold in 2019. Yet certain population groups had a disproportionately high percentage of families below the ALICE Threshold, including Black and Hispanic households, young households (headed by someone under age 25), and single-parent households (Figure 3). In contrast, Asian households, a small group, fared better than the largest demographic group, with 28% of Asian households below the ALICE Threshold compared to 34% of White households.

**Figure 3.**  
**Select Household Groups by Income, Michigan, 2019**



Sources: ALICE Threshold, 2019; American Community Survey, 2019

In addition to these demographic disparities by age, race/ethnicity, and family type — which are perpetuated by discrimination and institutionalized racism, ageism, and sexism — other factors can also make households more likely to face financial hardship. Lower incomes are associated with households headed by a recent immigrant, especially one who is undocumented or unskilled; by someone with low proficiency in English; by a lesbian, gay, bisexual, transgender, or queer (LGBTQ+) person; by someone with a low level of education; by someone who was previously incarcerated; or by someone living with a disability. Groups with more than one of these factors — recent immigrants with special needs, for example, who may have both limited English proficiency and a disability, or LGBTQ+ people of color, who face systemic racism and discrimination — are even more likely to experience financial hardship.<sup>3</sup>

## ALICE IN DETROIT

Even within Michigan’s counties, there is considerable variation in how many households are struggling. In Wayne County, financial hardship was greater in the city of Detroit in 2019 than in other parts of the county. The percentage of households with income below the ALICE Threshold in Detroit was 69% in 2019, with even higher rates in River Rouge and Highland Park, at 76% and 80% respectively. This is a stark difference from areas just outside the city, including Dearborn with 46% and Allen Park with 32% of households below the ALICE Threshold.

According to a 2020 *U.S. News and World Report* analysis, Detroit saw the greatest increase in diversity of all U.S. cities from 2010 to 2018 due in large part to its growing White and Hispanic populations.<sup>4</sup> The overall population of Detroit has changed from 83% Black, 11% White, and 6% Hispanic in 2010, to 78% Black, 15% White and 8% Hispanic in 2019. Despite the changing demographics, neighborhoods within the city remain largely segregated.<sup>5</sup> Detroit residents have experienced persistent racial discrimination, which has led to significant and longstanding disparities in jobs, wages, schools, housing, and health. While community revitalization efforts have brought some positive changes, higher rates of poverty and unemployment persist. The median household income in Detroit in 2019 was \$30,894 — well below the overall state median household income of \$57,144.<sup>6</sup>

# TRENDS: HOUSEHOLD DEMOGRAPHICS

**A growing number of households live on the edge of the ALICE Threshold.** For these households, even a small increase in the cost of housing or a decrease in work hours can mean the difference between being financially stable and being ALICE. **In Michigan, 10% of households (414,583) were on the cusp of the ALICE Threshold in 2019;** of those, approximately 60% earned just above the ALICE Threshold and 40% earned just below it.<sup>7</sup> These families are one crisis — a rent increase, unexpected home repair, or public health disaster — away from becoming ALICE. This matters for families, but it can also impact the Michigan economy as a whole: Even a small drop in wages or hours worked, or an unexpected medical emergency, could destabilize a large number of households. Conversely, a small increase in wages or a decrease in rent or a car payment could help push families above the ALICE Threshold.

**Michigan is becoming more diverse and income gaps between groups are growing.** Statewide, the largest percentage of households by race/ethnicity in 2019 were White (78%), with smaller shares of Black (12%), Hispanic (4%), and Asian households (3%). While all of the state's racial and ethnic groups grew by number of households between 2010 and 2019, their trajectories differed. The largest group, White households, increased by only 1%, with a larger proportion of seniors than other racial/ethnic groups; Black households increased 4%, Hispanic households 28%, and Asian households 35%. As the racial and ethnic diversity of households in Michigan increased, economic hardship was far greater among households of color: White households saw a 4% drop in the number of households below the ALICE Threshold, while others experienced an increase: Black households by 4%, Hispanic households by 25%, and Asian households by 41%.<sup>8</sup>

In Southeast Michigan, 10 counties comprised more than half the state's population in 2019: Genesee, Lapeer, Livingston, Macomb, Monroe, Oakland, Shiawassee, St. Clair, Washtenaw, and Wayne counties.<sup>9</sup> Population growth in the state has been concentrated in metropolitan areas of the Lower Peninsula, which offer greater opportunities for work and therefore attract a younger, more diverse population. Meanwhile, the aging population in rural counties has remained largely White, and population growth in these counties has remained flat or even declined as baby boomers grow older and age in place.<sup>10</sup>

***“ Even a small drop in wages or hours worked, or an unexpected medical emergency, could destabilize a large number of households. ”***

**Michigan's household structure continues to change.** The number of married-parent families with children decreased from 2010 to 2019, falling 11%. In 2019, single adults or cohabiting adults (including roommates, unmarried partners, adult relatives, etc.) under age 65 with no children under age 18 made up the largest proportion of households in Michigan (47%), as well as the largest share of households below the ALICE Threshold (44%). Nationally, the number of cohabiting adults more than doubled between 1996 and 2017, and these partners tend to have higher levels of education and be more racially diverse today than cohabiting adults 20 years ago.<sup>11</sup>

**Baby boomers and millennials, the two largest population bubbles, are getting older.** This natural aging of the population is reducing the proportion of both college-age students and families with children as millennials have passed traditional college age, are having fewer children, and are waiting longer than previous generations to have

them. Between 2008 and 2012, on the heels of the Great Recession, many young adults who were just starting out left the state seeking better employment opportunities. Additionally, the number of seniors has been increasing as more baby boomers pass age 65. As a result, Michigan is aging faster than other states in the country. By 2025, Michiganders age 65 and over will outnumber young people under age 18, ten years ahead of the national trend.<sup>12</sup>

Having lived through a decade of financial challenges since the Great Recession, more Michigan seniors will become ALICE. While there are many policies and programs in place to help seniors financially — such as Social Security, property tax deductions or exemptions based on age, and senior discounts for both private and public purchases — increasing numbers of seniors will experience financial hardship. In 2019, nearly half (47%) of all senior households in Michigan were living below the ALICE Threshold. Seniors also make up a larger

portion of households in rural areas, where they face additional challenges in access to transportation, health care, and social services as they age in place.<sup>13</sup> A 2021 report on the best and worst places for seniors to live ranked Michigan 31<sup>st</sup> out of 50 states, with unavailability of multi-family housing, limited frequency of local public transit, traffic congestion, and lack of access to grocery stores driving down the ranking.<sup>14</sup>

***“ Inequality in income and wealth will continue to rise as the highest income earners experience wage growth and job stability, while low-income workers face smaller wage increases and less job security. ”***

**Inequality in income and wealth will continue to rise** as the highest income earners experience wage growth and job stability, while low-income workers face smaller wage increases and less job security. Nationwide, from the late 1940s to the early 1970s, incomes across the income distribution grew at nearly the same pace. Then, beginning in the 1970s, income disparities began to widen: The average income for the top 1% increased over five times more than that of the middle 60% and over two and a half times more than that of the bottom fifth, from 1979 to 2016.<sup>15</sup> In Michigan, income disparities between the top and bottom earners have persisted. By 2016, the top 1% of Michigan households held approximately 18% of the total income in the state and earned 21 times more than the bottom 99%.<sup>16</sup> The gap in wealth (savings and assets) is even greater. Unable to save, ALICE families do not have the means to build assets, let alone catch up to those who already have them (especially those who have been building assets for generations). ALICE families and certain racial and ethnic groups face more barriers to homeownership, savings, investments, and retirement plans; when compounded, these barriers create an even bigger wealth gap.<sup>17</sup> According to the 2019 Survey of Consumer Finances, nationally, White families had five times the wealth — defined as the difference between gross assets and liabilities — as Hispanic families, and eight times that of Black families.<sup>18</sup> The COVID-19 pandemic is exacerbating all of these trends: The crisis has had a starkly disproportionate impact on lower-income households, making recovery much steeper for those struggling the most.<sup>19</sup>



# THE COST OF LIVING IN MICHIGAN

Traditional economic measures systematically underestimate the actual cost of basic needs and their rate of increase over time, concealing important aspects of the local and national economy. To better capture the reality of how much income households need to live and work in the modern economy in each county in Michigan, this Report includes the **ALICE Household Budgets**. In addition, the Report presents the **ALICE Essentials Index**, a standardized national measure that captures change over time in the cost of household essentials that ALICE households purchase. Together, these tools provide a more accurate estimate of the cost of living and a clearer way to track change over time.

## THE ALICE HOUSEHOLD BUDGETS

United For ALICE provides three basic budgets for all counties in Michigan. Each budget can be calculated for various household types.

- The **ALICE Household Survival Budget** is an estimate of the minimal total cost of household essentials — housing, child care, food, transportation, health care, and technology, plus taxes and a miscellaneous contingency fund equal to 10% of the budget. It does not include savings, auto repairs, cable service, travel, laundry costs, or amenities such as holiday gifts or dinner at a restaurant that many families take for granted.
- The **Senior Survival Budget**, new to this Report, adjusts the Household Survival Budget to reflect the fact that seniors have lower food costs than younger adults, travel fewer miles for work and family responsibilities, and have increasing health needs and out-of-pocket health care expenses.
- For comparison to a more sustainable budget, the **ALICE Household Stability Budget** estimates the higher costs of maintaining a viable household over time, and it is the only ALICE budget to include a savings category, equal to 10% of the budget.

The actual cost of household basics in every county in Michigan is well above the Federal Poverty Level (FPL) for all household sizes and types (Figure 4). For a single adult, the FPL was \$12,490 per year in 2019, but the average Household Survival Budget in Michigan was \$23,400 per year.<sup>20</sup> The average Senior Survival Budget totaled \$26,244 per year, primarily due to increased health costs. (Despite having Medicare, seniors have greater out-of-pocket health care costs, largely due to increased spending on chronic health issues like heart disease and diabetes.) And all budgets were significantly lower than the Household Stability Budget, which reached \$43,080 per year for a single adult.

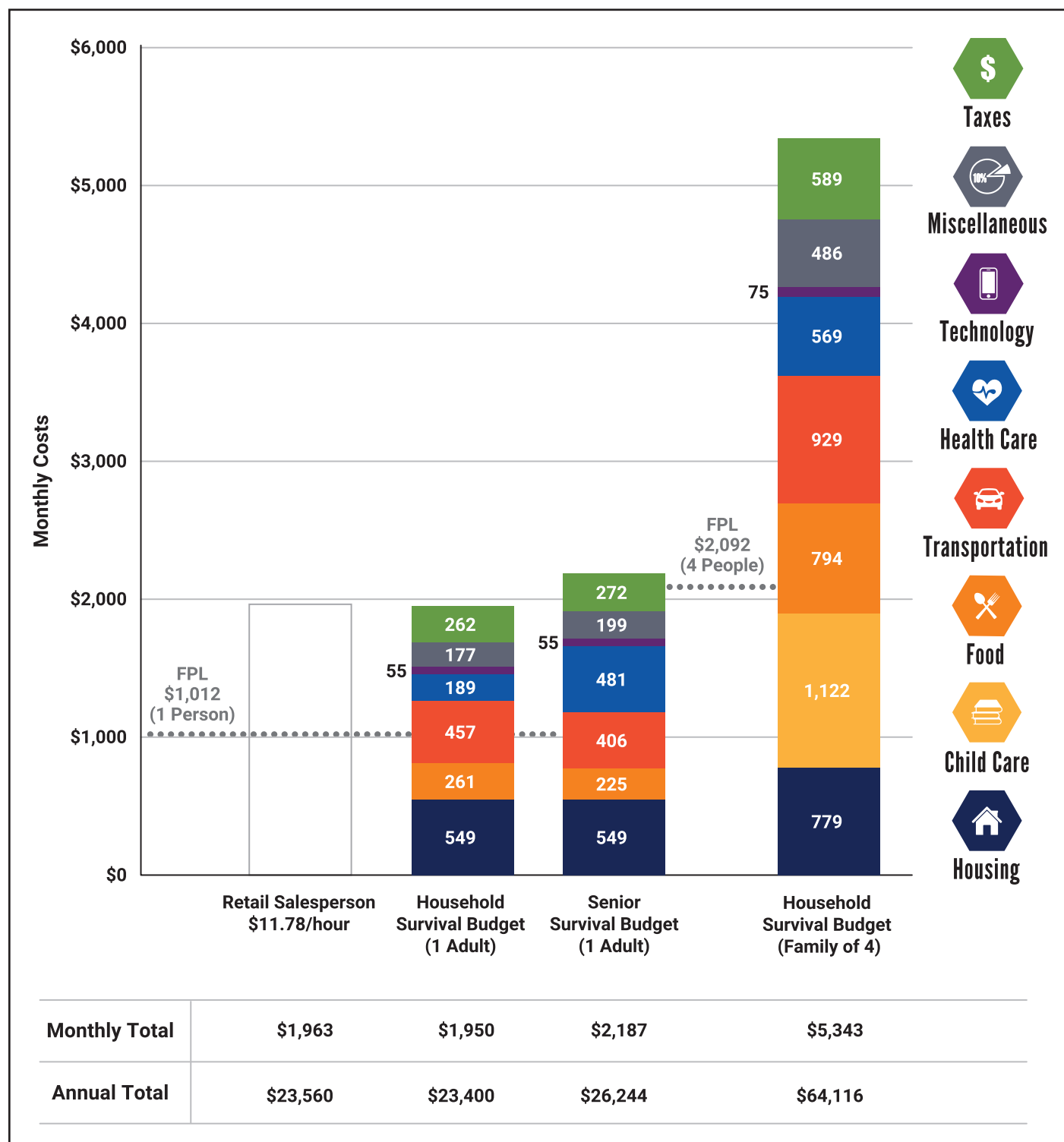
The gaps are even larger for families. The FPL for a four-person family was \$25,750 in 2019, while the Household Survival Budget for a family with two adults, an infant, and a four-year-old was \$64,116.<sup>21</sup> The cost of living is highest in Leelanau, Oakland, and Washtenaw counties at more than \$80,000 a year for a family of four, and lowest in Hillsdale, Mackinac, and Ogemaw counties at approximately \$55,000 a year for the same household size.

The hourly wages needed to support these budgets were \$11.70 per hour for the single-adult Survival Budget; \$13.12 for the Senior Survival Budget; and \$32.06 for one worker, or \$16.03 each for two workers, for the family of four's Survival Budget. To put these budgets in perspective, the median hourly wage for the most common occupation in Michigan, retail salesperson, was \$11.78 in 2019, or \$23,560 if full time, year-round — just enough to support a single-adult Survival Budget but not enough for the senior budget or the family budget, even with two adults working at that rate.

Public assistance programs are based on the FPL, but the FPL is not enough for a household to cover even its most minimal costs, as shown by the comparison to the Household Survival Budget in Figure 4. This means that assistance programs serve far fewer households than actually need assistance, even in a strong economy.

To see the details of each ALICE budget for different household types, visit [UnitedforALICE.org](https://unitedforalice.org).

**Figure 4.**  
**Budget Comparison, Michigan, 2019**



Note: The FPL is a total; there is no breakdown of how that amount is allocated by budget category.

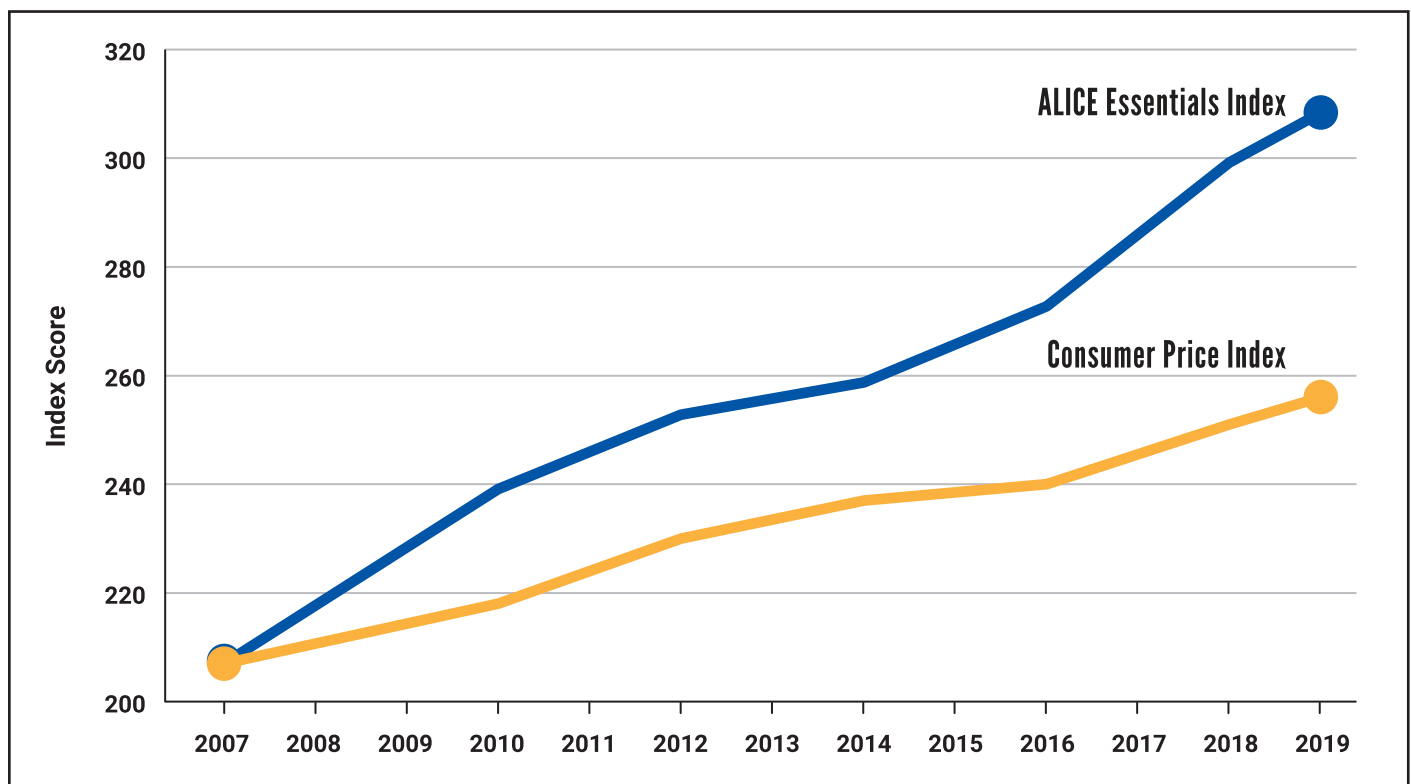
Sources: AAA, 2019; Agency for Healthcare Research and Quality, 2019; American Community Survey, 2019; Bureau of Labor Statistics, 2019—Consumer Expenditure Surveys; Bureau of Labor Statistics, 2019—Occupational Employment Statistics; Centers for Medicare & Medicaid Services, 2016—Medicare Current Beneficiary Survey; Centers for Medicare & Medicaid Services, 2019; Centers for Medicare & Medicaid Services, 2019—Medicare - Chronic Conditions; Federal Highway Administration, 2017; Feeding America, 2020; Fowler, 2019; Internal Revenue Service, 2020; Internal Revenue Service—FICA, 2020; Medicare.gov; Public Policy Associates, 2018.; Scarboro, 2018; The Zebra, 2020; U.S. Department of Agriculture, 2019—Official USDA Food Plans; U.S. Department of Housing and Urban Development, 2019—Fair Market Rents; Walczak, 2019. For more details, see the Methodology Overview at [UnitedForALICE.org/Methodology](https://unitedforalice.org/Methodology).<sup>22</sup>

# THE ALICE ESSENTIALS INDEX

Based on items in the Household Survival Budget, the ALICE Essentials Index measures the change over time in the costs of household essentials — a much narrower definition than the more common rate of inflation based on the Consumer Price Index (CPI) from the BLS. While the CPI covers a large group of goods and services that urban consumers buy regularly (housing, food and beverages, transportation, medical care, apparel, recreation, education, and communication services), the ALICE Essentials Index includes only essential household items (housing, child care, food, transportation, health care, and a smartphone plan). The ALICE Essentials Index is also calculated for both urban and rural areas, while the CPI only tracks inflation based on a select number of metropolitan (urban) counties.<sup>23</sup> For more detailed information, see the 2020 ALICE Essentials Index Report available at [UnitedforALICE.org/Essentials-Index](https://UnitedforALICE.org/Essentials-Index).

**Across the country, the ALICE Essentials Index has increased faster than the CPI over the last decade** (Figure 5). From 2007 to 2019, the average annual rate of increase was 3.3% in urban areas and 3.1% in rural areas, while the CPI increased by 1.8%.<sup>24</sup> This difference is primarily due to the fact that the costs of basics, especially housing and health care, have increased, while the costs of other items — notably manufactured goods, from apparel to cars — have remained relatively flat. And while basic household goods were 18% to 24% more expensive in urban areas than in rural areas, those costs increased at nearly the same rate in both areas during this period.

**Figure 5.**  
**Consumer Price Index and ALICE Essentials Index, United States, 2007–2019**



Sources: ALICE Essentials Index, 2007–2019; Bureau of Labor Statistics—Consumer Price Index, 2007–2019. For more information, visit [UnitedForALICE.org/Essentials-Index](https://UnitedForALICE.org/Essentials-Index).

The difference between these two cost-of-living measures is more than an academic question. The CPI is used to measure inflation and monitor monetary policy. It also determines the rate at which a wide range of government program levels and benefits are increased, including Social Security, veterans' and Federal Civil Service retirees' benefits, government assistance programs, the FPL, income tax brackets, and tax credits like the Earned Income Tax Credit (EITC).<sup>25</sup> But the ALICE Essentials Index shows that from 2007 to 2019, the CPI considerably underestimated the increase in the cost of living for ALICE households across the country.

# TRENDS: COST OF LIVING

**The cost of living for ALICE is growing significantly in both urban and rural areas, often driven by the cost of housing.** Over the past decade, housing costs have greatly increased as population growth outpaces the supply of affordable housing. In Michigan, rising costs in urban areas — notably the metropolitan areas of Grand Rapids and Detroit — are due to increasing demand for low-cost, urban rental units (especially among millennials and seniors). The affordability of housing varies considerably across the state. In order for housing to be deemed affordable, costs including mortgage or rent should not exceed 30% of the owner or renter's income. In a recent analysis of Michigan's 20 largest cities, housing costs (including mortgage payments, homeowner's insurance, and utilities) did not exceed 20% of the median income of homeowners in any of the cities. However, 70% of the cities were unaffordable for renters, with Flint, Detroit, Dearborn, Warren and Grand Rapids deemed the least affordable — renters spent between 36% and 50% of income on rent.<sup>26</sup> Nationwide, households that are severely rent burdened (with rent accounting for more than 50% of their income) are projected to grow by at least 11%, to 13.1 million households, by 2025.<sup>27</sup>

**Unreliable transportation and associated costs increase financial hardship.** ALICE households require reliable transportation in order to reach jobs, schools and child care, health care, stores, and more. Yet access to transportation is a significant barrier for many ALICE families. While public transportation is often more economical than owning a vehicle, it is not readily available in many parts of the U.S. — and most of Michigan.<sup>28</sup>

Detroit, the Motor City, was the first large U.S. city to have its own transit system. But over the decades, the system has faced myriad challenges, including competing political agendas, lack of funding, population decline, and ongoing disputes between the city and surrounding suburbs. Compounding these issues, the city's fragmented transportation system — composed of several independent providers — has resulted in a largely piecemeal approach to transit improvement and left certain areas with little to no access.<sup>29</sup>

***“Safe, reliable, and high-quality child care is critical to helping Michigan's economy get back on track following the pandemic.”***

Because public transportation is not a viable option in most of the state, owning or leasing a vehicle is often necessary. A car is the most common asset in Michigan and across the country, but many lower-income families must buy lower-priced, used vehicles that are usually less fuel-efficient, tend to break down, and need more frequent repairs, which incurs expenses beyond the transportation costs in the Household Survival Budget. Another significant expense is the cost of auto insurance. In 2020, Michigan's average annual auto insurance premium was the most expensive in the country at \$3,096, compared to the national rate of \$1,548. Rates were more than double the state average in Detroit, with an average annual premium of \$6,208.<sup>30</sup> The high cost of owning, maintaining, and insuring a vehicle is prohibitive for many lower-income households. Transportation challenges are far-reaching as they can lead to tardiness or absenteeism at work; missed medical, dental, or social service appointments; limited child care and school options; and limited access to healthy food.<sup>31</sup> These factors further push ALICE families to the brink of financial instability and make it harder to catch up. These pressures will increase demand for both traditional and new public transportation options (e.g., trains and buses, rideshares, and self-driving vehicles).<sup>32</sup>

**The child care industry will face new challenges, and so will parents.** Safe, reliable, and high-quality child care is critical to helping Michigan's economy get back on track following the pandemic. Even before COVID-19, parents struggled to access suitable child care. The cost of home-based child care is the most expensive budget item in the family household survival budget for a family of four (Figure 4). The cost of center-based child care for two children in Michigan is even higher, at approximately \$18,600 per year. Despite the high costs of care, less than 20,000 families in Michigan received financial assistance for child care in 2019.<sup>33</sup> Higher costs are especially challenging for single-parent families who rely on one income and consistent child care to participate in the workforce. Yet affordability is just one of

the barriers to quality child care: 44% of Michigan residents lived in a “child care desert” in 2018 (defined as areas that lack any child care provider, or so few that there are more than three children for every spot).<sup>34</sup>

At the same time that ALICE households struggle to find and pay for child care, providers themselves struggle to earn enough to support their families. Low-paid child care workers are also ALICE, earning a median hourly wage of \$11.13 in Michigan in 2019.<sup>35</sup> And these jobs are at risk: In Michigan, the number of families with children fell 10% from 2010 to 2019. As the number of families with children declines it will be more difficult for child care centers to stay in business, eliminating jobs for these ALICE workers and making child care both harder to find and more expensive, especially in less populated areas. The overall trend, then, is toward fewer families with children but more who are struggling.

**Food insecurity, a longstanding problem for families with children, is also increasing among young adults and seniors.**

Lack of access to affordable and nutritious food has become a common experience on college campuses throughout the nation. A 2019 survey of nearly 167,000 students from 227 two- and four-year colleges across the U.S. found that rates of food insecurity ranged from 42% to 56% at two-year schools, and from 33% to 42% at four-year schools. Students who are typically marginalized in the higher education system, including Black and Indigenous students, part-time students, returning citizens, and students attending two-year versus four-year colleges, are at higher risk for food insecurity.<sup>36</sup>

***“In Michigan in 2019, 14% of adults age 60 and older had experienced food insecurity in the prior twelve months.”***

Michigan is no exception. Michigan State University reports that more than 30% of the students on their Michigan campus struggle with food insecurity and that more than 6,000 students visit the MSU Student Food Bank on an annual basis.<sup>37</sup> According to Debt.org, the costs of a 3-meals-a-day food plan have nearly doubled over the past decade to approximately \$18.75 a day, causing many students to forgo formal meal plans and get by on less expensive but unpredictable and often healthier options.<sup>38</sup>

There is also growing food insecurity at the other end of the age spectrum, with a projected 8 million food-insecure seniors nationwide by 2050. In Michigan in 2019, 14% of adults age 60 and older had experienced food insecurity in the prior twelve months.<sup>39</sup> Food insecurity is often associated with other physical and mental health issues: Compared to other seniors, food-insecure seniors are more than twice as likely to have depression, 91% more likely to have asthma, 66% more likely to have had a heart attack, and 57% more likely to have congestive heart failure. Public benefits help, but many are underutilized and do not eliminate the need for emergency assistance measures, such as food pantries.<sup>40</sup> A 2019 University of Michigan Poll on Healthy Aging found that only 10% of older adults (age 50–80) in a national representative sample received Supplemental Nutrition Assistance Program (SNAP) benefits, and only 2% of adults age 60 and over participated in congregate meal programs in their local community. Even fewer respondents (1%) participated in home delivery programs such as Meals on Wheels.<sup>41</sup>

**College students across the country are facing greater challenges in meeting living expenses, despite the fact that increasing numbers are working full or part time.** Students often rely on multiple sources of financial support, including financial aid, student loans, and assistance from parents or other family members, to cover their living expenses. Yet even with these types of financial help, many students need to work while in school; in particular, more than two-thirds of students enrolled in community colleges work full or part time.<sup>42</sup> In a recent financial wellness survey, 56% of students report paying for college using money from their current employment, and 31% of students pay for college with credit cards, leading to accumulation of increased debt.<sup>43</sup> Working long hours to earn more income comes at a price, as it can interfere with academic performance and ultimately the likelihood of obtaining a degree.<sup>44</sup> Students report that two of the major obstacles to academic success are juggling work with school and other responsibilities, and difficulty meeting expenses.<sup>45</sup>



The COVID-19 pandemic is creating even greater challenges for college students. Temple University's Hope Center for College, Community, and Justice surveyed 38,602 students on campuses in 26 states, including Michigan's Grand Rapids Community College and Eastern Michigan University, between April and May of 2020, and found that 58% of all students surveyed were experiencing some basic-needs insecurity (i.e., food, housing). It is not surprising that greater rates of basic-needs insecurity are associated with the loss of a job, or reduction in hours or pay. Thirty-three percent of students at two-year schools and 42% of students at four-year schools reported they had lost a job they held prior to the pandemic.<sup>46</sup>

**Gaps in health based on demographic, environmental, and socioeconomic factors will continue to grow.**

Volatility in health insurance availability and coverage, increasing out-of-pocket costs — even for those with employer-sponsored programs — and shortages of health care providers (especially in rural areas) make it harder for many families to get the health care they need.<sup>47</sup> Michigan ranked 27<sup>th</sup> in the Commonwealth Fund's 2020 survey of state health systems, which cited problems with avoidable hospital use and cost, and lifestyle factors among individuals — including risks posed by obesity, self-reported poor health, and drug-related illness and death.<sup>48</sup> Multiple clinical, environmental, and socioeconomic factors impact health status and quality of life, with considerable variation from one county to the next. For example, as reported in the 2020 County Health Rankings, the number of children living in poverty is an important measure of both current and future opportunities for health, as a strong and healthy start is critical for both children and the communities where they live. The share of children in poverty in Michigan ranged from 6% in Livingston County to a high of 36% in Lake County in 2020.<sup>49</sup>

***“As reported in the 2020 County Health Rankings, the share of children living in poverty in Michigan ranged from 6% in Livingston County to a high of 36% in Lake County.”***

In addition to socioeconomic status, significant health disparities exist across groups with respect to age, gender, race/ethnicity, and ability, and these often persist across the life span. According to a 2019 AARP Report, older Black Michiganders (age 50 and over) fare worse than their White peers on a number of health issues, including higher prevalence of diabetes and high blood pressure, and lower likelihood of having health insurance, following up on medical care, and using telehealth services.<sup>50</sup>

These health disparities and longstanding health inequities have contributed to the disproportionate impact the pandemic is having on Black and Hispanic adults, who are respectively 1.9 and 2.3 times more likely to die from COVID-19 as White adults.<sup>51</sup> Michigan has the fourth highest COVID-19 mortality rate for Black adults in the country, with Wayne County, specifically Detroit, having the highest percentage of cases and deaths.<sup>52</sup>

**Financial instability will mean additional costs for ALICE households.** The costs of financial instability are cumulative and intensify over time. Skimping on essentials, from food to health care, leads to greater long-term problems (see United For ALICE's 2019 Report, [\*The Consequences of Insufficient Household Income\*](#)). Failure to pay bills on time results in fees, penalties, and low credit scores, which in turn increase interest rates, insurance rates, and costs for other financial transactions (from check-cashing fees to payday cards).<sup>53</sup> Unanticipated expenses can intensify these impacts. In 2019, only 67% of Michigan households had set aside any money in the prior 12 months that could be used for unexpected expenses or emergencies such as illness or the loss of a job — a rate that was higher than the national rate of 64% but still left nearly one-third of Michiganders economically vulnerable. And without enough income to cover current and unexpected expenses, ALICE households cannot save for future expenses like education, retirement, or a down payment on a house.<sup>54</sup>



# THE CHANGING LANDSCAPE OF WORK IN MICHIGAN

ALICE workers play an essential role in Michigan's economy but have not benefited from many of the state's recent economic gains — a reality that is not captured by traditional economic measures. This section breaks down labor force data in new ways, and in so doing highlights the challenges ALICE workers face: the declining power of wages to keep up with the cost of living, greater dependence on hourly wages, a large number of adults out of the labor force, and increased economic risk for workers.

Following the Great Recession, Michigan had the veneer of a strong economy, with a steadily rising GDP and a record-low unemployment rate (only 3% of adults were actively looking but unable to find work). Despite increasing diversification, manufacturing remains the state's largest industry, constituting 21% of the state GDP and accounting for one of every six private-sector employees.<sup>55</sup> Yet in 2019, economic growth slowed as a result of the General Motors auto workers' strike, the trade war, flat auto sales, and job cuts at Ford and General Motors.<sup>56</sup>

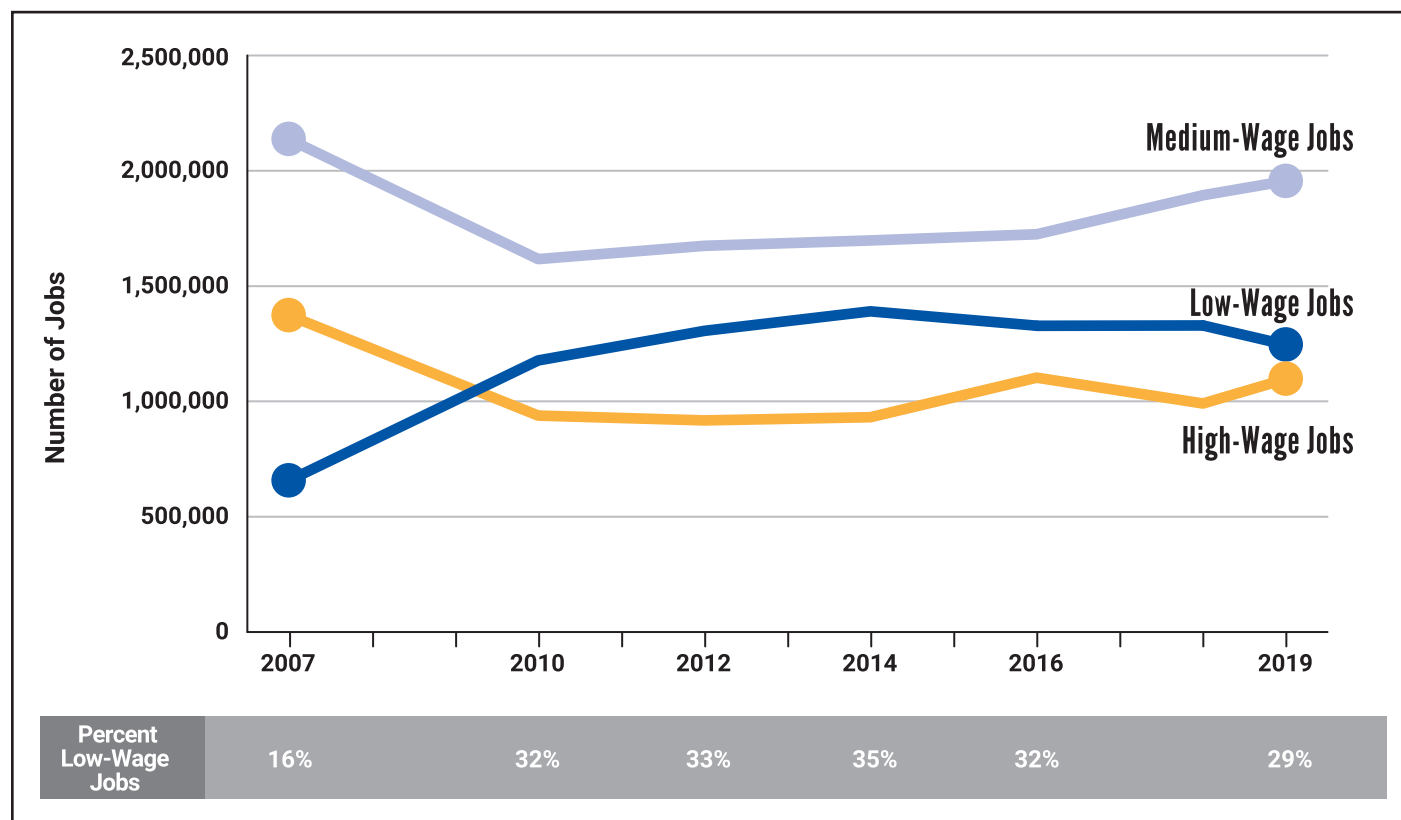
The top growth sectors — government, professional and business services, and leisure and hospitality — were predicted to experience growth of only 0.6% in 2020. But even those low expectations were shattered early in the year when the pandemic hit, impacting the education and health services and the leisure and hospitality sectors particularly hard. Michigan has suffered some of the highest numbers of job losses and COVID-related deaths in the country. Several factors will influence how quickly the state will be able to recover.<sup>57</sup> High- and middle-wage earners can expect nearly complete job recovery, while lower-wage workers are expected to suffer long-term loss of jobs and wages.<sup>58</sup>

## HOUSEHOLD COSTS OUTPACING WAGES

Prior to the pandemic, the period between 2009 and 2019 was marked by widening income inequality and an increase in low-wage jobs that could not keep up with the rising cost of the basic household budget. Figure 6 illustrates the following trends in wages compared to the cost of living in Michigan from 2007 to 2019:

- Low-wage jobs (dark-blue line) are defined as those paying less than the wage needed for two workers to afford the family Household Survival Budget (which includes costs for two adults, an infant, and a four-year-old). In 2007, this was less than \$11.75 per hour; by 2019, it was less than \$16.03 per hour. The number of low-wage jobs nearly doubled, increasing by 90% during that period, and accounted for more than 1.2 million jobs in Michigan in 2019. This shows that, even with two earners working full time, it is not only possible but common for households to fall below the ALICE Threshold.
- Medium-wage jobs (light-blue line) allow two workers to afford a family Household Survival Budget. In 2007, these were jobs that paid between \$11.75 and \$23.49 per hour, per worker; by 2019, wages needed for these jobs were between \$16.03 and \$32.05 per hour, per worker. The number of medium-wage jobs fell sharply during the Great Recession, then rebounded between 2010 and 2019, resulting in an overall decrease of 8% from 2007 to 2019.
- High-wage jobs (gold line) allow one worker to afford a family Household Survival Budget. In 2007, the wage required was \$23.50 per hour or more; by 2019, the wage required had increased to \$32.06 per hour or more. The number of high-wage jobs decreased by 20% during that period.<sup>59</sup>

**Figure 6.**  
**Number of Jobs by Wage Level, Michigan, 2007–2019**



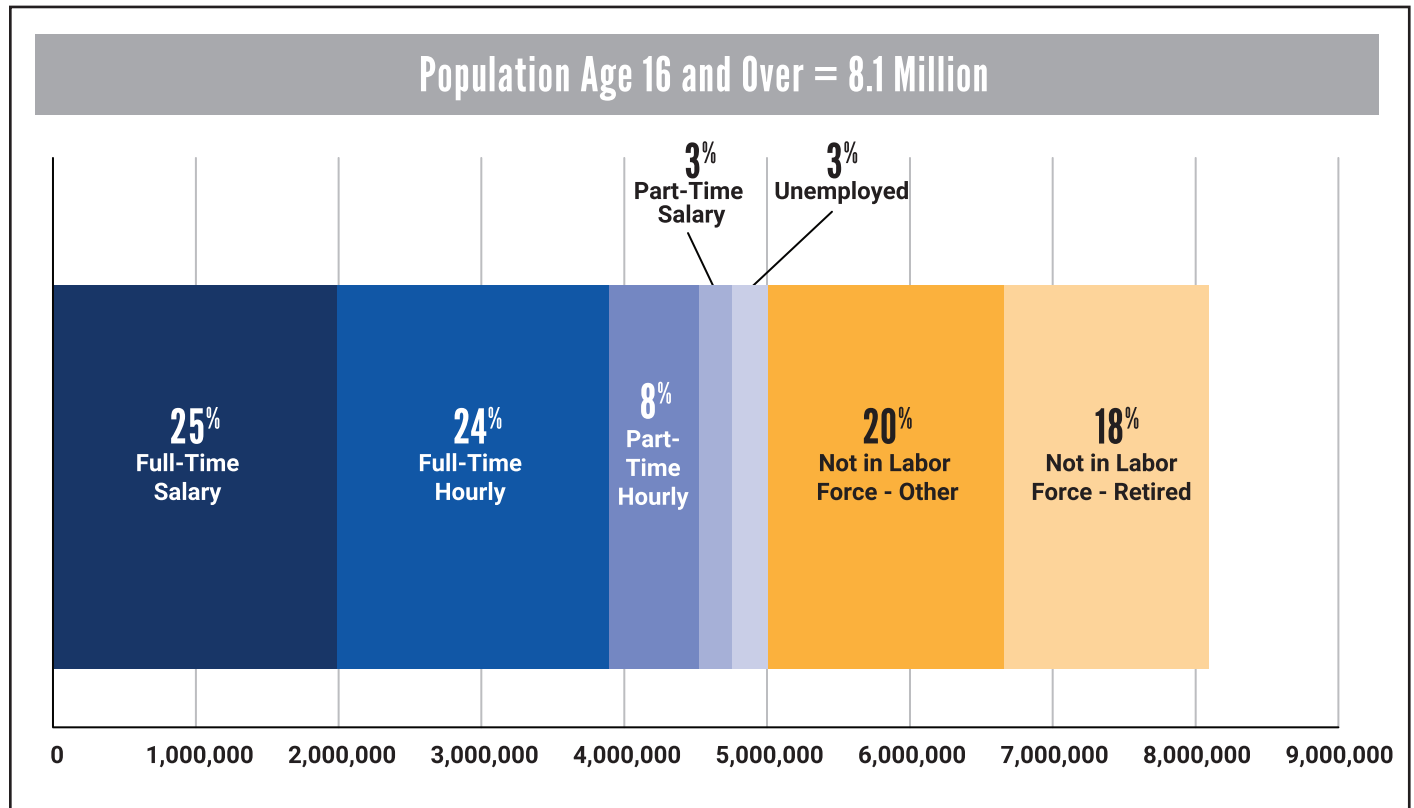
*Note: Wage levels are defined by their relation to the Household Survival Budget. Dark blue = Job cannot support family Household Survival Budget with two earners. Light blue = Job supports family Household Survival Budget with two earners. Gold = Job supports family Household Survival Budget with one earner.*

*Sources: ALICE Household Survival Budget, 2007–2019; Bureau of Labor Statistics, Labor Force Statistics, 2007–2019—Occupational Employment Statistics*

# INSIDE THE LABOR FORCE

A 2019 overview of the labor status of Michigan's 8,090,968 working-age adults (people age 16 and over) shows that 63% of adults were in the labor force (blue bars in Figure 7), yet slightly more than half of them were workers who were paid hourly. In addition, 38% of adults were outside the labor force (gold bars in Figure 7).<sup>60</sup>

**Figure 7.**  
**Labor Status, Population Age 16 and Over, Michigan, 2019**



*Note: Data for full- and part-time jobs is only available at the national level; these national rates (49% of full-time workers and 73% of part-time workers paid hourly) have been applied to the total Michigan workforce to calculate the breakdown shown in this figure. Full-time represents a minimum of 35 hours per week at one or more jobs for 48 weeks per year. Many percentages are rounded to whole numbers, sometimes resulting in percentages totaling 99% or 101%.*

*Sources: American Community Survey, 2019; Federal Reserve Bank of St. Louis, 2019*

Though the majority of adults in Michigan were working in 2019 and most households had at least one worker, only 25% of working-age adults had the security of a full-time job with a salary. The rest were paid hourly and/or worked part time.<sup>61</sup>

# Hourly Work and the Gig Economy

## The Gig Economy Defined

**Hourly paid workers, consultant or contingent workers, temporary workers, freelancers, and contractors make up the rapidly expanding corps of non-traditional workers referred to as the gig economy.**

Employers' increasing reliance on hourly workers is typically associated with freelance gig-economy jobs (like rideshare driving or on-demand delivery), but even traditional jobs are now more likely to be paid by the hour, especially in retail, health care, food service, and construction.<sup>62</sup> While gig workers include people of all races, ethnicities, and genders, across a wide range of ages and geographies, nationwide they are generally younger (especially online-platform workers) and to live in urban areas and western states (where many online platforms were launched).<sup>63</sup> These workers are more likely to have fluctuations in income, with frequent schedule changes and variation in the number of hours available for work each week and/or month. And they are less likely to receive benefits such as health insurance, paid time off, family leave, or retirement benefits, especially if they work fewer than 30 hours per week at a single job.<sup>64</sup>

Nationally, employers spent an average of 31% of compensation on benefits in 2019; not providing these represents significant savings to the employer. As a result, even traditional jobs are morphing as employers shift the financial risk of changes in supply and demand to employees.<sup>65</sup> While this is true throughout the economy, it is especially concentrated in lower-wage positions — the jobs most accessible to ALICE.

Even before the start of the pandemic, gig workers were not eligible for traditional unemployment benefits. The economic impact of the pandemic, with millions of workers losing their jobs, brought the lack of these benefits into stark relief. In March 2020, the CARES Act extended unemployment benefits to gig workers, who were now eligible for Pandemic Unemployment Assistance (PUA) benefits. While PUA provided a safety net for gig workers, there were also numerous challenges in Michigan, including reporting problems, identity theft and fraudulent claims, and a backlog of claims processing throughout 2020, leaving many to fall through the cracks.<sup>66</sup>

Going without health care benefits, sick leave, or paid time off is especially challenging during the pandemic. Many hourly and other non-traditional workers have been forced to either continue working, putting themselves and their families at risk of contracting COVID-19, or to forgo jobs and necessary income during a period of heightened competition. Despite the increased health risks and financial uncertainty, gig workers continue to provide essential on-demand services such as ride-share, groceries delivery, child care, and home care services to those sheltering in place.<sup>67</sup>

## Who is Out of the Labor Force?

The unemployment rate, or the percent of adults who are actively looking for work, is a widely reported economic measure. Yet it only tells part of the story; a close look at working-age adults who are out of the labor force contributes to a better understanding of the strength of the labor market.<sup>68</sup> In 2019, of adults 16 years and older in Michigan, 38% were out of the labor force, 18% were retired, and 20% were not looking for work for other reasons (gold bars in Figure 7).<sup>69</sup>

Retirees (age 65 and over and not working) are traditionally one of the largest groups of adults out of the labor force. In Michigan in 2019, they accounted for a high percentage (18%), in part due to the baby boomer generation aging into retirement. However, this percentage did not include the increasing number of seniors who were still working; in 2019, 19% of seniors in Michigan were still in the labor force.<sup>70</sup>

Those under 65 and not working were out of the labor force for a variety of reasons, the two most common being:

- **School:** Nationally, 78% of high school students and 50% of college students did not work in 2019. At these rates, non-working students in Michigan would account for one-third (33%) of the state's working-age adults out of the workforce.<sup>71</sup>
- **Health:** Adults with one or more health issues — an illness or disability that makes it difficult to get to work, perform some job functions, or work long hours — accounted for just over one-quarter (26%) of those out of the labor force in Michigan in 2019.<sup>72</sup>

The remainder of adults were out of the labor force for other reasons, including scheduling conflicts, family caregiving responsibilities, or limited access to transportation or child care.<sup>73</sup>

In a 2019 survey of U.S. households, reasons for not working differed somewhat according to gender. For women 25 to 54 years old, the most common reason for not working in 2019 was in-home responsibilities — caring for children and family obligations — whereas men in the same age group more often cited their own personal health issues or trouble finding work as the main reason for not working.<sup>74</sup>

These adults who were out of the workforce were not included in the state's low unemployment rate, which only counts adults actively looking for work. In previous periods of low unemployment, employers have had to offer much higher wages to attract workers back into the labor force or away from other businesses. However, in the 2019 economy, those out of the labor force proved to be a large reserve of potential workers able to be drawn back into the labor force with only slightly higher wages — in effect, keeping wages low.<sup>75</sup>

## THE DETROIT ECONOMY

By 2019, Detroit had made major progress in recovering from the Great Recession and the exodus of manufacturing jobs and people from the city. Attracting young, college-educated residents helped stabilize Detroit's population loss and even sparked some economic renewal after years of decline. Some were predicting that the city would even be a key driver of the state's economic growth; yet in that year, according to the BLS, the city's unemployment rate (9%) was still more than double the statewide rate (4%).

When the pandemic hit in March 2020, Detroit was impacted more than any other area of the state, and as a result the city will struggle to regain momentum over the next few years. One of the most racially segregated metropolitan areas in the country, Detroit has seen bifurcated job growth, with high-paying jobs often filled by largely White suburban in-commuters while predominantly Black city residents work in low-wage and low-skilled jobs. Labor force participation remains stubbornly low, with many residents facing multiple barriers to finding work, such as low educational attainment, little to no work experience, lack of transportation, or having a chronic health issue or disability. City residents also face disproportionately high expenses for housing, utilities, child care, auto insurance, and property taxes. The cumulative impact of all these factors is that families are unable to save or build assets, leaving them most vulnerable during a crisis such as the pandemic.



# ALICE JOBS: MAINTAINING THE ECONOMY

While national conversations about work often focus on the economic importance of the “innovation” sector and its high-paying jobs, the reality is that the smooth functioning of the national and Michigan economies relies on a much larger number of occupations that build and repair the infrastructure and educate and care for the past, current, and future workforce. The workers in these jobs are described as “Maintainers” by technology scholars Lee Vinsel and Andrew Russell, and they are primarily ALICE.<sup>76</sup> To better understand where ALICE works, we elaborate on Vinsel and Russell’s concept by breaking down all occupations in Michigan into two categories, each with two job types: the lower-paying Maintainer occupations, composed of Infrastructor and Nurturer jobs; and the higher-paying Innovator occupations, composed of Adaptor and Inventor jobs.

## DEFINITIONS

### Maintainer Occupations:

**Infrastructors** build and maintain the physical economy (construction, maintenance, management, administration, manufacturing, agriculture, mining, transportation, retail).

**Nurturers** care for and educate the workforce (health and education, food service, arts, tourism, hospitality).

### Innovator Occupations:

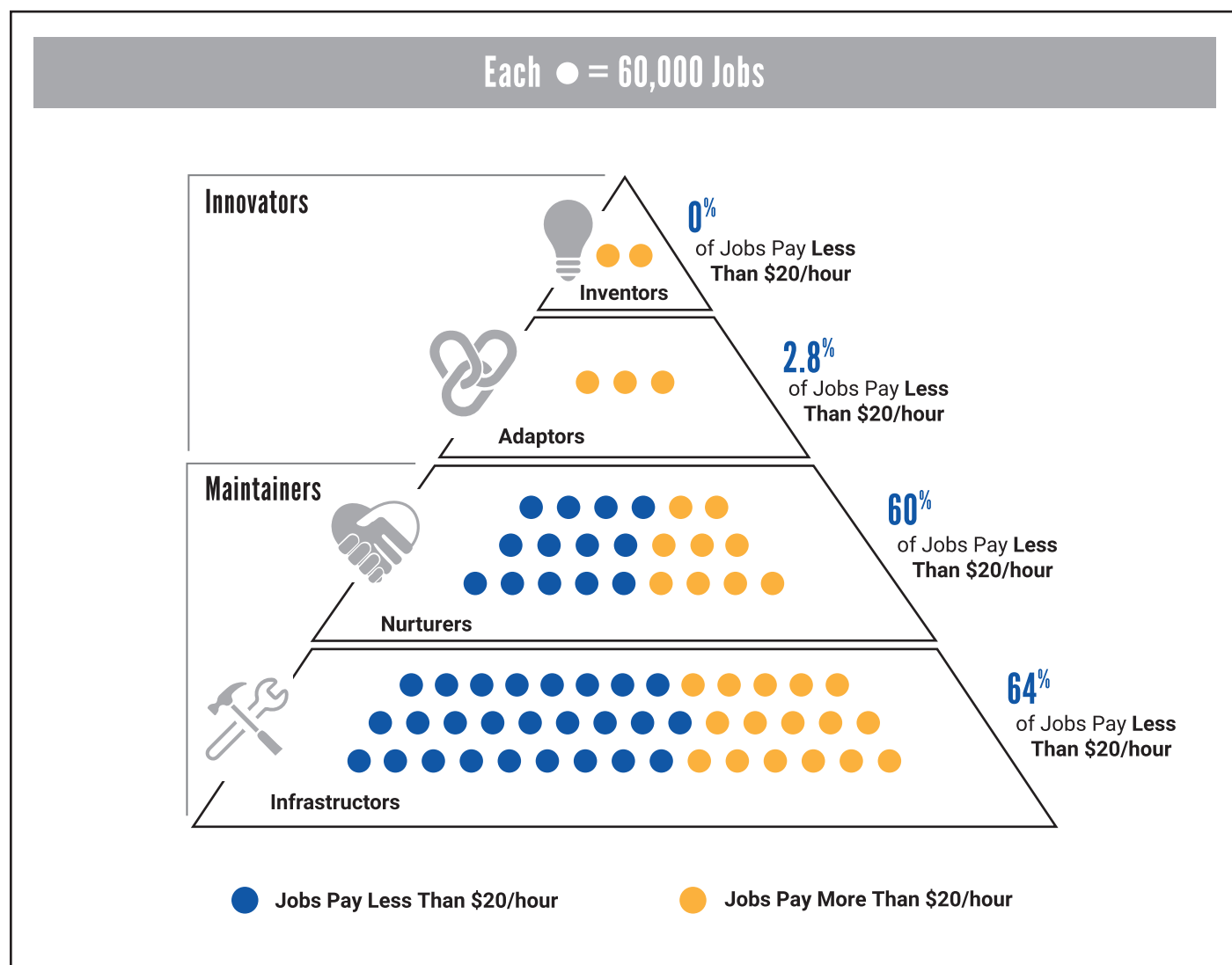
**Adaptors** implement existing tools or processes in new ways, responding to opportunities and changing circumstances (managers, industrial and organizational psychologists, analysts, designers, technicians, and even policymakers).

**Inventors** devise new processes, appliances, machines, or ideas. Before World War II, most inventors were independent entrepreneurs. Today, they are most likely engineers and scientists working in research & development, and, in some cases, higher education.

The largest employment sectors in Michigan are Maintainer occupations. The single largest industry in 2019, with 794,100 employees, was trade, transportation, and utilities, which is comprised of Infrastructor jobs. The second largest, with 681,300 employees, was education and health services, which is comprised of Nurturer jobs. Both industries have large shares of ALICE workers.<sup>77</sup> As shown in Figure 8, there are far fewer jobs in Innovator occupations (Adaptors and Inventors).

When stacked together, Michigan’s occupations form a pyramid that reveals the critical role of Maintainer jobs — the jobs most accessible to ALICE — in the state economy (Figure 8). The majority of Maintainer jobs (64% of Infrastructor jobs and 60% of Nurturer jobs) pay less than \$20 per hour — a wage that, if full time, year-round, provides a maximum annual salary of \$40,000, or \$24,116 less than the family Household Survival Budget of \$64,116. By comparison, almost all Adaptor and Inventor occupations pay more than \$20 per hour.

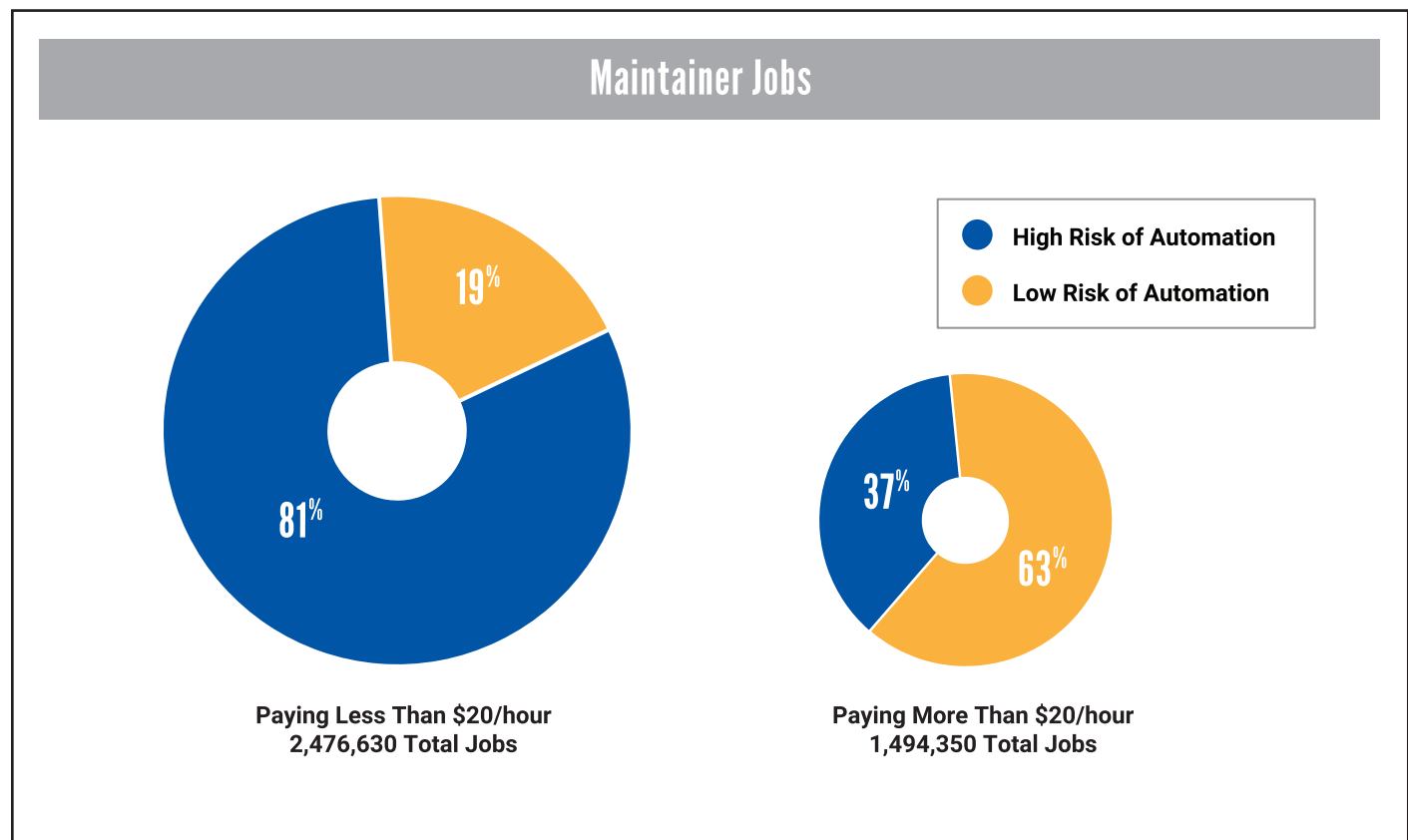
**Figure 8.**  
**Occupations by Wage and Type, Michigan, 2019**



Source: Bureau of Labor Statistics, Labor Force Statistics, 2019—Occupational Employment Statistics

The precarious nature of ALICE workers' jobs is reinforced by the powerful relationship between low wages and the high risk of jobs becoming automated (defined as having a greater than 50% chance of being replaced by technology in the next decade). Jobs that pay less than \$20 per hour are more likely to be replaced by technology compared to higher-paying jobs. This is especially true for Maintainer occupations, where most jobs pay less than \$20 per hour and 81% of these low-paying jobs are at a high risk of automation. By comparison, only 37% of Maintainer jobs that pay more than \$20 per hour are at that level of risk (Figure 9).

**Figure 9.**  
**Occupations by Type and Risk of Automation, Michigan, 2019**



Sources: Bureau of Labor Statistics, 2019—Occupational Employment Statistics; Frey & Osborne, 2013

There are also differences in salary and risk of automation based on the type of Maintainer job. Among Infrastructure jobs, 91% of jobs that pay less than \$20 per hour are at risk of automation, compared to 56% of those that pay more than \$20 per hour. Among Nurturer jobs, the discrepancy is even greater: 62% of jobs that pay less than \$20 per hour are at risk of automation, compared with 3% of those that pay more than \$20 per hour.<sup>78</sup> Education level also impacts risk of automation; nationally, the risk for jobs that require only a high school diploma (55%) is more than double the risk for jobs that require a bachelor's degree (24%).<sup>79</sup>

## TRENDS: THE LANDSCAPE OF WORK

**Economic growth will be led by the non-traditional work and small businesses of the gig economy.** As much as 94% of U.S. net employment growth in the last decade has come from alternative or contingent labor, according to a National Bureau of Economic Research report.<sup>80</sup> The use of temporary workers began in Detroit just after World War II with the introduction of Kelly Girl: temporary workers who provided clerical support for area businesses. Temp workers continued to be employed cyclically in times of need. Following the Great Recession, the use of contract workers became a widespread practice in a range of industries — particularly the auto industry, with full-time union workers working alongside temporary workers on the assembly line.<sup>81</sup> The use of contracted workers gives employers more flexibility to hire up or down in response to economic shifts, however, most contracted jobs remain concentrated in lower-wage positions.<sup>82</sup>

Millennials are leading the way in the trend toward non-traditional work, with 48% nationally saying they earn income on the side (i.e., in addition to what they consider their primary employment), compared to 28% of baby boomers.<sup>83</sup> This shift will increase the number of people experiencing gaps in income and going without benefits. Finally, these arrangements are more volatile than traditional jobs, and workers bear the brunt of changes in consumer demand, the price of materials, and transportation costs, as well as impacts related to natural and human-made disasters, and economic downturns.<sup>84</sup>

**The rise of automation will require a workforce with more digital skills.** With a large concentration of manufacturing jobs, Michigan is more susceptible to automation. But rather than being replaced outright, many jobs, across all job types, will require an increasing ability to incorporate new technologies, work with data, and make data-based decisions.<sup>85</sup> This is especially

true of the automotive industry in Michigan. A decade after the automotive industry crisis, General Motors, Chrysler and Ford have emerged as industry leaders ready to develop the next generation of vehicles. Their success will depend on a host of issues, including how well they adapt to quickly evolving consumer demands, new technologies, stricter environmental regulations, and competition from other transportation providers like rideshare services.<sup>86</sup> ALICE workers will need to gain new skills rapidly, and that will require more on-the-job training, more flexibility to change career paths, and different kinds of education providers.<sup>87</sup> The benefits of increased technology will include improved accuracy, better quality control, and reduced risk of injury for workers.<sup>88</sup>

***“In Michigan, 59% of college graduates in 2019 were in debt, with an average loan of \$30,677, a 19% increase from 2010.”***

**The number of low-wage jobs will continue to increase, despite automation.** Even though most jobs will change and evolve with demand as well as technology, it may not be economical or effective to automate certain jobs. For example, low-wage Maintainer jobs in areas like education and health care require employees to be on-site and often involve relational skills that are difficult or impossible to automate (although these workers will still have to learn to work with technology). From 2018 to 2028, the occupation projected to have the largest number of new jobs in Michigan is Personal Care Aides; the median wage for these jobs in 2019 was \$11.58 per hour, which was not enough to support the single-adult, senior, or family Household Survival Budgets. Of the state's top 20 growth occupations, 50% will pay less than \$15 per hour, 21% will not require any formal educational credential at all, and 33% will require only a high school diploma.<sup>89</sup>

**Students will continue to be a significant part of the labor force.** As more families face financial hardship and the cost of college continues to rise in Michigan, more students will have to work while in school.<sup>90</sup> Nationally, 22% of high school students, 45% of full-time college students, and 87% of part-time college students had a job in 2019.<sup>91</sup> What's more, despite many students being employed, 39% of college students nationwide who completed the 2019 annual survey of basic college needs reported having experienced food insecurity in the previous month, and 46% had experienced housing insecurity in the prior year.<sup>92</sup> And even with more students working, student debt will continue to increase as more students from lower-income families attend college and costs continue to rise. In Michigan, 59% of college graduates in 2019 were in debt, with an average loan of \$30,677, a 19% increase from 2010.<sup>93</sup> While increasing the percentage of residents with a college degree is important for economic growth in the state overall, benefits are minimized when graduates are burdened by severe student loan debt, far into the future.<sup>94</sup>

# NEXT STEPS: DATA FOR ACTION

The ALICE data highlights significant problems in the Michigan economy in 2019: stagnant wages, a rising cost of living, and 38% of the state's households unable to afford even the most basic budget. However, this data can also be used to generate solutions to these problems that help ALICE households and create equity across communities. The measures of cost of living, financial hardship, and changes in the labor force presented in this Report can help stakeholders ask the right questions and make data-driven decisions. This data can help policymakers and community organizations identify gaps in community resources, and it can guide businesses in finding additional ways to assist their workforce and increase productivity — both in times of economic growth and in periods of economic recovery.

This section of the Report maps the 2019 ALICE data, showing gaps in resources to help direct assistance and fill immediate needs. When analyzed in relation to broader data on health, education, and social factors, these maps help focus solutions on underlying causes of hardship, and they also highlight areas of success.

## IDENTIFYING GAPS

ALICE households often live in areas with limited community resources, making it even more difficult to make ends meet. The lack of some resources has immediate and direct costs. For example, without public transportation or nearby publicly funded preschools, ALICE families pay more for transportation and child care. Other costs, such as the consequences of limited access to health care providers, open space, or libraries, accumulate over time.

With the ALICE data tools, stakeholders can map where ALICE lives along with the location of community resources — such as public libraries or disaster-relief services — to identify gaps by town, ZIP code, or county (Figure 10). This data can help stakeholders answer targeted questions, including the following:

### Do ALICE households have access to libraries?

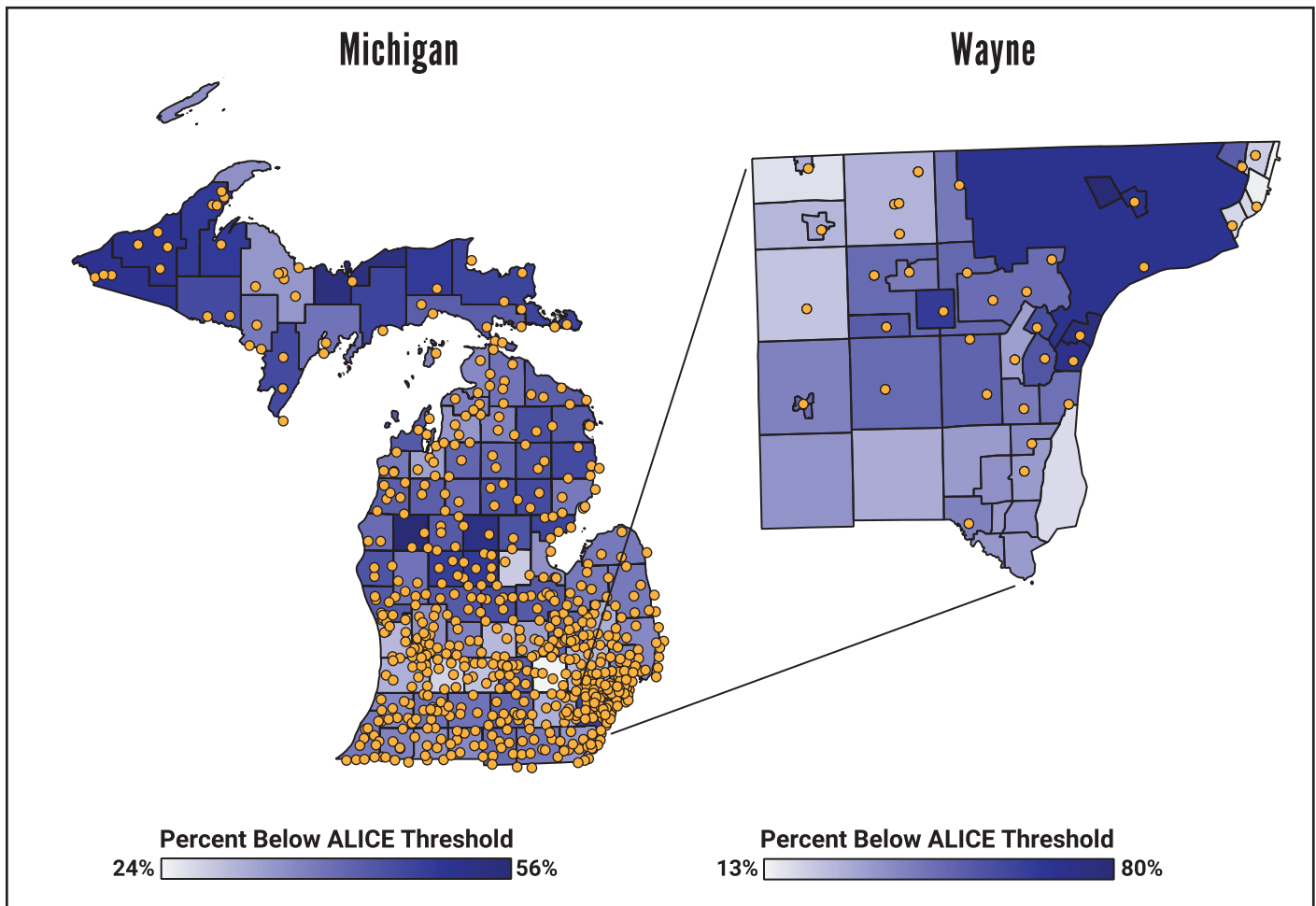
Access to public libraries is especially important for ALICE families because libraries provide information on social services and job opportunities, free internet and computer access, and a range of free programs, community meetings, and even 3-D printers. After a natural disaster, libraries serve as second responders, providing electricity, internet access, charging stations, heat or air conditioning, and current information on recovery efforts.<sup>95</sup> In lower-income communities, the library can provide a safe and inclusive place for individuals and families. A 2019 Gallup Poll found that lower-income households (earning less than \$40,000 per year) visit the library more frequently than average- and higher-income households.<sup>96</sup>

There are 619 libraries across Michigan's 83 counties, shown in gold dots in Figure 10 (and in an interactive feature on [UnitedforALICE.org/Michigan](https://UnitedforALICE.org/Michigan)).<sup>97</sup> This data can help stakeholders identify where there are gaps in needed services (such as in areas with a high percentage of ALICE households but few or no libraries) and what type of intervention might be most helpful. For example, areas with a small population but a high percentage of ALICE households may benefit more from mobile library services than a new brick-and-mortar building, or library services (like free computers) could be offered in other public buildings.



**Figure 10.**

## **Library Locations and Households Below ALICE Threshold, Michigan, 2019**



Sources: ALICE Threshold, 2019; American Community Survey, 2019; The Institute of Museum and Library Services, 2019

## **Are the needs of ALICE households met after a natural disaster?**

Mapping where ALICE households live in relation to the impact of natural disasters, such as floods, hurricanes, severe winter storms, and public health crises can help first and second responders meet critical needs. Disasters directly threaten the homes of ALICE families since more affordable housing is often located in vulnerable areas. The jobs where ALICE works are also more at risk, since low-wage and hourly paid jobs are more likely to be interrupted or lost. In addition, ALICE households have few or no savings for an emergency to begin with, and their communities often have fewer resources to assist households.<sup>98</sup>

Prior to the COVID-19 pandemic, one of the worst public health crises to strike Michigan was the Flint Water crisis. Beginning in 2014, when the city was in a severe financial crisis, officials switched the water source for the city of Flint to the Flint River in an effort to reduce costs. Despite claims that the water was making people sick, residents' voices were repeatedly ignored by the federal, state, and local agencies that were supposed to help, including the Environmental Protection Agency, the Michigan Department of Health and Human Services, the Flint Department of Public Works, and the emergency management team appointed by the governor. The results were catastrophic: Pregnant women and children were exposed to dangerously high levels of lead, a Legionnaire's disease outbreak caused several deaths, and many residents became ill from the presence of *E. coli*, other bacteria, and additional toxins in the water.<sup>99</sup>

The Flint water crisis exemplifies how natural disasters inflict the greatest harm on communities that have historically been under-resourced and vulnerable to discrimination: In 2019, the median income in Flint was \$28,813: 53% of the population was Black, 36% of households lived in poverty, and another 28% of households were ALICE. It should be no surprise, then, that the COVID-19 pandemic also disproportionately impacts lower-income communities of color — in numbers of cases, hospitalizations, and related deaths; numbers of jobs lost; and increasing rates of unemployment. Identifying communities that have been historically underserved, and those that are currently experiencing financial hardship, can help government agencies be better prepared to act during times of crisis.<sup>100</sup>

Knowing where ALICE households live can help federal, state, and local governments target response and recovery assistance for natural disasters, and help utility companies, insurers, and others plan where to deploy their workforce and support. Because ALICE households and communities do not have the same resources as their wealthier counterparts, namely insurance or savings, they will need more assistance over a longer period of time to recover. Strategies will vary by rural or urban context, the demographic composition of the community (with the young and the elderly more dependent on care), and other factors such as the quality of the housing stock and proximity to flood zones.<sup>101</sup>

## UNDERSTANDING ALICE: HEALTH, EDUCATION, AND SOCIAL FACTORS

In most contexts, having a low income is associated with lower levels of education, higher rates of unemployment, and poorer health.<sup>102</sup> Communities that have been able to disrupt that association can provide important insights on how to change environments or policy to support ALICE households. By tracking where ALICE lives with other indicators, it is possible to identify counties that have overcome a challenge or bucked a trend. Stakeholders can then learn from these examples and adapt those solutions to their own areas.

Tracking relationships between ALICE households and other variables at the county level — in areas such as technology or health — can also help stakeholders ask important questions and target resources where they can have the greatest impact. To see interactive maps of socioeconomic indicators in Michigan, visit our website: [UnitedforALICE.org/Michigan](https://UnitedforALICE.org/Michigan).

Here are two possible questions:

### Is internet access related to income?

Access to digital technology has exploded over the last three decades: By 2019, 93% of U.S. households owned a computing device and 86% had a broadband internet subscription. In Michigan, the rates were very similar: 92% owned a computing device and 86% had a broadband internet subscription in 2019.<sup>103</sup> Technology has also become more important for work, education, community participation, and, crucially, disaster response and recovery.

But access to technology still varies by income. In Michigan, 31% of households with income below the ALICE Threshold did not have an internet subscription in 2019, compared with only 8% for households above the ALICE Threshold. For many families, lack of access translates directly to reduced job and educational opportunities, health care access, and financial tools. For example, low-income adults are more likely to use their phones to search and apply for jobs; nationally, 32% of smartphone users with income below \$30,000 have applied for a job on their phone, compared with 7% of smartphone users with income above \$75,000. Although smartphone technology is constantly improving, many tasks are still more difficult to complete on the small screen of a smartphone as opposed to a computer (e.g., word processing, filling out applications, editing spreadsheets), and many websites still do not have a mobile version, making navigation time-consuming and difficult, or sometimes impossible.<sup>104</sup>

Rates also vary somewhat by location: Overall, in 2019, the counties with the lowest access rates and lowest incomes in the state are in rural areas, where 34% of households below the ALICE Threshold did not have an internet subscription that same year, compared to 30% of households below the ALICE Threshold in urban areas.<sup>105</sup> However, certain lower-income neighborhoods and populations disproportionately lack internet access. In Detroit, 70% of school-age children did not have internet access in their home in 2019, placing these students at a significant disadvantage compared to their peers that were digitally connected.<sup>106</sup> Identifying these gaps can help businesses and governments provide more resources to libraries, establish training centers, and expand access to low-cost internet plans.<sup>107</sup>

The COVID-19 pandemic has brought increasing attention to the digital divide among households in Michigan. Ensuring that access is evenly distributed throughout the state is a critical component of economic recovery for the state.<sup>108</sup>

## Are drug overdoses driven by income?

Michigan, like many states across the country, has experienced an increase in drug overdose deaths over the last decade, largely due to an increase in deaths from opioid use. In 2017, the opioid epidemic was declared a National Public Health Emergency in response to the unprecedented increase in the number of overdose deaths across the U.S.; Michigan was no exception.<sup>109</sup> The total number of annual drug overdose deaths in Michigan more than doubled from 2007 to 2017, increasing from 1,236 to 2,694.<sup>110</sup> In 2018, overall overdose deaths declined for the first time since 2012 to 2,591 deaths, largely driven by a decrease in drug overdoses related to heroin and commonly prescribed painkillers such as oxycodone and hydrocodone.<sup>111</sup>

Overdose deaths have touched all regions of Michigan, but the southeastern portion of the Lower Peninsula has been hardest hit, especially Wayne and Macomb counties. Cities with the highest drug-overdose death rates from 2013 to 2015 included Lincoln Park (3.3 deaths per 1,000 patients), Ecorse (3.2) and New Baltimore (3.1). The cities with the highest total number of overdose deaths in the same period were Detroit (447) and Grand Rapids (138).<sup>112</sup>

Several national studies have suggested that counties with the worst economic prospects have the highest rates of substance use disorders and overdose-related hospitalizations and deaths. Yet that relationship varies across states, as people of all incomes, geographies, ages, and races/ethnicities suffer from substance use disorders.<sup>113</sup> From 2017 to 2018, overdose death rates among White Michigan residents decreased by 6.5%; at the same time, rates among Black residents increased by 14.7%.<sup>114</sup> Yet in 2018, while some of the highest numbers of overdose deaths occurred in counties that also had a high percentage of households below the ALICE Threshold, overall, there was not a significant relationship between income (defined by the percentage of households below the ALICE Threshold) and drug overdose deaths across Michigan's counties.

Understanding which communities have been hardest hit by substance use disorders can help planners and stakeholders see the complex ways in which addiction and financial hardship interact. Although economic standing is not always a risk factor for drug addiction in Michigan, the consequences of addiction hit low-income families harder. The impact of addiction and substance-use disorders on families often means a decline in their financial position, causing many families to remain or become ALICE. A family's income may be reduced if addiction impairs an adult's ability to work, and these families often have substantial health care costs. For example, methadone treatment for opioid users costs about \$500 per month; inpatient rehabilitation facilities for substance-use treatment can range from \$6,000 to \$20,000 per month. And lower-income families may not have access to such treatment programs, which only prolongs and compounds the outcomes of addiction. Substance-use disorders take a toll on the stability of families and marriages, on parenting, and on the physical and mental health of family members.<sup>115</sup> For all of these reasons, there can be huge value for community stakeholders in mapping where ALICE lives with drug overdose deaths to identify communities that have the greatest need but the fewest resources to address addiction-related problems.<sup>116</sup>

# THE BENEFITS OF MOVING TOWARD EQUITY IN MICHIGAN

The strength of the Michigan economy is inextricably tied to the financial stability of its residents. The more people who participate in a state's economy, the stronger it will be. In 2019, when the national economy was often described as "strong," the reality was that 1.5 million Michigan households — more than one-third of all households in the state — struggled to support themselves. If all households earned enough to meet their basic needs, not only would each family's hardship be eased, but the Michigan economy would also benefit substantially. This is true in times of economic growth, and it becomes even more important during a period of crisis and recovery.

To better understand the extent to which financial hardship is a drain on a state's economy, this section provides an estimate of the benefits of raising the income of all households to the ALICE Threshold. While lifting family income would be an enormous undertaking, the statewide benefits of doing so make a compelling case for pointing both policy and investment toward that goal.

**Based on 2019 data, the economic benefit to Michigan of bringing all households to the ALICE Threshold would be approximately \$97.9 billion, meaning that the state GDP would grow by 18% (Figure 11).** This is based on three categories of economic enhancement:

**Earnings:** Michigan's 2019 GDP reflected earnings of \$31.8 billion by the state's households below the ALICE Threshold. Bringing all households to the ALICE Threshold would have a two-fold impact:

- **Additional earnings:** \$36.5 billion statewide.
- **Multiplier effect:** Studies show that almost all additional wages earned by low-wage workers are put back into the economy through increased consumer spending, which in turn spurs business growth.<sup>117</sup> Building on economic calculations used by Moody's Analytics, this estimate assumes an economic multiplier of 1.2, meaning that a \$1 increase in compensation to low-wage workers leads to a \$1.20 increase in economic activity. In Michigan, this increased economic activity would be valued at \$43.9 billion.<sup>118</sup>

**Tax revenue:** Michigan's 2019 GDP reflected tax revenue of \$1.0 billion from the state's households below the ALICE Threshold. Bringing all households to the ALICE Threshold would have a two-fold impact:

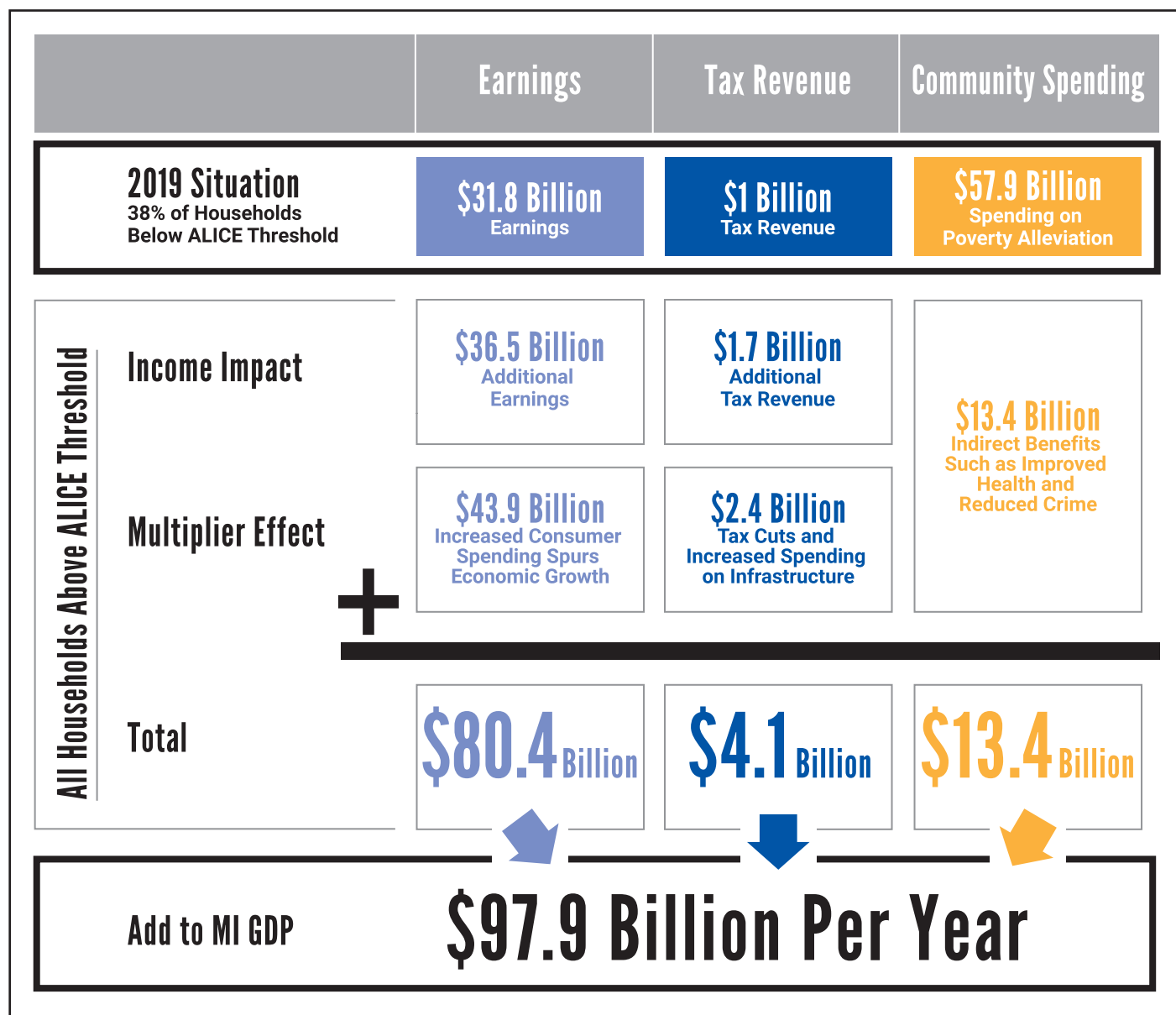
- **Additional tax revenue:** With additional earnings, there would also be additional taxes paid and reduced usage of tax credits such as EITC for low-income earners, totaling an additional \$1.7 billion in tax revenue for Michigan.
- **Multiplier effect:** Additional state tax revenue gives state and local governments the opportunity to make investments that matter most to the well-being of residents and businesses — from tax cuts for small businesses to improvements in infrastructure, including health care and education — that can yield a high return on investment. Based on work by the Congressional Budget Office and Moody's Analytics, the estimated multiplier is 1.44, which would mean an added \$2.4 billion in economic activity in Michigan.<sup>119</sup>

**Community spending:** Michigan's 2019 GDP reflected community spending of \$57.9 billion on assistance to the state's households below the ALICE Threshold.<sup>120</sup> When all households can meet their basic needs, this spending can be reallocated to projects and programs that help families and communities thrive, not just survive.

- **Indirect benefits:** Added value to the state GDP would come in the form of indirect benefits associated with increased financial stability. These benefits include improved health (and reduced health care expenditures), reduced crime and homelessness, and greater community engagement. Figure 11 uses the very conservative estimate of an added \$13.4 billion (or 2.5% of the state GDP, which is the estimated cost of childhood poverty alone).<sup>121</sup> This is still far short of the total indirect benefits of bringing all households to the ALICE Threshold, as it does not include benefits for adults or factor in the direct impact of redeploying private and nonprofit spending currently used to alleviate poverty.<sup>122</sup>

Figure 11.

## Economic Benefits of Raising All Households to the ALICE Threshold, Michigan, 2019



Sources: ALICE Threshold, 2019; American Community Survey, 2019; Internal Revenue Service—1040, 2019; Internal Revenue Service—EITC, 2019; Internal Revenue Service—FICA, 2019; McKeever, 2018; National Association of State Budget Officers, 2020; Office of Management and Budget, 2020; Scarboro, 2018; U.S. Department of Agriculture—SNAP, 2019; Urban Institute, 2012; Walczak, 2019<sup>123</sup>

## Benefits for Households and Local Communities

In addition to the economic benefits to the state if all households had income above the ALICE Threshold, there would be a significant number of positive changes for families and their communities. Our 2019 companion Report, *The Consequences of Insufficient Household Income*, outlines the tough choices ALICE and poverty-level families make when they do not have enough income to afford household basics, and how those decisions affect their broader communities. By contrast, Figure 12 outlines the improvements that all Michigan families and their communities would experience if policies were implemented that moved all households above the ALICE Threshold.<sup>124</sup>



**Figure 12.**  
**The Benefits of Sufficient Income**

| If households have sufficient income for...   | Impact on ALICE Households  | Impact on the Community  |
|---|---|--|
|  <b>Safe, Affordable Housing</b>         | Improved health through safer environments and decreased stress, improved educational performance and outcomes for children, greater stability for household members, a means to build wealth for homeowners                    | Less traffic, lower health care costs, better maintained housing stock, lower crime rates, less spending on homelessness/social services                       |
|  <b>Quality Child Care and Education</b> | Improved academic performance, higher lifetime earnings, higher graduation rates, improved job stability/access for parents, better health  | Decreased racial/ethnic and socioeconomic performance gaps, decreased income disparities, high return on investment (especially for early childhood education) |
|  <b>Adequate Food</b>                    | Decreased food insecurity, improved health (especially for children and seniors), decreased likelihood of developmental delays and behavioral problems in school  | Lower health care costs, improved workplace productivity, less spending on emergency food services   |
|  <b>Reliable Transportation</b>        | Improved access to job opportunities, school and child care, health care, retail markets, social services, and support systems (friends, family, faith communities)   | Fewer high-emissions vehicles on the road, more diverse labor market, decreased income disparities   |
|  <b>Quality Health Care</b>            | Better mental and physical health (including increased life expectancy), improved access to preventative care, fewer missed days of work/school, decreased need for emergency services  | Decreased health care spending and need for emergency services, fewer communicable diseases, improved workplace productivity, decreased wealth-health gap      |
|  <b>Reliable Technology</b>            | Improved access to job opportunities, expanded access to health information and telemedicine services, increased job and academic performance   | Decreased “digital divide” in access to technology by income, increased opportunities for civic participation  |
|  <b>Savings</b>                        | Ability to withstand emergencies without impacting long-term financial stability and greater asset accumulation over time (e.g., interest on savings; ability to invest in education, property, or finance a secure retirement) | Greater charitable contributions, less spending on emergency health, food, and senior services   |

Note: For sources, see Figure 12: Sources, following the Endnotes for this Report

In addition to the benefits listed above, greater financial stability and having basic needs met can reduce the anxiety that comes from struggling to survive, or not having a cushion for emergencies. It also leaves more time to spend with loved ones and to give back to the community — all of which contribute to happiness and improved life satisfaction.<sup>125</sup>

Having money saves money: Having enough income means that households can build their credit scores and avoid late fees, predatory lending, and higher interest rates.<sup>126</sup> That, in turn, means that ALICE families have more resources to use to reduce risks (e.g., by purchasing insurance), stay healthy (e.g., by getting preventative health care), or save and invest in education or assets that could grow over time (e.g., buying a home or opening a small business). Instead of a downward cycle of accumulating fees, debt, and stress, families can have an upward cycle of savings and health that makes them even better able to be engaged in their communities and, in turn, enjoy a reasonable quality of life.

For communities, this leads to greater economic activity, greater tax revenue, lower levels of crime, and fewer demands on the social safety net, allowing more investment in vital infrastructure, schools, and health care.<sup>127</sup> Strengthening communities by strengthening ALICE families means a higher quality of life for all.



# City of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**PREPARED:** September 30, 2021

**AGENDA SUBJECT:** Consent Agenda Resolution

**RECOMMENDATION:** That the City Council approve this proposed resolution

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

- (1) Draft minutes of the September 20, 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 September 20, 2021 for contract and vendor claims at \$1,077,482.50, intergovernmental claims at \$293,252.79, and the September 16 payroll at \$231,481.56 for a total of \$1,602,216.85.

sb  
Enclosures



## CITY COUNCIL

September 20, 2021

A regular meeting of the City of Petoskey City Council was held in the City Hall Council Chambers, Petoskey, Michigan, on Monday, September 20, 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  
Derek Shiels, City Councilmember  
Brian Wagner, City Councilmember  
Lindsey Walker, City Councilmember

Absent: Kate Marshall, City Councilmember

Also in attendance were City Manager Rob Straebel, Clerk-Treasurer Alan Terry, City Planner Amy Tweeten, Public Works Director Mike Robbins, Library Director Val Meyerson and Executive Assistant Sarah Bek.

### **Consent Agenda - Resolution No. 19583**

Following introduction of the consent agenda for this meeting of September 20, 2021, City Councilmember Shiels 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 August 16, 2021 regular session and September 7, 2021 special session City Council meetings be and are hereby approved; and

BE IT RESOLVED that receipt by the City Council of a report concerning all checks that had been issued since August 16, 2021 for contract and vendor claims at \$11,171,523.73, intergovernmental claims at \$5,018,168.97, and the August 19 and September 2 payrolls at \$464,547.29, for a total of \$16,654,239.99 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: Shiels, Wagner, Walker, Murphy (4)

NAYS: None (0)

### **Hear Public Comment**

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

### **Hear City Manager Updates**

The City Manager reviewed that the Community Revitalization Program Grant for Howard Property Partners LLC for 316 and 318 East Lake Street should be considered in early 2022, if not sooner; that the schematic design and preliminary cost estimates for the Little Traverse Wheelway West Connector should be completed by mid-October; that there was a regional solar meeting in Traverse City where representatives met to advance a collective vision for accelerating a transition to renewable energy and strategize to work towards a collaborative solar project in the region and that project partners will continue to engage with Michigan Municipal Power Agency (MPPA) and Midwest Tribal Energy Resources Association; that the City participated in a solar site tour sponsored by the League of Women Voters-Northern Michigan Division and the City Manager made a presentation of the City Hall solar project and highlighted the City efforts to transition to renewable energy by 2035; that Housing North continues recruitment efforts for the Housing Ready Program Director position, that four candidates

were interviewed but did not find anyone with the right qualifications for the position and applications are being accepted until September 30, 2021; that the City Manager had an initial meeting with Maureen Barry from GovHR on the Director of Finance recruitment process with stakeholder interviews with Department Heads scheduled for next Monday to define organizational needs and expectations for the position and reminded Council that a special meeting is scheduled for 5:00 P.M., next Monday, September 27 with Ms. Barry to discuss the Director of Finance job description as it relates to clerk duties; reviewed Planning Commission updates on the former Mitchell Street Market/7-Eleven property that will include four condo units and commercial space on the first floor and scheduled public hearings on potential zoning ordinance changes; that Councilmember Wagner requested a presentation from Char-Em United Way regarding the latest Asset Limited, Income Constrained, Employed (ALICE) Report and United Way representatives are available to present at the next meeting on October 4 if Council is in support; and provided a brief update on the Greenwood Road Reconstruction project.

City Councilmembers inquired if there would be a possible delay on 316 and 318 East Lake Street project due to grant approval; if American Rescue Plan funding could be used towards a regional solar project; if the Harbor Springs sewer site was discussed for a possible solar project; inquired if Planning Commission items will come to City Council for discussion no matter the outcome; discussed how zoning concerns go to Planning Commission and if City Council can have input into their priorities.

Mayor Murphy asked for public comments and heard a comment in favor of the Planning Commission moving proposed zoning changes through faster for City Council approval.

#### **Approve Board and Commission Appointment – Resolution No. 19584**

Mayor Murphy reviewed that City Council consider the following appointment.

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

BE IT RESOLVED that the City Council does and hereby approves the appointment of Trevor Nelson, 528 Wachtel Avenue, to the District Library Board to fill a vacated term ending January 2023.

Said resolution was adopted by the following vote:

AYES: Shiels, Wagner, Walker, Murphy (4)

NAYS: None (0)

#### **Introduction of Proposed Ordinance to Rezone Properties to C – College District**

The City Planner reviewed that the College is currently a special condition use in the R-1 Single Family District; that the Planning Commission and College worked together on creation of the district that is designed to be similar to the H-Hospital Districts that provides longer term understanding of potential campus changes; that at its August 2, 2021 meeting, City Council adopted the C-College District as recommended by the Planning Commission; that the uses included in the new zoning district all currently exist on the campus, with the exception of an amphitheater and medical clinic identified as a potential development in the 10-15 year timeframe, the intent of which would be a training facility and therefore consistent with the educational purposes of a community college; reviewed district standards including setbacks, building heights, maximum parking and the requirement for a master plan approved by the Planning Commission; that a requirement to rezone to the C-College District is the submittal of a Master Site Facilities Plan that complies with Sections 3304 and 3305 of the District; that the request to rezone its property south of Atkins Street to the new C-Zoning District was received by North Central Michigan College on June 3, 2021 and a public hearing was scheduled and held by the Planning Commission at its August 19 meeting; that the neighbors that attended the public hearing were upset with lack of notification and knowledge of the rezoning process with main concerns of increased traffic and the proposed dormitory; and the Planning Commission recommended the property rezoning since it was consistent with the City Master Plan, Future Land Use Map and Zoning Plan, the uses and development standards are compatible with surrounding uses, the site is of sufficient size to accommodate the uses and the rezoning would not adversely affect surrounding properties.



City Councilmembers discussed proposed dormitory building height and changes with entrances and exits and how it may affect the neighborhood, and heard several comments from residents that felt there was not enough engagement by the City and residents were not given the opportunity to be involved enough in the process.

The City Planner responded that the plan removes one entrance on Howard Street so entrances are reduced from three to two.

Mayor Murphy asked for public comments and heard from Howard Street residents and that there are about ten houses in the area by the college involved in this project and felt they were not notified of the process; felt their comments to the Planning Commission were not well received and were made to feel it was the residents' fault for not participating; concerned that there were only two public meetings for public engagement; inquired if the entryway could be moved closer to the end of Howard Street instead of in front of a house; suggested that a sign or billboard be installed of what the proposed development would look like for the community to view; heard concerns from residents that they already hear college boiler room whistle and that college HVAC system shakes surrounding houses; heard opposition to dormitory height and discussed height requirements; heard comments that others should put themselves in Howard Street residents' shoes and what would they like to look at out their front window; heard an inquiry where public notices are posted; heard concerns about more college students and activities in residential neighborhoods; and heard comments that proposed setbacks are not sufficient along Howard Street and would change the neighborhood drastically and urged Council to set the maximum height of 45' for that zone and increase the setbacks along Howard Street.

North Central Michigan College representatives apologized that this public input did not happen sooner at previous meetings held by the college and Planning Commission and reviewed height and setbacks and that setbacks of buildings were increased from road right-of-way.

City Council deferred action until the next regular City Council meeting.

#### **Discuss 2022-2027 Capital Improvement Plan**

The City Manager reviewed that copies of the proposed 2022-2027 CIP were distributed to City Council and Planning Commission in advance of this meeting and the draft plan was posted on the City's website on September 9 with no comments received as of September 16. The Plan was unanimously accepted and recommended for City Council approval by the Planning Commission on August 19, 2021. The City Manager reviewed that the six-year plan totals \$53.5M in expenditures, with capital spending in 2022 proposed at \$7.06M, of which \$1.9M (26.9%) is anticipated to come from grants and other outside sources of revenue; that if approved, projects will be included within the 2022 proposed annual City budget; and reviewed 2022 projects in detail including full street reconstruction of East Lake Street from Kalamazoo Avenue to Division including replacing all underground utilities; miscellaneous pavement preservation, paving and street repairs that will focus on State Street from Howard Street to Kalamazoo Avenue; sidewalk additions and replacements in conjunction with street projects; electric system-wide upgrades including installation of three-phase underground lines in the residential areas of East Lake Street from Division Street to Kalamazoo Avenue and side streets and substation maintenance on the Mitchell Street and Petoskey Substation; installation of 3-4 electric vehicle charging stations in area parks and in downtown Petoskey; complete additional GIS mapping transferring existing electric computer models and record drawings to an updated database; reviewed Motorpool replacements and that staff is extending the useful life of public safety and other City vehicles; monies budgeted for engineering and design of a parking deck within the downtown district; demolition of an old house at 620 Ingalls Avenue that is beyond repair; construction of a roof over the Winter Sports Park hockey rink; updated skating features at the Riverbend Skate Park; improvements to shoreline at Solanus Beach that include an ADA accessible boardwalk and installation of native landscaping; potential purchase of 58-acres in Bear Creek Township near Skyline Trail; new decking will be installed on the bridge over the Bear River near City Hall; and monies budgeted for a possible dog park at the Howard Road landfill site. The City Manager also gave a brief overview of proposed 2023-2027 projects.

City Councilmembers inquired if the 2027 proposed projects were new; asked if customers will have to pay for the use of the electric vehicle chargers; inquired on the erosion by the breakwall, Magnus Park and bike trail and status to fix these areas; that there is damage at the breakwall due to erosion; and inquired if there would be new sidewalks on Lake Street as part of the reconstruction project.

City staff responded that the proposed 2027 projects are new or carried over from being pushed out from previous years; that the breakwall falls under the Army Corp. of Engineers and staff will contact them to inform them of damage; that there will be a fee for parking and use of the vehicle chargers and there will be new sidewalks on East Lake Street.

City Council deferred action on the proposed CIP and will further discuss at the next regular scheduled meeting.

#### **Discussion on Draft Economic Development Incentive Policy**

The City Planner reviewed that during the August 16, 2021 public hearing on an Obsolete Property Rehabilitation Act (OPRA) request for 316 and 318 East Lake Street, Councilmembers and members of the public suggested that the City should have a policy against which such requests should be evaluated; that a draft of such a policy had been provided with the City Economic Development Strategy update that included a point system to evaluate OPRA requests based on City priorities; that the draft policy has been broadened to any type of incentive rather than OPRA requests specifically; that any incentive is at the discretion of City Council, but knowing under what circumstances an incentive may be considered is helpful to staff when working with developers; and that staff was looking for direction on how Council wishes to move forward with an economic development incentive policy.

City Councilmembers commented that when evaluating project incentives to use an attitude of “do good” projects unless there is a good reason not to approve; reviewed draft policy and how to determine various processes; that rent control measures could be included; suggestions were made to City Planner of other possible criteria to consider; that use of green technologies and public infrastructure benefit are both mentioned in the master plan and action plan; and heard from those in favor of having staff evaluate and value each project with City Council review.

#### **Approve Defined Contribution Retirement Plan Amendments for Nonunion Staff – Resolution No. 19585**

The Finance Director reviewed that the City recently approved collective bargaining agreements with both the Department of Public Safety Officers and Lieutenants that included provisions for a defined contribution retirement plan for new hires with the City contributing a base amount of 5% and contributions matching employee contributions of up to an additional 5% for a total possible employer contribution of 10% and total employee voluntary contribution of up to 5%; that the City is proposing to extend these provisions to the General Nonunion staff hired after December 31, 2016 who participate in the defined contribution plan; and that the plan changes are proposed to become effective on October 1, 2021.

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

WHEREAS, the City is a participating governmental unit in the Michigan Municipal Employees' Retirement System (MMERS) pension plan document of 1996; and

WHEREAS, the City desires to increase the employer and employee contribution rates pertaining to the General Nonunion employee division (110445) for new hires after December 31, 2016 participating in the Defined Contribution Plan:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby elects to amend current Michigan Municipal Employees' Retirement System (MMERS) benefits in the Defined Contribution Plan for General Nonunion Employees hired after December 31, 2016 to provide for a base employer contribution of 5% and an additional amount matching employee voluntary contributions of up to 5% for a total employer contribution of 10% and total employee voluntary contributions of 5%; and

BE IT FURTHER RESOLVED that the City of Petoskey City Council does and hereby authorizes the City Manager and Director of Finance to prepare and sign the Defined Contribution Plan Adoption Agreements (MD-070) with MMERS for Division 110445 and Contribution Addendum for MMERS Defined Contribution Plan (MD-073) to implement the amendments as set forth above to the existing defined contribution plan effective October 1, 2021.

Said resolution was adopted by the following vote:

AYES: Shiels, Wagner, Walker, Murphy (4)

NAYS: None (0)

**Authorize Non-Motorized Trail Repair Contract – Resolution No. 19586**

The City Manager reviewed that the 2021 Capital Improvement Plan identified non-motorized trail repairs in the amount of \$100,000; that specifications required the bid vendors to provide unit costs (linear feet) for paving; that in 2017, repairs were made to 1,100 linear feet of trail east of West Park and this project will continue from that point eastward toward the Preserves entrance in Bay Harbor; that the project is scheduled to be completed by November 15, 2021 and that two bids were received on September 14.

City Councilmember Shiels moved that, seconded by City Councilmember Wagner to authorize contracting with Payne and Dolan, Inc., Gaylord, in the amount of \$100,000 for non-motorized trail repairs.

Said motion was adopted by the following vote:

AYES: Shiels, Wagner, Walker, Murphy (4)

NAYS: None (0)

**Council Comments**

Mayor Murphy asked for City Council comments and City Councilmember Walker commented that the Little Traverse Bay Bands of Odawa Indians were granted \$35,000,000 in American Recovery Plan funds and that the tribe will be conducting a Zoom meeting on Thursday to hear from the community regarding the use of these funds. Councilmember Wagner commented that the Community Recovery Alliance has an event on September 25 near the clock tower and that he is involved with the Petoskey Interfaith Common Ground and there is a donation drive going on for “Be Kind” bumper stickers and wanted to inform everyone that they are available. City Councilmember Shiels commented that he has received another deer complaint and that he is looking at various ideas to propose on research projects on deer population in Petoskey. Mayor Murphy commented that he would be welcoming those attending the Community Recovery Alliance event.

There being no further business to come before the City Council, this September 20, 2021, meeting of the City Council adjourned at 9:50 P.M.

John Murphy, Mayor

Alan Terry, Clerk-Treasurer

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                         | Invoice<br>GL Account | Check<br>Amount |
|--------------|---------------------|-----------------|-------------------------------|-----------------------|-----------------|
| 09/21        | 09/22/2021          | 94517           | Apollo Fire Equipment         | 101-345-985.000       | 5,541.00        |
| 09/21        | 09/22/2021          | 94518           | LATITUDE 45                   | 101-345-985.000       | 3,610.00        |
| 09/21        | 09/22/2021          | 94519           | Northern Michigan Review Inc. | 101-400-802.000       | 60.76           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-172-751.000       | 3.08            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-201-751.000       | 3.08            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-208-751.000       | 2.15            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-257-751.000       | 1.54            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-215-751.000       | 1.85            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-345-751.000       | 8.00            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-101-751.000       | 24.88           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-201-751.000       | 6.31            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-400-751.000       | 1.54            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-441-751.000       | 4.61            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-770-751.000       | .92             |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-773-775.000       | .31             |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-756-751.000       | 3.08            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-789-751.000       | .60             |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-172-751.000       | 47.25           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-201-751.000       | 47.25           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-208-751.000       | 33.08           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-257-751.000       | 23.63           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-215-751.000       | 28.35           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-345-751.000       | 122.86          |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-262-751.000       | 43.89           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-400-751.000       | 23.63           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-441-751.000       | 70.88           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-770-751.000       | 14.18           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-773-775.000       | 4.73            |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-756-751.000       | 47.25           |
| 09/21        | 09/22/2021          | 94520           | Staples Advantage             | 101-789-751.000       | 9.44            |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 592-538-850.000       | 109.26          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-345-850.000       | 109.26          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 592-538-920.000       | 560.14          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-345-850.000       | 22.70-          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 582-588-850.000       | 13.23           |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-345-850.000       | 72.02           |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-770-850.000       | 72.02           |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-773-850.000       | 110.08          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-789-850.000       | 106.08          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-770-850.000       | 144.04          |
| 09/21        | 09/22/2021          | 94521           | Verizon Wireless              | 101-345-850.000       | 72.02           |
| 09/21        | 09/22/2021          | 94523           | 24/7 Sewer & Drain Cleaning   | 101-770-802.000       | 305.00          |
| 09/21        | 09/22/2021          | 94524           | Advanced Turf Solutions Inc.  | 101-756-775.000       | 359.00          |
| 09/21        | 09/22/2021          | 94525           | Airgas USA LLC                | 661-598-785.000       | 28.14           |
| 09/21        | 09/22/2021          | 94525           | Airgas USA LLC                | 661-598-785.000       | 55.37           |
| 09/21        | 09/22/2021          | 94526           | Alliance Entertainment        | 271-790-761.000       | 330.51          |
| 09/21        | 09/22/2021          | 94526           | Alliance Entertainment        | 271-790-761.100       | 76.48           |
| 09/21        | 09/22/2021          | 94526           | Alliance Entertainment        | 271-790-761.100       | 70.99           |
| 09/21        | 09/22/2021          | 94526           | Alliance Entertainment        | 271-790-761.000       | 296.09          |
| 09/21        | 09/22/2021          | 94526           | Alliance Entertainment        | 271-790-761.100       | 66.22           |
| 09/21        | 09/22/2021          | 94527           | AllMax Software Inc.          | 592-560-915.000       | 400.00          |
| 09/21        | 09/22/2021          | 94528           | Amazon Capital Services       | 592-542-775.000       | 941.98          |
| 09/21        | 09/22/2021          | 94528           | Amazon Capital Services       | 592-555-775.000       | 767.99          |
| 09/21        | 09/22/2021          | 94528           | Amazon Capital Services       | 582-586-775.000       | 79.17           |
| 09/21        | 09/22/2021          | 94529           | Apollo Fire Equipment         | 101-345-775.000       | 3,074.00        |
| 09/21        | 09/22/2021          | 94530           | Axon Enterprises Inc.         | 101-345-985.000       | 4,228.00        |

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| 09/21        | 09/22/2021          | 94530           | Axon Enterprises Inc.          | 101-345-985.000       | 1,246.20        |
| 09/21        | 09/22/2021          | 94531           | Benchmark Engineering Inc.     | 203-451-802.000       | 2,384.00        |
| 09/21        | 09/22/2021          | 94531           | Benchmark Engineering Inc.     | 592-020-342.000       | 2,384.00        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-172-724.000       | 375.28          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-201-724.000       | 600.44          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-208-724.000       | 450.34          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-215-724.000       | 375.28          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-265-724.000       | 517.89          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-268-724.000       | 1,114.59        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 592-560-724.000       | 1,125.84        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-773-724.000       | 382.79          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-789-724.000       | 780.59          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 271-790-724.000       | 4,428.32        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 514-587-724.000       | 375.28          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 582-588-724.000       | 3,902.92        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 592-549-724.000       | 1,576.18        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-345-724.000       | 11,258.40       |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-400-724.000       | 555.42          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-441-724.000       | 1,260.95        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-754-724.000       | 506.62          |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-756-724.000       | 1,298.47        |
| 09/21        | 09/22/2021          | 94532           | Blue Care Network              | 101-770-724.000       | 2,439.32        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 101-172-724.000       | 948.17          |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 101-208-724.000       | 197.53          |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 101-345-724.000       | 6,637.22        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 101-441-724.000       | 1,185.22        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 204-481-724.000       | 2,923.53        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 271-790-724.000       | 395.07          |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 514-587-724.000       | 1,185.21        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 582-588-724.000       | 1,299.61        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 592-549-724.000       | 4,345.80        |
| 09/21        | 09/22/2021          | 94533           | BLUE CROSS\BLUE SHIELD - MICH. | 592-560-724.000       | 197.54          |
| 09/21        | 09/22/2021          | 94534           | Bound Tree Medical LLC         | 101-345-775.000       | 15.46           |
| 09/21        | 09/22/2021          | 94534           | Bound Tree Medical LLC         | 101-345-775.000       | 187.99          |
| 09/21        | 09/22/2021          | 94535           | Collins Dent Werks, LLC        | 661-598-932.000       | 263.80          |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 50.55           |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 368.93          |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 349.63          |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 188.56          |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 70.98           |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 84.09           |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 92.13           |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 592-558-920.000       | 46.08           |
| 09/21        | 09/22/2021          | 94536           | Consumers Energy               | 202-475-920.000       | 106.01          |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 701-000-230.190       | 2,057.74        |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-172-724.000       | 19.16           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-201-724.000       | 35.31           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-208-724.000       | 19.16           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-215-724.000       | 18.00           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-265-724.000       | 4.79            |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 582-588-724.000       | 54.13           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 592-549-724.000       | 54.88           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 592-560-724.000       | 20.60           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-770-724.000       | 35.45           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-773-724.000       | 5.75            |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co     | 101-789-724.000       | 10.54           |

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| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 204-481-724.000       | 66.24           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 271-790-724.000       | 97.99           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 514-587-724.000       | 32.77           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-268-724.000       | 11.98           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-345-724.000       | 505.82          |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-400-724.000       | 11.50           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-441-724.000       | 32.57           |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-754-724.000       | 5.27            |
| 09/21        | 09/22/2021          | 94537           | Dearborn Life Insurance Co    | 101-756-724.000       | 16.29           |
| 09/21        | 09/22/2021          | 94538           | Decka Digital LLC             | 101-345-751.000       | 50.00           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-172-724.000       | 49.97           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-201-724.000       | 137.34-         |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-208-724.000       | 25.88           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-215-724.000       | 1.58            |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-265-724.000       | 23.81           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-268-724.000       | 47.86           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 592-549-724.000       | 318.17          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 592-560-724.000       | 65.29           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 701-000-230.110       | 1,296.89        |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-773-724.000       | 16.00           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-789-724.000       | 32.03           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 204-481-724.000       | 131.51          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 271-790-724.000       | 218.97          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 514-587-724.000       | 72.42           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 582-588-724.000       | 242.19          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-345-724.000       | 851.86          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-400-724.000       | 26.57           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-441-724.000       | 125.41          |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-754-724.000       | 24.88           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-756-724.000       | 63.80           |
| 09/21        | 09/22/2021          | 94539           | Delta Dental                  | 101-770-724.000       | 122.90          |
| 09/21        | 09/22/2021          | 94540           | Derrer Oil Co.                | 661-598-759.000       | 2,023.25        |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-538-920.000       | 37.07           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 101-265-924.000       | 37.78           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 582-593-924.000       | 34.97           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 101-773-924.000       | 90.36           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 101-265-924.000       | 45.48           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-538-920.000       | 34.26           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 271-790-924.000       | 34.26           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 582-593-920.000       | 53.18           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-555-920.000       | 39.25           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 271-790-924.000       | 38.07           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 101-268-924.000       | 51.09           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 101-770-924.000       | 34.26           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-538-920.000       | 34.97           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-551-920.000       | 51.09           |
| 09/21        | 09/22/2021          | 94541           | DTE Energy                    | 592-551-920.000       | 609.25          |
| 09/21        | 09/22/2021          | 94542           | Dubois-Cooper Associates Inc. | 592-555-775.000       | 4,500.00        |
| 09/21        | 09/22/2021          | 94543           | DUCH, JOHN                    | 101-345-850.000       | 62.50           |
| 09/21        | 09/22/2021          | 94544           | Etna Supply                   | 592-010-111.000       | 415.00          |
| 09/21        | 09/22/2021          | 94544           | Etna Supply                   | 592-010-111.000       | 5,640.00        |
| 09/21        | 09/22/2021          | 94544           | Etna Supply                   | 592-546-775.000       | 912.30          |
| 09/21        | 09/22/2021          | 94544           | Etna Supply                   | 592-545-775.000       | 406.20          |
| 09/21        | 09/22/2021          | 94545           | Evergreen Lawn Care           | 514-587-802.000       | 234.00          |
| 09/21        | 09/22/2021          | 94545           | Evergreen Lawn Care           | 101-770-802.000       | 72.00           |
| 09/21        | 09/22/2021          | 94545           | Evergreen Lawn Care           | 202-467-802.000       | 144.00          |



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| 09/21        | 09/29/2021          | 94545           | Evergreen Lawn Care                  | 514-587-802.000       | 234.00- V       |
| 09/21        | 09/29/2021          | 94545           | Evergreen Lawn Care                  | 101-770-802.000       | 72.00- V        |
| 09/21        | 09/29/2021          | 94545           | Evergreen Lawn Care                  | 202-467-802.000       | 144.00- V       |
| 09/21        | 09/22/2021          | 94546           | Factor Systems LLC                   | 101-208-803.000       | 3,745.99        |
| 09/21        | 09/22/2021          | 94547           | Fastenal Company                     | 582-590-775.000       | 61.24           |
| 09/21        | 09/22/2021          | 94547           | Fastenal Company                     | 202-475-775.000       | 41.64           |
| 09/21        | 09/22/2021          | 94548           | Ginop Sales Inc.                     | 661-020-140.000       | 6,000.00        |
| 09/21        | 09/22/2021          | 94549           | Grand Traverse Mobile Communications | 101-345-802.000       | 180.17          |
| 09/21        | 09/22/2021          | 94549           | Grand Traverse Mobile Communications | 101-345-775.000       | 598.80          |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 4,616.00        |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 433.50          |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 3,760.00        |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 2,675.00        |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 165.00          |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 317.50          |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 9,530.00        |
| 09/21        | 09/22/2021          | 94550           | GRP Engineering Inc.                 | 582-588-802.000       | 656.00          |
| 09/21        | 09/22/2021          | 94551           | Haviland Products Company            | 592-551-783.000       | 10,008.00       |
| 09/21        | 09/22/2021          | 94551           | Haviland Products Company            | 592-540-783.000       | 3,086.91        |
| 09/21        | 09/22/2021          | 94551           | Haviland Products Company            | 592-551-783.000       | 731.40          |
| 09/21        | 09/22/2021          | 94551           | Haviland Products Company            | 592-551-783.000       | 5,305.87        |
| 09/21        | 09/22/2021          | 94552           | HydroCorp                            | 592-545-802.000       | 1,768.00        |
| 09/21        | 09/22/2021          | 94553           | Integra Realty Resources             | 101-257-802.000       | 13,500.00       |
| 09/21        | 09/22/2021          | 94554           | K & J Septic Service LLC             | 101-770-802.000       | 140.00          |
| 09/21        | 09/22/2021          | 94555           | Kring Chevrolet Cadillac, Dave       | 661-598-932.000       | 62.35           |
| 09/21        | 09/22/2021          | 94556           | LexisNexis Risk Data Management Inc. | 101-208-802.000       | 150.00          |
| 09/21        | 09/22/2021          | 94556           | LexisNexis Risk Data Management Inc. | 514-587-802.000       | 150.00          |
| 09/21        | 09/22/2021          | 94557           | Lynn Peavey Company                  | 101-345-775.000       | 116.80          |
| 09/21        | 09/22/2021          | 94558           | Magazine Subscription Service Agency | 271-790-760.400       | 4,308.08        |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 582-586-775.000       | 57.56           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 582-586-775.000       | 7.19            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 582-586-775.000       | 57.56-          |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-789-775.000       | 29.69           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 592-558-775.000       | 15.29           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-773-931.000       | 22.49           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-773-931.000       | 26.99           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 514-587-802.100       | 13.29           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-754-775.000       | 47.68           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-345-775.000       | 13.49           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-775.000       | 5.97-           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-528-775.000       | 37.98           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-775.000       | 14.55           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-770-934.000       | 22.03           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-930.000       | 16.61           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 592-554-775.000       | 9.98            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-930.000       | 5.24            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 271-790-752.000       | 6.83            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 592-554-775.000       | 8.62            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-930.000       | 23.52           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-770-775.000       | 55.76           |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-770-931.000       | 4.49            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-775.000       | 8.08            |
| 09/21        | 09/22/2021          | 94559           | Meyer Ace Hardware                   | 101-268-775.000       | 8.09            |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                    | 271-790-751.000       | 3.19            |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                    | 271-790-958.200       | 20.00           |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                    | 271-790-751.000       | 5.00            |

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|--------------|---------------------|-----------------|--|-----------------------|-----------------|
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                      | 271-790-958.100       | 7.39            |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                      | 271-790-752.000       | 6.18            |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                      | 271-790-958.200       | 35.00           |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                      | 271-790-912.000       | 18.00           |
| 09/21        | 09/22/2021          | 94560           | MEYERSON, VALERIE                      | 271-790-751.000       | 7.99            |
| 09/21        | 09/22/2021          | 94561           | Michigan Assoc. of Hostage Negotiators | 101-345-912.000       | 150.00          |
| 09/21        | 09/22/2021          | 94562           | MICHIGAN PIPE & VALVE                  | 204-010-111.000       | 32.00           |
| 09/21        | 09/22/2021          | 94562           | MICHIGAN PIPE & VALVE                  | 202-469-775.000       | 186.00          |
| 09/21        | 09/22/2021          | 94562           | MICHIGAN PIPE & VALVE                  | 203-469-775.000       | 186.00          |
| 09/21        | 09/22/2021          | 94562           | MICHIGAN PIPE & VALVE                  | 204-010-111.000       | 36.00           |
| 09/21        | 09/22/2021          | 94563           | Michigan Rural Water Assoc.            | 592-549-915.000       | 620.00          |
| 09/21        | 09/22/2021          | 94564           | National Hose Testing Specialties Inc. | 101-345-802.000       | 3,000.00        |
| 09/21        | 09/22/2021          | 94565           | New Pig Corporation                    | 101-789-802.000       | 1,636.88        |
| 09/21        | 09/22/2021          | 94566           | North Country IT                       | 271-790-802.000       | 386.00          |
| 09/21        | 09/22/2021          | 94567           | Northern A-1 Environmental Services    | 101-789-802.000       | 727.04          |
| 09/21        | 09/22/2021          | 94568           | Performance Painting                   | 101-770-802.000       | 1,170.00        |
| 09/21        | 09/22/2021          | 94569           | PhoneGuide                             | 271-790-905.000       | 285.00          |
| 09/21        | 09/22/2021          | 94570           | Plummer's Environmental Services Inc   | 592-025-343.000       | 11,600.00       |
| 09/21        | 09/22/2021          | 94571           | Power Line Supply                      | 582-010-111.000       | 24,602.40       |
| 09/21        | 09/22/2021          | 94571           | Power Line Supply                      | 582-010-111.000       | 5,068.05        |
| 09/21        | 09/22/2021          | 94571           | Power Line Supply                      | 582-010-111.000       | 8,763.63        |
| 09/21        | 09/22/2021          | 94572           | Revize LLC                             | 101-172-802.000       | 3,025.00        |
| 09/21        | 09/22/2021          | 94573           | Rob Root Masonry & Construction        | 202-109-775.000       | 24,950.00       |
| 09/21        | 09/22/2021          | 94574           | Ryan Brothers Inc.                     | 582-020-360.000       | 2,010.00        |
| 09/21        | 09/22/2021          | 94575           | Shermco Industries Inc.                | 582-020-360.000       | 14,505.00       |
| 09/21        | 09/22/2021          | 94576           | Sherwin Industries, Inc.               | 202-464-775.000       | 57.76           |
| 09/21        | 09/22/2021          | 94576           | Sherwin Industries, Inc.               | 203-464-775.000       | 57.76           |
| 09/21        | 09/22/2021          | 94577           | Sirchie                                | 101-345-775.000       | 162.70          |
| 09/21        | 09/22/2021          | 94578           | Spok                                   | 204-481-850.000       | 37.61           |
| 09/21        | 09/22/2021          | 94578           | Spok                                   | 582-588-850.000       | 37.61           |
| 09/21        | 09/22/2021          | 94578           | Spok                                   | 592-560-850.000       | 37.61           |
| 09/21        | 09/22/2021          | 94578           | Spok                                   | 592-549-850.000       | 37.61           |
| 09/21        | 09/22/2021          | 94578           | Spok                                   | 661-598-850.000       | 37.62           |
| 09/21        | 09/22/2021          | 94579           | State of Michigan                      | 271-790-880.000       | 10.00           |
| 09/21        | 09/22/2021          | 94579           | State of Michigan                      | 271-790-880.000       | 10.00           |
| 09/21        | 09/22/2021          | 94580           | Systems Specialties                    | 592-554-775.000       | 465.00          |
| 09/21        | 09/22/2021          | 94581           | Taylor Rental Center                   | 101-770-985.000       | 92.40           |
| 09/21        | 09/22/2021          | 94582           | Teledyne Instruments Inc.              | 592-554-775.000       | 1,188.86        |
| 09/21        | 09/22/2021          | 94583           | Tetra Tech Inc                         | 592-549-802.000       | 320.00          |
| 09/21        | 09/22/2021          | 94584           | Troxel, Todd                           | 101-345-775.000       | 462.00          |
| 09/21        | 09/22/2021          | 94585           | UPS                                    | 271-790-751.000       | 8.75            |
| 09/21        | 09/22/2021          | 94586           | USA Blue Book                          | 592-554-775.000       | 367.90          |
| 09/21        | 09/22/2021          | 94587           | Weaver Design Agency LLC               | 271-790-802.000       | 1,450.00        |
| 09/21        | 09/22/2021          | 94587           | Weaver Design Agency LLC               | 271-790-802.000       | 925.00          |
| 09/21        | 09/22/2021          | 94587           | Weaver Design Agency LLC               | 271-790-802.000       | 900.00          |
| 09/21        | 09/29/2021          | 94588           | Aflac                                  | 701-000-230.180       | 797.26          |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-751.000       | 112.06          |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-752.000       | 19.95           |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-760.000       | 64.95           |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-761.200       | 95.58           |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-958.200       | 42.02           |
| 09/21        | 09/29/2021          | 94589           | Amazon Credit Plan                     | 271-790-986.000       | 159.98-         |
| 09/21        | 09/29/2021          | 94590           | Analytical Technology Inc.             | 592-537-775.000       | 832.38          |
| 09/21        | 09/29/2021          | 94591           | AT&T                                   | 592-538-850.000       | 89.43           |
| 09/21        | 09/29/2021          | 94591           | AT&T                                   | 271-790-850.000       | 302.08          |
| 09/21        | 09/29/2021          | 94592           | Ballard's Plumbing & Heating           | 582-593-930.000       | 709.48          |

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|--------------|---------------------|-----------------|--------------------------------|-----------------------|-----------------|
| 09/21        | 09/29/2021          | 94592           | Ballard's Plumbing & Heating   | 592-543-802.000       | 125.00          |
| 09/21        | 09/29/2021          | 94593           | Baytees                        | 101-345-775.000       | 1,250.00        |
| 09/21        | 09/29/2021          | 94594           | Blarney Castle Oil Co.         | 101-789-772.000       | 15,185.45       |
| 09/21        | 09/29/2021          | 94595           | Center Point Large Print       | 271-790-760.000       | 80.41           |
| 09/21        | 09/29/2021          | 94596           | Char-Em United Way             | 701-000-230.800       | 51.50           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 582-593-930.000       | 10.07           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 204-481-767.000       | 77.83           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 582-588-767.000       | 88.35           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 592-560-767.000       | 39.89           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 592-549-767.000       | 39.89           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 592-544-802.000       | 50.44           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 101-268-802.000       | 17.23           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 582-593-930.000       | 37.42           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 204-481-767.000       | 77.83           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 582-588-767.000       | 88.35           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 592-560-767.000       | 39.89           |
| 09/21        | 09/29/2021          | 94597           | Cintas Corp #729               | 592-549-767.000       | 39.89           |
| 09/21        | 09/29/2021          | 94598           | Crooked Tree Arts Center       | 271-790-905.000       | 200.00          |
| 09/21        | 09/29/2021          | 94599           | Curry Supply Co                | 661-020-142.000       | 2,829.05        |
| 09/21        | 09/29/2021          | 94600           | Dailey Mechanical LLC          | 271-790-930.000       | 1,601.50        |
| 09/21        | 09/29/2021          | 94601           | Derrer Oil Co.                 | 661-598-759.000       | 2,719.08        |
| 09/21        | 09/29/2021          | 94602           | DTE Energy                     | 101-345-920.100       | 51.80           |
| 09/21        | 09/29/2021          | 94602           | DTE Energy                     | 592-558-920.000       | 34.26           |
| 09/21        | 09/29/2021          | 94602           | DTE Energy                     | 101-345-920.000       | 62.30           |
| 09/21        | 09/29/2021          | 94602           | DTE Energy                     | 592-538-920.000       | 40.57           |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-172-751.000       | 6.95            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-201-751.000       | 6.95            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-208-751.000       | 4.86            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-257-751.000       | 3.47            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-215-751.000       | 4.17            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-345-751.000       | 18.07           |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-400-751.000       | 3.47            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-441-751.000       | 10.42           |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-770-751.000       | 2.08            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-773-775.000       | .69             |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-756-751.000       | 6.95            |
| 09/21        | 09/29/2021          | 94603           | Dunn's Business Solutions      | 101-789-751.000       | 1.41            |
| 09/21        | 09/29/2021          | 94604           | Emmet County Treasurer         | 703-040-222.220       | 101,670.42      |
| 09/21        | 09/29/2021          | 94604           | Emmet County Treasurer         | 703-040-222.220       | 6,416.98        |
| 09/21        | 09/29/2021          | 94604           | Emmet County Treasurer         | 703-040-228.220       | 128,009.19      |
| 09/21        | 09/29/2021          | 94605           | Eyes Only Media LLC            | 248-540-882.120       | 924.00          |
| 09/21        | 09/29/2021          | 94606           | Ferguson Enterprises LLC #2000 | 101-789-775.000       | 392.82          |
| 09/21        | 09/29/2021          | 94607           | GFL Environmental              | 101-528-775.000       | 290.00          |
| 09/21        | 09/29/2021          | 94607           | GFL Environmental              | 582-586-802.000       | 145.00          |
| 09/21        | 09/29/2021          | 94607           | GFL Environmental              | 582-593-775.000       | 146.35          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 582-593-930.000       | 136.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-931.000       | 374.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-932.000       | 408.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-931.000       | 510.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-932.000       | 136.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 582-593-930.000       | 170.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 203-475-802.000       | 34.00           |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-931.000       | 238.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-932.000       | 612.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 582-593-930.000       | 136.00          |
| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                 | 661-598-931.000       | 884.00          |

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| 09/21        | 09/29/2021          | 94608           | Gibby's Garage                    | 661-598-932.000       | 544.00          |
| 09/21        | 09/29/2021          | 94609           | Great Lakes Energy                | 592-538-920.000       | 40.72           |
| 09/21        | 09/29/2021          | 94609           | Great Lakes Energy                | 592-558-920.000       | 61.78           |
| 09/21        | 09/29/2021          | 94609           | Great Lakes Energy                | 101-345-920.100       | 280.71          |
| 09/21        | 09/29/2021          | 94609           | Great Lakes Energy                | 592-538-920.000       | 46.68           |
| 09/21        | 09/29/2021          | 94609           | Great Lakes Energy                | 592-558-920.000       | 71.46           |
| 09/21        | 09/29/2021          | 94610           | Hubbell Roth & Clark Inc.         | 592-560-802.000       | 2,637.20        |
| 09/21        | 09/29/2021          | 94610           | Hubbell Roth & Clark Inc.         | 592-560-802.000       | 238.14          |
| 09/21        | 09/29/2021          | 94610           | Hubbell Roth & Clark Inc.         | 592-560-802.000       | 13,510.00       |
| 09/21        | 09/29/2021          | 94611           | JanWay Corporation USA, Inc.      | 271-790-751.000       | 205.60          |
| 09/21        | 09/29/2021          | 94612           | John E. Green Co.                 | 271-790-930.000       | 165.00          |
| 09/21        | 09/29/2021          | 94612           | John E. Green Co.                 | 101-268-802.000       | 165.00          |
| 09/21        | 09/29/2021          | 94613           | Johnstone Supply #234             | 101-268-775.000       | 134.66          |
| 09/21        | 09/29/2021          | 94613           | Johnstone Supply #234             | 101-268-775.000       | 91.08           |
| 09/21        | 09/29/2021          | 94614           | Kring Chevrolet Cadillac, Dave    | 661-598-932.000       | 62.35           |
| 09/21        | 09/29/2021          | 94614           | Kring Chevrolet Cadillac, Dave    | 661-598-932.000       | 52.74           |
| 09/21        | 09/29/2021          | 94615           | Lakeshore Learning                | 271-790-958.000       | 36.42           |
| 09/21        | 09/29/2021          | 94615           | Lakeshore Learning                | 271-790-958.000       | 19.99           |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-020-360.000       | 7,065.17        |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-588-802.000       | 4,670.08        |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-020-360.000       | 4,800.00        |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-586-802.000       | 650.00          |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-020-360.000       | 1,370.00        |
| 09/21        | 09/29/2021          | 94616           | Lowery Underground Service        | 582-020-360.000       | 1,960.00        |
| 09/21        | 09/29/2021          | 94617           | MacDonald Garber Broadcasting     | 248-540-882.140       | 700.00          |
| 09/21        | 09/29/2021          | 94617           | MacDonald Garber Broadcasting     | 248-540-882.140       | 700.00          |
| 09/21        | 09/29/2021          | 94618           | Mead & Hunt                       | 592-556-802.000       | 1,725.00        |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 271-790-752.000       | 174.61          |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 271-790-958.100       | 35.02           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-172-751.000       | 41.80           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-208-751.000       | 29.26           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-201-751.000       | 41.80           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-257-751.000       | 20.90           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-215-751.000       | 25.08           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-345-751.000       | 108.68          |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-400-751.000       | 20.90           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-441-751.000       | 62.70           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-770-751.000       | 12.54           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-773-775.000       | 4.18            |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-756-751.000       | 41.80           |
| 09/21        | 09/29/2021          | 94619           | Michigan Officeways Inc.          | 101-789-751.000       | 8.36            |
| 09/21        | 09/29/2021          | 94620           | Michigan Water Environment Assoc. | 592-560-915.000       | 150.00          |
| 09/21        | 09/29/2021          | 94621           | Midwest Tape                      | 271-790-761.000       | 22.49           |
| 09/21        | 09/29/2021          | 94621           | Midwest Tape                      | 271-790-761.000       | 81.98           |
| 09/21        | 09/29/2021          | 94621           | Midwest Tape                      | 271-790-761.000       | 114.97          |
| 09/21        | 09/29/2021          | 94621           | Midwest Tape                      | 271-790-761.000       | 79.98           |
| 09/21        | 09/29/2021          | 94622           | North Central Laboratories        | 592-553-775.000       | 583.32          |
| 09/21        | 09/29/2021          | 94623           | OLSTROM EXCAVATING & PAVING       | 582-020-360.000       | 30,078.00       |
| 09/21        | 09/29/2021          | 94624           | Performance Painting              | 202-467-802.000       | 757.00          |
| 09/21        | 09/29/2021          | 94624           | Performance Painting              | 203-467-802.000       | 757.00          |
| 09/21        | 09/29/2021          | 94625           | Petoskey Public Schools           | 703-040-236.220       | 300,861.65      |
| 09/21        | 09/29/2021          | 94625           | Petoskey Public Schools           | 703-040-237.220       | 30,935.76       |
| 09/21        | 09/29/2021          | 94625           | Petoskey Public Schools           | 703-040-237.220       | 20,694.19       |
| 09/21        | 09/29/2021          | 94626           | Proclean North                    | 592-554-802.000       | 726.00          |
| 09/21        | 09/29/2021          | 94626           | Proclean North                    | 582-593-930.000       | 1,330.00        |
| 09/21        | 09/29/2021          | 94627           | Roemer Utility Services LLC       | 582-020-360.000       | 19,602.00       |

| GL<br>Period  | Check<br>Issue Date | Check<br>Number | Payee                               | Invoice<br>GL Account | Check<br>Amount     |
|---------------|---------------------|-----------------|-------------------------------------|-----------------------|---------------------|
| 09/21         | 09/29/2021          | 94628           | Standard Electric Company           | 582-010-111.000       | 424.73              |
| 09/21         | 09/29/2021          | 94628           | Standard Electric Company           | 582-082-682.000       | 4.25-               |
| 09/21         | 09/29/2021          | 94629           | Thompson Park Avenue Properties LLC | 514-587-802.100       | 789.37              |
| 09/21         | 09/29/2021          | 94630           | Thru Glass Window Cleaning          | 514-587-802.100       | 25.00               |
| 09/21         | 09/29/2021          | 94631           | Total Communications Services LLC   | 101-789-802.000       | 2,593.00            |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 204-481-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 582-593-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 582-588-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 592-549-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 592-560-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94632           | U.S. Bank Equipment Finance         | 661-598-751.000       | 31.37               |
| 09/21         | 09/29/2021          | 94633           | UPS Store, The                      | 592-553-802.000       | 12.16               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-172-724.000       | 26.88               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-201-724.000       | .56                 |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-208-724.000       | 19.04               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-215-724.000       | 10.64               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-265-724.000       | 11.98               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 582-588-724.000       | 122.64              |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 592-549-724.000       | 145.88              |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 592-560-724.000       | 40.04               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 701-000-230.110       | 39.76               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-770-724.000       | 65.24               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-773-724.000       | 8.06                |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-789-724.000       | 15.62               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 204-481-724.000       | 66.64               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 271-790-724.000       | 114.80              |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 514-587-724.000       | 42.56               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-268-724.000       | 23.32               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-345-724.000       | 442.97              |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-400-724.000       | 13.89               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-441-724.000       | 64.74               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-754-724.000       | 13.24               |
| 09/21         | 09/29/2021          | 94634           | VSP                                 | 101-756-724.000       | 31.42               |
| 09/21         | 09/29/2021          | 999225          | ACH-CHILD SUPPORT                   | 701-000-230.160       | 160.23              |
| 09/21         | 09/29/2021          | 999226          | ACH-EFTPS                           | 701-000-230.100       | 21,723.84           |
| 09/21         | 09/29/2021          | 999226          | ACH-EFTPS                           | 701-000-230.200       | 13,197.76           |
| 09/21         | 09/29/2021          | 999226          | ACH-EFTPS                           | 701-000-230.200       | 13,197.76           |
| 09/21         | 09/29/2021          | 999226          | ACH-EFTPS                           | 701-000-230.200       | 3,086.59            |
| 09/21         | 09/29/2021          | 999226          | ACH-EFTPS                           | 701-000-230.200       | 3,086.59            |
| 09/21         | 09/29/2021          | 999227          | ACH-ICMA 457                        | 701-000-230.700       | 2,266.52            |
| 09/21         | 09/29/2021          | 999227          | ACH-ICMA 457                        | 701-000-230.700       | 5,710.00            |
| 09/21         | 09/29/2021          | 999228          | ACH-MERS Health Saving Plan         | 701-000-230.195       | 1,241.63            |
| 09/21         | 09/29/2021          | 999228          | ACH-MERS Health Saving Plan         | 701-000-230.195       | 71.46               |
| 09/21         | 09/29/2021          | 999229          | ICMA 401                            | 701-000-230.700       | 654.08              |
| 09/21         | 09/29/2021          | 999230          | ICMA-ROTH                           | 701-000-230.900       | 345.00              |
| Grand Totals: |                     |                 |                                     |                       | <u>1,074,611.98</u> |

## Report Criteria:

Check.Check issue date = 09/16/2021-09/29/2021

| Check Number  | Check Issue Date | Name                 | GL Account   | Amount   |
|---------------|------------------|----------------------|--------------|----------|
| 94511         | 09/22/2021       | Balian, Edward S.    | 271790958100 | 150.00   |
| 94512         | 09/22/2021       | Dumey, Eric          | 101087654000 | 100.00   |
| 94513         | 09/22/2021       | Lobdell, Barbara     | 271082684000 | 200.00   |
| 94514         | 09/22/2021       | Nettleman, Florence  | 582588803000 | 43.09    |
| 94515         | 09/22/2021       | Rhome, Michele       | 101087654000 | 100.00   |
| 94516         | 09/22/2021       | Burke, Barbara       | 582040285000 | 44.65    |
| 94522         | 09/29/2021       | Green Projects Group | 582588803000 | 100.00   |
| 94635         | 09/29/2021       | Beattie, David       | 582081642300 | 250.00   |
| 94636         | 09/29/2021       | D.C. Mechanics       | 582081642300 | 144.65   |
| 94637         | 09/29/2021       | Dewood, Matt         | 582081642300 | 338.44   |
| 94638         | 09/29/2021       | Gallmeyer, Will      | 582588803000 | 100.00   |
| 94638         | 09/29/2021       | Gallmeyer, Will      | 582588803000 | 100.00-  |
| 94639         | 09/29/2021       | Gazso, Dennis        | 582081642300 | 165.71   |
| 94640         | 09/29/2021       | Hance, Linda         | 582081642300 | 340.23   |
| 94641         | 09/29/2021       | Kelly, Carol         | 582081642300 | 80.92    |
| 94642         | 09/29/2021       | Kennard, Logan       | 582081642300 | 34.72    |
| 94643         | 09/29/2021       | Osterhout, Amber     | 582081642300 | 43.31    |
| 94644         | 09/29/2021       | Petoskey E-Bikes LLC | 592040285000 | 234.80   |
| 94644         | 09/29/2021       | Petoskey E-Bikes LLC | 582040285000 | 500.00   |
| Grand Totals: |                  |                      |              | 2,870.52 |





**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**PREPARED:** September 22, 2021

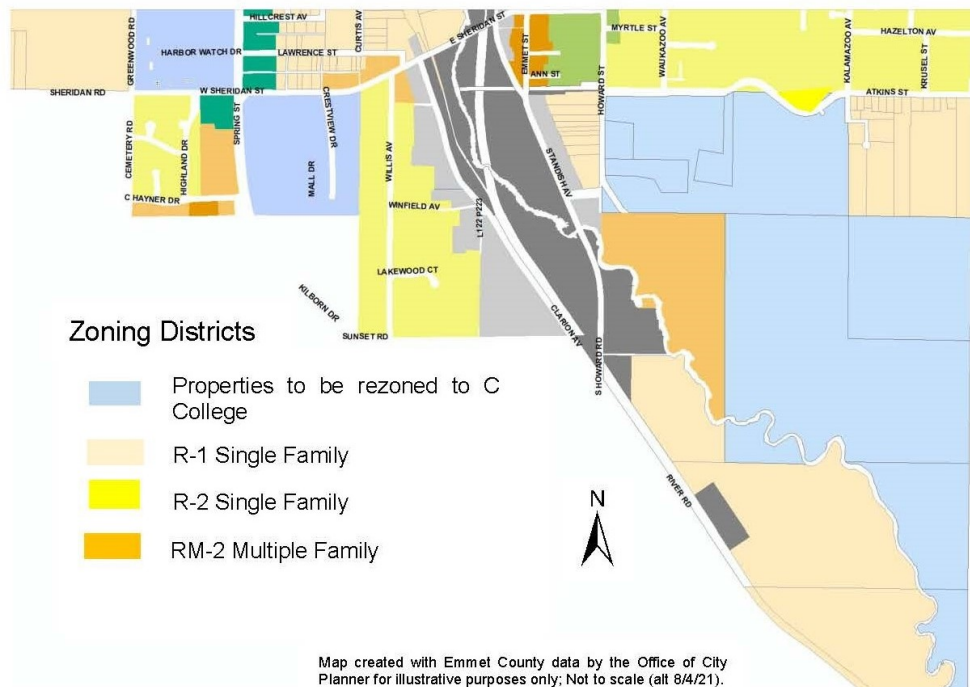
**AGENDA SUBJECT:** Second Reading on an Ordinance to Rezone Properties to C – College District

**RECOMMENDATION:** That the City Council conduct second reading and possible adoption

**Background** After review and recommendation of the Howard Street/College Ring Road extension in March of 2021, the Planning Commission discussed the creation of a new college zoning district for properties owned by North Central Michigan College. The College is currently a special condition use in the R-1 Single Family District. The Commission and College worked together on creation of the district that is designed to be similar to the H-Hospital Districts that provides longer term understanding of potential campus changes.

At its August 2, 2021 meeting, City Council adopted the C-College District as recommended by the Planning Commission. A request to rezone its property south of Atkins Street to the new C-Zoning District was received by North Central Michigan College on June 3, 2021 and a public hearing was scheduled and held by the Planning Commission at its August 19 meeting. The College included their entire five-year master plan as its Master Site Facilities Plan, which has more detail than required.

**Discussion** The area of rezoning request is indicated in the map below.



At its August 19 meeting, the Commission found that the request was consistent with the City Master Plan, Future Land Use Map and Zoning Plan; the uses and development standards are compatible with surrounding uses; the site is of sufficient size to accommodate the uses; the rezoning would not adversely affect surrounding properties. The Commission further found that the Master Site Facilities Plan complied with the Sections 3304 and 3305 of the C-College District and recommended the property rezoning.

**Action** Staff recommends that City Council conduct the second reading and adopt the rezoning ordinance.

at  
Enclosure

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451, THE ZONING ORDINANCE OF THE CITY OF PETOSKEY TO RE-ZONE SPECIFIC PROPERTIES FROM THE R-1 SINGLE FAMILY DISTRICT TO THE C- COLLEGE DISTRICT.**

**WHEREAS**, a request to rezone 1515 Howard Street from R-1 Single Family to C- College District was made on June 3, 2021 by North Central Michigan College; and

**WHEREAS**, the subject properties are located on the southeast end of the City of Petoskey and hold community college facilities including classrooms, administrative offices, utility facilities, parking lots, a sculpture gallery, a community gymnasium, dormitories, cafeteria facilities, and a 195 acre natural area; and

**WHEREAS**, the subject property is currently within the R-1 Single Family District as a special condition use; and

**WHEREAS**, North Central Michigan College is required by the State of Michigan to adopt a five-year master plan that was last updated in 2019; and

**WHEREAS**, the City of Petoskey has been working with the College for several years on the extension of the internal ring road and the Planning Commission approved a design for the road to become a publicly dedicated street on March 18, 2021; and

**WHEREAS**, during the roadway discussion it was suggested that a new zoning district for the College that reflected the overall master plan would be appropriate; and

**WHEREAS**, the Planning Commission and College worked to draft district language that balances the needs of the community with future college expansion; and

**WHEREAS**, the new C College zoning district was adopted by City Council at its August 2nd, 2021 meeting; and

**WHEREAS**, the Planning Commission held a public hearing on the request to rezone the property from R-1 Single Family to C- College on August 19, 2021; and

**WHEREAS**, the Planning Commission made the determination that the rezoning of the subject property from R-1 Single Family to C- College District is consistent with the City Master Plan, Future Land Use Map and Zoning Plan, that the uses and development standards are compatible with surrounding uses, that

the site is of sufficient size to accommodate the proposed uses, and that the rezoning will not adversely affect surrounding properties and recommended the rezoning to City Council on a 9-0 vote.

**NOW THEREFORE**, the City of Petoskey ordains:

1. The property known as 1515 Howard Street, specifically:

Parcel ID 52-19-08-100-016

COM AT PT ON SEC LN 653 FT M/L E OF SEC COR COM TO SEC'S 5 & 8 & SD PT BEING C/L OF WAUKAZOO AVE PRODUCED S, TH E ALG SD SEC LN 522.7 FT, TH S 250 FT, TH W PAR TO SEC LN 522.7 FT, TH N 250 FT TO BEG. COM AT NW COR OF SEC 8, TH E 33 FT TO POB. TH E 620 FT, S 250 FT, E 522.7 FT, N 250 FT, E 1431 FT TO N LN OF KALAMAZOO AVE, TH S 1320 FT, W 1287 FT, N 16.5 FT, W 1089 FT, TH NW'LY TO SD SEC LN, TH N 279 FT, S88°9'E 314.3 FT, TH N0°41'E 394.4 FT, TH N83°14'W 321.3 FT TO HOWARD ST, TH N 319 FT TO POB. ALSO COM AT SW COR OF NW 1/4 OF NW 1/4, TH E 82 RDS, N 1 RD, W 66 RDS, NW'LY TO SEC LN AT PT 21 RDS N OF POB, TH S ALG SEC LN 21 RDS TO POB. EXC COM 744.70 FT S OF NW COR OF SEC FOR POB, TH E 920 FT, S 352 FT, W 280.15 FT, N32°W 162 FT, N80°W 197 FT, W 360 FT, N 182 FT TO POB. EXC THAT PT OF THE ATKINS RD EXT DESC AS: PT OF SW ¼ OF SECTION 5 & PT OF NW ¼ OF SECTION 8; COM AT NW COR SEC 8, TH ALG N LN OF SD SEC 8 S89°57'00"E 33.01 FT TO E'LY LN OF HOWARD ST & POB, TH ALG SD LN N00°13'45"W 44 FT, TH S89°57'00"E 1285.94 FT, TH S15°57'57"E 2.68 FT, TH 84.13 FT ALG CURVE L, RAD 217 FT, DELTA 22°12'45", CHD N62°55'41"E 83.60 FT, TH N51°49'19"E 14.88 FT, TH 51 FT ALG CURVE R, RAD 283 FT, DELTA 10°19'29", CHD N56°59'03"E 50.93 FT, TH N27°51'12"W 11 FT, TH 333.28 FT ALG CURVE TO R, RAD 294 FT, DELTA 64°57'02", CHD S85°22'41"E 315.72 FT, TH S52°54'10"E 369.08 FT, TH 156.16 FT ALG CURVE L, RAD 206 FT, DELTA 43°26'04", CHD S74°37'12"E 152.45 FT, TH N06°20'14"W 39 FT, TH 79.75 FT ALG CURVE L, RAD 167 FT, DELTA 27°21'46", CHD N69°58'53"E 79 FT, TH S33°42'01"E 39 FT, TH 16.20 FT ALG CURVE L, RAD 206 FT, DELTA 04°30'25", CHD N54°02'47"E 16.20 FT, TH N51°47'35"E 160.77 FT, TH 187.19 FT ALG CURVE R, RAD 295.18 FT, DELTA 36°20'02", CHD N70°00'43"E 184.07 FT, TH S89°57'00"E 1.38 FT TO W'LY R/O/W OF KALAMAZOO ST, TH ALG SD W'LY R/O/W S00°07'10"W 44 FT TO SD N LN OF SEC 8, TH CONT ALG SD R/O/W S00°15'51"E 44 FT, TH 130.08 FT ALG CURVE L, RAD 207.18 FT, DELTA 35°58'18", CHD S69°49'51"W 127.95 FT, TH S51°47'35"W 155.36 FT, TH S38°12'25"E 44 FT, TH S51°47'35"W 5.34 FT, TH 40.11 FT ALG CURVE R, RAD 338 FT, DELTA 06°47'55", CHD S55°11'32"W 40.08 FT, TH N31°24'30"W 44 FT, TH 351.52 FT ALG CURVE R, RAD 294 FT, DELTA 68°30'20", CHD N87°09'20"W 330.95 FT, TH N52°54'10"W 369.08 FT, TH 233.52 FT ALG CURVE L, RAD 206 FT, DELTA 64°57'02", CHD N85°22'41"W 221.22 FT, TH N27°51'12"W 11 FT, TH 39.10 FT ALG CURVE L, RAD 217 FT, DELTA 10°19'29", CHD S56°59'03"W 39.05 FT, TH S51°49'19"W 14.88 FT, TH 109.71 FT ALG CURVE R, RAD 283 FT, DELTA 22°12'45", CHD S62°55'41"W 109.03 FT, TH S15°57'57"E 11 FT, TH 82.18 FT ALG CURVE R, RAD 294 FT, DELTA 16°00'57", CHD S82°02'32"W 81.91 FT, TH N89°57'00"W 539.06 FT, TH 93.61 FT ALG CURVE R, RAD 363.13 FT, DELTA 14°46'09", CHD S82°39'50"W 93.35 FT, TH N89°57'00"W 594.69 FT TO E'LY R/O/W OF HOWARD ST N00°13'45"W 56 FT TO POB. ALSO EXC COM AT N ¼ COR OF SD SEC, TH N89°14'57"W 1208.89 FT ALG N LN OF SD SEC TO POB, TH

N89°14'57"W 100 FT ALG N LN OF SD SEC, TH S00°45'03"W 664.93 FT, TH N81°17'34"W 262.68 FT, TH S09°49'34"W 333.18 FT, TH S81°17'34"E 416.72 FT, TH N00°45'03"E 1015.26 FT TO POB. EXCEPTING THAT PORTION NORTH OF THE ATKINS STREET RIGHT-OF-WAY. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-003

COM AT NW COR SEC 8 S ON SEC LN 316.2', TH S83°14'E 33.2' TO POB TH S83°14'E 321.3', TH S0°41'W 394.4', TH N88°09'W 314.3' TO E LN OF HOWARD ST., TH ALG SD LN 422.2' TO POB. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-017

T OF NW ¼ OF SECTION 8, COM AT N ¼ COR OF SD SEC, TH N89°14'57"W 1208.89 FT ALG N LN OF SD SEC TO POB, TH N89°14'57"W 100 FT ALG N LN OF SD SEC, TH S00°45'03"W 664.93 FT, TH N81°17'34"W 262.68 FT, TH S09°49'34"W 333.18 FT, TH S81°17'34"E 416.72 FT, TH N00°45'03"E 1015.26 FT TO POB. SUBJ TO EASE(S) OF RECORD. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-014

COM 744.7 FT S OF NW COR OF SEC FOR POB, TH E 920 FT, S 352 FT, W 280.15 FT, N-32-W 162 FT, N-80-W 197 FT, W 360 FT, N 182 FT TO POB, SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-005

SE 1/4 OF NW 1/4, NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-200-016

SW 1/4 OF NE 1/4 SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-300-008

SW 1/4 OF SE 1/4 LYING E OF BEAR RIVER SECTION 8, T34N, R5W; AND

Parcel ID 52-19-17-100-022

NW 1/4 OF NE 1/4 LYING E OF BEAR RIVER SECTION 17, T34N, R5W.

is rezoned to C- College District, subject to all applicable zoning usages, standards, regulations, requirements, and conditions of that district.

2. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as located in the C-College District and the Zoning classification hereafter for said property shall be C- College:

Parcel ID 52-19-08-100-016

COM AT PT ON SEC LN 653 FT M/L E OF SEC COR COM TO SEC'S 5 & 8 & SD PT BEING C/L OF WAUKAZOO AVE PRODUCED S, TH E ALG SD SEC LN 522.7 FT, TH S 250 FT, TH W PAR TO SEC LN 522.7 FT, TH N 250 FT TO BEG. COM AT NW COR OF SEC 8, TH E 33 FT TO POB. TH E 620 FT, S 250 FT, E 522.7 FT, N 250 FT, E 1431 FT TO N LN OF KALAMAZOO AVE, TH S 1320 FT,

W 1287 FT, N 16.5 FT, W 1089 FT, TH NW'LY TO SD SEC LN, TH N 279 FT, S88°9'E 314.3 FT, TH N0°41'E 394.4 FT, TH N83°14'W 321.3 FT TO HOWARD ST, TH N 319 FT TO POB. ALSO COM AT SW COR OF NW 1/4 OF NW 1/4, TH E 82 RDS, N 1 RD, W 66 RDS, NW'LY TO SEC LN AT PT 21 RDS N OF POB, TH S ALG SEC LN 21 RDS TO POB. EXC COM 744.70 FT S OF NW COR OF SEC FOR POB, TH E 920 FT, S 352 FT, W 280.15 FT, N32°W 162 FT, N80°W 197 FT, W 360 FT, N 182 FT TO POB. EXC THAT PT OF THE ATKINS RD EXT DESC AS: PT OF SW ¼ OF SECTION 5 & PT OF NW ¼ OF SECTION 8; COM AT NW COR SEC 8, TH ALG N LN OF SD SEC 8 S89°57'00"E 33.01 FT TO E'LY LN OF HOWARD ST & POB, TH ALG SD LN N00°13'45"W 44 FT, TH S89°57'00"E 1285.94 FT, TH S15°57'57"E 2.68 FT, TH 84.13 FT ALG CURVE L, RAD 217 FT, DELTA 22°12'45", CHD N62°55'41"E 83.60 FT, TH N51°49'19"E 14.88 FT, TH 51 FT ALG CURVE R, RAD 283 FT, DELTA 10°19'29", CHD N56°59'03"E 50.93 FT, TH N27°51'12"W 11 FT, TH 333.28 FT ALG CURVE TO R, RAD 294 FT, DELTA 64°57'02", CHD S85°22'41"E 315.72 FT, TH S52°54'10"E 369.08 FT, TH 156.16 FT ALG CURVE L, RAD 206 FT, DELTA 43°26'04", CHD S74°37'12"E 152.45 FT, TH N06°20'14"W 39 FT, TH 79.75 FT ALG CURVE L, RAD 167 FT, DELTA 27°21'46", CHD N69°58'53"E 79 FT, TH S33°42'01"E 39 FT, TH 16.20 FT ALG CURVE L, RAD 206 FT, DELTA 04°30'25", CHD N54°02'47"E 16.20 FT, TH N51°47'35"E 160.77 FT, TH 187.19 FT ALG CURVE R, RAD 295.18 FT, DELTA 36°20'02", CHD N70°00'43"E 184.07 FT, TH S89°57'00"E 1.38 FT TO W'LY R/O/W OF KALAMAZOO ST, TH ALG SD W'LY R/O/W S00°07'10"W 44 FT TO SD N LN OF SEC 8, TH CONT ALG SD R/O/W S00°15'51"E 44 FT, TH 130.08 FT ALG CURVE L, RAD 207.18 FT, DELTA 35°58'18", CHD S69°49'51"W 127.95 FT, TH S51°47'35"W 155.36 FT, TH S38°12'25"E 44 FT, TH S51°47'35"W 5.34 FT, TH 40.11 FT ALG CURVE R, RAD 338 FT, DELTA 06°47'55", CHD S55°11'32"W 40.08 FT, TH N31°24'30"W 44 FT, TH 351.52 FT ALG CURVE R, RAD 294 FT, DELTA 68°30'20", CHD N87°09'20"W 330.95 FT, TH N52°54'10"W 369.08 FT, TH 233.52 FT ALG CURVE L, RAD 206 FT, DELTA 64°57'02", CHD N85°22'41"W 221.22 FT, TH N27°51'12"W 11 FT, TH 39.10 FT ALG CURVE L, RAD 217 FT, DELTA 10°19'29", CHD S56°59'03"W 39.05 FT, TH S51°49'19"W 14.88 FT, TH 109.71 FT ALG CURVE R, RAD 283 FT, DELTA 22°12'45", CHD S62°55'41"W 109.03 FT, TH S15°57'57"E 11 FT, TH 82.18 FT ALG CURVE R, RAD 294 FT, DELTA 16°00'57", CHD S82°02'32"W 81.91 FT, TH N89°57'00"W 539.06 FT, TH 93.61 FT ALG CURVE R, RAD 363.13 FT, DELTA 14°46'09", CHD S82°39'50"W 93.35 FT, TH N89°57'00"W 594.69 FT TO E'LY R/O/W OF HOWARD ST N00°13'45"W 56 FT TO POB. ALSO EXC COM AT N ¼ COR OF SD SEC, TH N89°14'57"W 1208.89 FT ALG N LN OF SD SEC TO POB, TH N89°14'57"W 100 FT ALG N LN OF SD SEC, TH S00°45'03"W 664.93 FT, TH N81°17'34"W 262.68 FT, TH S09°49'34"W 333.18 FT, TH S81°17'34"E 416.72 FT, TH N00°45'03"E 1015.26 FT TO POB. EXCEPTING THAT PORTION NORTH OF THE ATKINS STREET RIGHT-OF-WAY. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-003

COM AT NW COR SEC 8 S ON SEC LN 316.2', TH S83°14'E 33.2' TO POB TH S83°14'E 321.3', TH S0°41'W 394.4', TH N88°09'W 314.3' TO E LN OF HOWARD ST., TH ALG SD LN 422.2' TO POB. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-017

T OF NW ¼ OF SECTION 8, COM AT N ¼ COR OF SD SEC, TH N89°14'57"W 1208.89 FT ALG N LN OF SD SEC TO POB, TH N89°14'57"W 100 FT ALG N



LN OF SD SEC, TH S00°45'03"W 664.93 FT, TH N81°17'34"W 262.68 FT, TH S09°49'34"W 333.18 FT, TH S81°17'34"E 416.72 FT, TH N00°45'03"E 1015.26 FT TO POB. SUBJ TO EASE(S) OF RECORD. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-014

COM 744.7 FT S OF NW COR OF SEC FOR POB, TH E 920 FT, S 352 FT, W 280.15 FT, N-32-W 162 FT, N-80-W 197 FT, W 360 FT, N 182 FT TO POB, SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-100-005

SE 1/4 OF NW 1/4, NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-200-016

SW 1/4 OF NE 1/4 SECTION 8, T34N, R5W; AND

Parcel ID 52-19-08-300-008

SW 1/4 OF SE 1/4 LYING E OF BEAR RIVER SECTION 8, T34N, R5W; AND

Parcel ID 52-19-17-100-022

NW 1/4 OF NE 1/4 LYING E OF BEAR RIVER SECTION 17, T34N, R5W.

3. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
4. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

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John Murphy  
Its Mayor

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Alan Terry  
Its Clerk



**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**PREPARED:** September 30, 2021

**AGENDA SUBJECT:** Second Discussion with Possible Adoption of the 2022-2027 Capital Improvement Plan

**RECOMMENDATION:** That the City Council motion to approve a resolution adopting the 2022-2027 Capital Improvement Plan

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**Background** At the September 20, 2021 City Council meeting, the City Manager made a presentation regarding the draft 2022-2027 Capital Improvement Plan. City Council recommended no changes to the draft document and instructed City staff to continue to solicit feedback on the plan via the City's website. As of Thursday afternoon, September 30, no comments have been received.

**Action** The 2022-2027 CIP can be passed by Council at this meeting by making a motion to adopt the enclosed resolution approving the 2022-2027 Capital Improvement Plan.

**The following was included in the September 20, 2021 agenda packet.**

**Summary** This is the first discussion of the proposed six-year Capital Improvement Plan for 2022-2027. The Planning Commission has reviewed the draft Capital Improvement Plan (CIP) on August 19, 2021 and unanimously recommended approval by City Council. The draft CIP was posted on the City's website on September 9, 2021 with no comments received as of September 16, 2021.

**Please bring your copy of the 2022-2027 Capital Improvement Plan to the meeting.**

**Overview** The CIP represents a long-term financial plan that helps to establish priorities for the City's investment in capital infrastructure. The CIP, along with the Annual Budget, which appropriates funding for projects identified in the CIP, help set priorities and future direction for the City.

The 2022-2027 CIP totals \$53.5 million in expenditures, with capital spending in 2022 proposed at \$7.06 million, of which \$1.9 million (26.9%) is anticipated to come from grants or other outside sources of revenue.

**2022 Planned Projects Highlights** The 2022 plan contains funding for a variety of infrastructure improvements including street improvements, utility upgrades and shoreline enhancements. Specifically, highlights of capital improvement projects for 2022 include:

**Streets and Drainage**

In 2022, East Lake Street from Kalamazoo Avenue to Division Street will be fully reconstructed with new pavement, ADA ramps and new sidewalks. Connecting side streets in this area include Kalamazoo Avenue, Ottawa Street, Summit Street, Clinton Street and Williams Street between East Lake Street and East Mitchell Street will also be reconstructed as part of this extensive capital street improvement project. The project will commence in Spring of 2022.

Another major street project includes leveraging an estimated \$375,000 in MDOT Small Urban grant dollars to complete miscellaneous pavement preservation, paving and street repairs. The City will earmark \$225,000 for this project that will focus on State Street from Howard Street to Kalamazoo Avenue. Total project costs are estimated at \$600,000 representing another strong investment in the City's street transportation system.

### **Water and Wastewater System**

The East Lake Street and the accompanying side streets infrastructure project will include replacing all underground utilities. Costs for both water and sewer main replacement are estimated at \$1.425 million including replacement of all lead and copper water service lines that are encountered when working on the underground utilities. Some sanitary sewer replacement will take place as part of the State Street project. \$25,000 has been budgeted for this purpose.

### **Sidewalks**

In our continuing efforts to improve upon walkability within the City of Petoskey, the City has budgeted \$450,000 for sidewalk additions and replacements in conjunction with the East Lake Street reconstruction projects as well as the State Street resurfacing projects. Miscellaneous City-wide sidewalk spot repairs will also be completed in 2022.

### **Electric System**

Each year the City completes substantial investments into the municipal electric distribution system enhancing reliability through system upgrades and the undergrounding of overhead electric lines. In 2022, the City will continue its strong investments in the electric distribution system by earmarking \$865,000 for system-wide upgrades.

Specifically, \$685,000 has been earmarked for the installation of three-phase underground lines in the residential areas of East Lake Street from Division Street to Kalamazoo Avenue and also the side streets as mentioned previously. Not only does undergrounding electric lines improve reliability of our municipal electric service delivery but it also creates more aesthetically pleasing neighborhoods. This underground electric infrastructure project will also improve valuable circuit redundancy for the downtown area minimizing the duration and frequency of electric outages. The City will also be completing electrical substation maintenance on the Mitchell Street and Petoskey Substation. Costs for substation repairs are estimated at \$40,000.

The City will continue our efforts to promote environmental sustainability and reduce the community's carbon footprint through the installation of electric vehicle charging stations in area parks and in downtown Petoskey. Electric vehicle charging stations will entice EV owners to visit the community creating yet another amenity to encourage visitors to Petoskey. \$40,000 has been budgeted for 3-4 charging stations, including replacement of the downtown charging unit. Lastly, \$100,000 has been budgeted to complete additional Geographical Information Systems (GIS) mapping transferring existing electric computer models and record drawings to an updated database.

### **Motorpool**

In an effort to reduce Motorpool costs, staff is proposing to further explore extending the useful life of public safety and other City vehicles. Specifically, this year we will not be purchasing a patrol vehicle for the Public Safety Department. Historically, patrol vehicles have been replaced every 3-4 years dependent upon repair and maintenance costs. Because today's vehicles are generally better built and can travel more miles, we will explore replacing patrol vehicles every 5+ years. Maintenance and repair costs will be monitored each and every year to determine if this approach is financially sound. Motorpool purchases planned for 2022 include the following:

- Three replacement pick-up trucks that are at least 10 years old-two trucks for the Water Department and one truck for Parks and Recreation;
- Replacement of a 2003 batwing mower for Parks and Recreation;
- Replacement of a 2009 crane truck for the Water Department;
- Replacement of a 2012 Staff vehicle with a potential electric vehicle;
- Replacement of a 2006 Bobcat Toolcat;
- Trade-in two tractor/snow blowers-purchase two new units.

### **Downtown Area**

Similar to previous years, monies will be budgeted for engineering and design of a parking deck within the downtown district. Downtown businesses are reporting a very busy summer season in 2021 which should equate to additional parking meter revenues for this year. In July, 2019 City Council approved an increase in meter rates earmarking additional revenues for the expansion of downtown parking. The DMB and City may be at the point where sufficient revenues from parking meters could cover debt service costs for construction of a parking platform. 2021 year-end parking meter revenues will give a better forecast of what the DMB can expect in revenues with the increase in rates.

### **Buildings and Grounds**

In 2022, the City will demolish an old house at 620 Ingalls Avenue owned by the City that is beyond repair. The building has major structural and water intrusion issues and is unsafe for occupancy. Redevelopment options are being explored.

### **Parks and Special Facilities Improvements**

In the City's continuing efforts to improve upon and expand parks and city facilities, the City will undertake a variety of projects in 2022. To this end, the City is pursuing \$600,000 in grants and donations to construct a roof over the Winter Sports Park hockey rink. Roofing the rink will allow for an extended skating season with better quality ice. Currently, many skating days are lost because of melting ice from the sun or snow coverage.

The City's ever-popular skate park will see updated skating features in 2022. Many of the skating ramps were constructed almost 20 years ago and need to be replaced. The improvements to the skateboarding features complement the construction of two pickleball courts in 2020 creating diverse recreational amenities at Riverbend Park for young and old alike.

The City will also be pursuing improvements to our shoreline at Solanus Beach that include an ADA accessible boardwalk and installation of native landscaping. The project is consistent with the City's efforts to develop our shorelines in a more resilient, environmentally friendly manner illustrating to other coastal communities the importance of transitioning our ever-changing Great Lakes' shorelines to more natural habitats. This approach will also better dissipate wave energy minimizing shoreline damage east of this area along Bayfront Park. Grants are being pursued for this estimated \$250,000 project.

With an eye towards more regional hiking and biking trails near the City-owned Skyline Property, grants and donations may be forthcoming to purchase 58-acres in Bear Creek Township. If purchased, a trail master plan would be developed for the Boor Property in subsequent years. The project would expand Petoskey's well-earned reputation for offering premier hiking and biking trails.

The City will also undertake development of a park design plan for Washington Park. Promoting better access to the park from Washington Street and increasing park and recreational amenities will be the focus of these efforts. \$10,000 has been budgeted for this project.

Lastly, new decking will be installed on the bridge over the Bear River near City Hall. Additionally, planning of a regional dog park will continue. According to Beckett and Raeder officials, the River Road Sports Complex site utilizing land owned by Bear Creek Township is too wet and not appropriate for a dog park. The City is now pursuing a possible site at the Howard Road Landfill. \$50,000 has been budgeted for these two projects.

### **2023 Planned Project Highlights**

- Improvements to the Lime Kiln Well including new chlorine feed system, new submersible pumps and renovations to control and monitoring systems.
- Winter Sports Park roof repairs and interior renovations.
- Curtis Avenue Department of Parks and Recreation facility improvements and service drive construction.
- Full reconstruction including utility upgrades of Bridge Street from Franklin to the Bridge Street Bridge.
- Advanced Metering Infrastructure (AMI) system study.
- Miscellaneous sidewalk construction and repairs associated with the Bridge Street Reconstruction Project.
- Pennsylvania Park upgrades including a widening of Park Avenue sidewalk, new lighting and upgrades to stormwater management.

### **2024-2027 Planned Project Highlights**

The years 2024-2027 may have projects adjusted based on funding availability and demands. Some projects planned for the final four years of the CIP include:

- Howard Street reconstruction and utility upgrades from Jennings Avenue to State Street (2024);
- Two-block Downtown Greenway Corridor extension between Emmet Street and Washington Street (2024);
- Replacement of 60+ year old DPW building including green infrastructure and solar rooftop panels (2024);
- Construction of salt sheds and material storage building on north side of Sheridan Street (2025);
- Community gardens and yard waste disposal area relocated to south side of Sheridan Street (2025);
- Downtown streetscape improvements enhancing pedestrian safety and incorporating green infrastructure (2025);
- Improvements to Lockwood Park according to future master plan (2026);
- Residential electric underground conversion project on Elizabeth, Fulton, Franklin, Washington, and Bridge Streets (2026);
- Full street reconstruction to be identified at a future date (2026);
- Bear River Valley electric line underground conversion (2027);
- One mile of Little Traverse Wheelway resurfacing (2027);
- Livable shoreline development (2027).

**Action** No action is needed at this point. To further solicit public comment, staff recommends potential approval of the CIP by resolution occur at the October 4, 2021 City Council meeting. The draft CIP will continue to be posted on the City's website with an email address to send comments. All comments will be forwarded to City Council in the October 4, 2021 packet.

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Enclosures



## City of Petoskey

## Resolution

WHEREAS, as part of the City's annual budget-preparation process, the City Planner submitted to the Planning Commission on August 19, 2021 the City staff's proposed update to the City's six-year Capital Improvement Plan; and

WHEREAS, the Planning Commission reviewed the proposed 2022-2027 Capital Improvement Plan on August 19, 2021, and recommended its adoption by the City Council; and

WHEREAS, the City Council reviewed the proposed plan on September 20 and October 4, 2021 and concurs with the recommendation of the Planning Commission:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby approves the 2022-2027 Capital Improvement Plan as submitted by the City Manager dated October 4, 2021 and approved by the Planning Commission August 19, 2021.





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**2022-2027  
CAPITAL IMPROVEMENT  
PLAN**

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## Capital Improvement Plan 2022 through 2027 Overview

Mayor Murphy, Members of the Petoskey City Council, and Citizens of Petoskey:

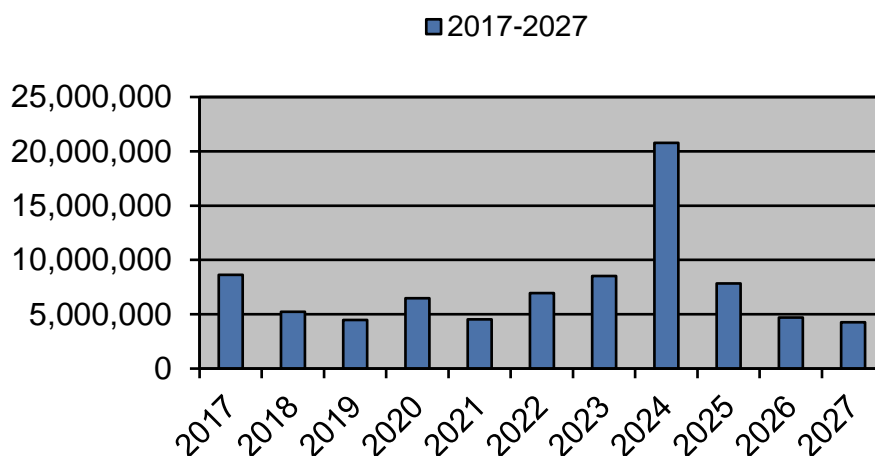
I am pleased to submit to you the 2022-2027 Capital Improvement Plan (CIP) for the City of Petoskey. Pursuant to the Planning Enabling Act, we have again developed a six-year capital plan that serves as an instrument to identify needs and financing sources for public infrastructure improvements. It also informs city residents how the City plans to address capital needs over the next six years.

This document gives significant direction to the City on funding priorities. However, only those programs scheduled during the first year are financed and adopted as part of the Annual Budget. Programs slated for construction in subsequent years may be adjusted or eliminated to reflect priority changes or funding constraints. In addition, projects beyond the six-year horizon are identified, some have funding sources while others lack an identified funding mechanism. Most of these needs exist today, or have already been deferred in recent years.

The CIP is a flexible plan that can be altered as conditions and regulations change. We will review all projects every year to evaluate any changes in scope, and to update all of our financing opportunities whether it be with tax revenues, bonds, grants or other outside funding sources.

The 2022-2027 CIP totals \$53.5 million in expenditures. Within the CIP, proposed projects in 2022 total \$7.06 million of which \$1.9 million (26.9%) is projected to come from grants or other outside sources.

The following chart compares the capital spending in previous years with the proposed 2022-2027 CIP.



2022 will be a very busy year for infrastructure improvements with the following projects slated to be completed:

- Major street and utility reconstruction project on Lake Street between Kalamazoo Avenue and Division Street and on adjacent streets between East Lake and East Mitchell Streets (\$2.65M);
- Winter Sports Park Hockey Rink Roof Construction (\$600,000);

- Improvements to Solanus Beach including a boardwalk and planting of native vegetation to control shoreline erosion (\$250,000);
- Potential engineering of a parking deck (\$350,000);
- Miscellaneous pavement preservation, paving and repair to rehabilitate State Street from Howard Street to Kalamazoo Street (\$600,000).

The six-year CIP was expanded upon to address critical infrastructure needs further into the future. These projects are listed under "Long-Term Projects/Capital Items Lacking Funding" and include a backlog of on-going maintenance issues such as:

- Bayfront Park livable shoreline development (\$7M);
- Little Traverse Wheelway resurfacing (\$2M for eight miles);
- Marina upgrades to respond to fluctuating water levels in Lake Michigan (costs to be determined);
- Relocation of the Little Traverse Wheelway along U.S. 31 from East Park to Magnus Park (estimated costs to be determined upon completion of schematic drawings in September of 2021);
- Lead water service line replacement (to be determined).

Other costly capital improvement projects scheduled for the long-term include new water wells (\$3.8M), new aeration blowers at the wastewater treatment plant (\$800,000) and a water main replacement from Sheridan Street to the US-131 water tower (\$1.4M).

The long-term capital projects list shall serve as a strong reminder to City officials of the need to address critical future infrastructure needs each and every year to maintain and enhance the highest quality municipal services.

Preparation of the CIP each year is a result of considerable efforts from staff in all departments of the City. I am especially grateful for the work of Department Heads, as well as Supervisors in each division who worked diligently to prioritize infrastructure needs within the context of limited budgets. My sincere thanks for their hard work and dedication.

Respectfully Submitted,



Rob Straebel  
City Manager

## **CIP Overview**

The Capital Improvement Plan is a six-year schedule of proposed major capital projects, cost estimates and financing methods. The requirement for capital budgeting is found in Act 33 of the Michigan Public Acts of 2008 being the Michigan Planning Enabling Act.

The Capital Improvement Plan (CIP) establishes the City's blueprint for investment in its capital infrastructure. This document is used as a tool to help ensure that the City's long and short-term capital investments are made in the context of careful consideration of the City's needs as well as the resources available to fund all projects.

The financial guidelines used in the preparation of the CIP will provide assurance that the City can meet, in a full and timely manner, both our debt service obligations and all other obligations competing for available resources. It is our objective to complete as many needed capital improvement projects as financially possible while maintaining flexibility and the ability to adapt to changes as they occur.

## **Capital Improvement Plan vs. Annual Operating Budget**

The Capital Improvement Plan and Annual Operating Budget are two critical documents prepared each year. The relationship between these two documents is summarized by the following points:

### **Capital Improvement Plan**

- Represents a long-term financial plan, including funding sources.
- Establishes priorities and serves as a planning document or blueprint for the City's investment in capital infrastructure.
- Provides a breakdown of major project costs and their phasing.
- Does not appropriate money.
- As indicated by the above points, the Annual Operating Budget is the document which authorizes the actual funding for the major and non-major capital projects.

### **Annual Operating Budget**

- Appropriates money to implement the first year of the Six-Year Capital Improvement Plan.
- Appropriates money to implement current year's phase of a major, multi-year project.
- Appropriates money for operating expenditures and expenditures of a continuing nature.

## **Capital Improvement Plan Guidelines & Benefits**

There are several key guidelines the Administration utilized in determining the City's fiscal capacity to complete capital projects over the next six years. These are summarized as follows:

- The Capital Improvement Plan will be reviewed and updated annually.
- The City has determined that paying cash for projects where financially possible (pay-as-you-go financing) reduces long term costs and maintains financial flexibility for the future. In utilizing pay-as-you-go financing, revenue projections and estimated fund balances will be reviewed and evaluated to assure that sufficient reserves are maintained.
- It is not economically feasible to issue debt for some projects, nor do all projects have a projected lifespan long enough to warrant the issuance of debt.
- Under current economic conditions, the ability to complete many projects will depend on identifying and obtaining outside sources of funding.
- Our philosophy for projecting property tax revenues is to be conservative. Between 2009 and 2012 property tax revenues decreased 20%. Fortunately, in the last three years the City has experienced increases in taxable value of 3.4% in 2019, and 2.9% in 2020 and 3.6% in 2021. For 2022, the City is being very conservative in our property tax revenue forecasts anticipating 2.5% in taxable value in 2022.
- The availability of adequate financial reserves or balances that can be used to address unforeseen contingencies or take advantage of sudden opportunities is a critical element in evaluating financial strength.

- Since a significant portion of outstanding debt and future capital improvements are related to the water and sewer utility, user fees associated with these utilities are evaluated in parallel with the CIP.
- As a matter of general policy, the City will do the following in order to be able to fund additional projects needed to serve the citizens of Petoskey:
  - Pursue, when feasible, federal, state and local assistance in the form of grants, low-interest loans, cost-sharing, etc.
  - Look increasingly at ways to obtain revenue through user fees as a means to fund capital projects or as a way to free-up other dollars so they may become available to fund capital projects.

There are many benefits of an effective and ongoing Capital Improvement Plan, including:

- Coordination of the community's physical planning with its fiscal planning capabilities;
- Ensuring that public improvements are undertaken in the most desirable order of priority;
- Assisting in stabilization of tax and utility rates and other charges over a period of years;
- Producing savings in total project costs by promoting a "pay as you go" policy of capital financing thereby reducing interest expense and financing costs;
- Providing adequate time for planning and engineering of proposed projects;
- Ensuring the maximum benefit of the monies expended for public improvements; and
- Scheduling municipal construction activities to be better coordinated with those of other public agencies within the community.

As a regional service center, the City of Petoskey streets, utilities (water, sewer, stormwater, electric), public facilities and parkland service much more than the City's 5,600 residents, therefore, the capital needs are many and will certainly surpass available resources. Capital improvement planning and budgeting encourages the early identification of those needs and resources and thus improves the scheduling, financing, and coordination of individual and related projects to reflect the goals and objectives established in the City's Master Plan and other planning documents.

### **Funding Sources**

The City of Petoskey primarily uses the General Fund, Enterprise Funds or Special Revenue Funds for capital project funding. Examples of Enterprise Funds in this CIP are Parking, Water, Sewer and Electric Funds. Special Revenue Funds are supported by resources dedicated to a specific use, but not supported entirely by their own fee structures. An example is the Right-of-Way Improvement Fund, which receives revenues through annual property-tax levies to offset costs of maintenance, operations and public improvements within street rights-of-way. Capital outlays for buildings and grounds, including parkland, come primarily from the General Fund or Tax Increment Finance Fund. Outside sources of funding have also significantly contributed to capital projects and are reflected in the current capital plan as well. Projects that identify outside funding sources have a more uncertain time-frame, but staff has attempted to be realistic with projections based on the need for a match in local funding.

### **Capital Improvement Plan and Structure**

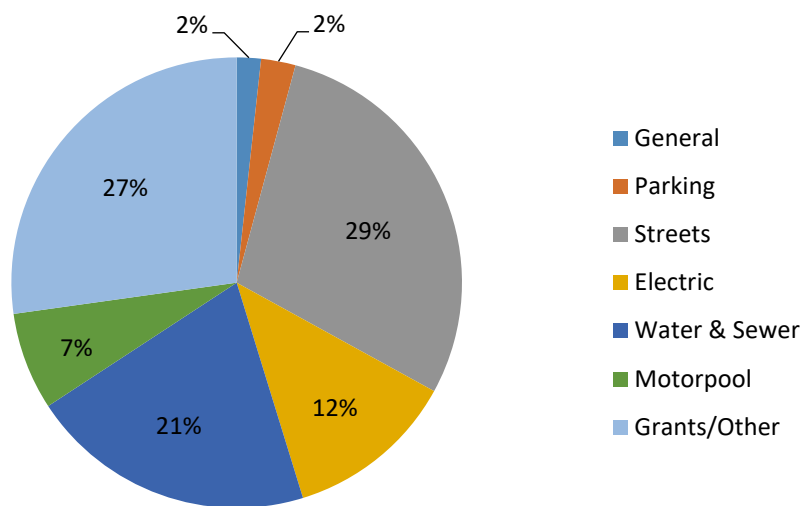
A capital expenditure is defined as an item that has a significant value and a useful life greater than three years. Expenditures for building construction and renovation, land purchases and improvements, and major equipment are generally capital expenditures in contrast to operating costs such as salaries, supplies and services that are budgeted annually in the various department operating budgets.

Significant value is defined for purposes of the Plan as any infrastructure project that costs \$25,000 or more and any equipment, materials or vehicles that cost \$10,000 or more. Minor capital purchases such as office furniture, computers, etc. are not included in this document.

Projects that correspond with City priorities and have a potential funding source available, are included in the Plan. The Capital Improvement Plan is then presented to both the Planning Commission and City Council. The CIP is designed to be amended on an annual basis, as projects scheduled in later years are identified on a needs basis, and may not have an available funding source. Projects can be added or subtracted as the needs and resources of the community change.

The 2022-2027 CIP provides information on seven project funding categories including: General; Parking; Streets; Electric; Water and Sewer; Motorpool; and Grants/Other.

### 2022 Capital Expenditures by Fund



### 2022 Scheduled Capital Improvement Projects

#### Streets and Drainage

In 2022, East Lake Street from Kalamazoo Avenue to Division Street will be fully reconstructed with new pavement, ADA ramps and new sidewalks. Connecting side streets in this area including Kalamazoo Avenue, Ottawa Street, Summit Street, Clinton Street and Williams Street between East Lake Street and East Mitchell Street will also be fully reconstructed as part of this large capital street project. The project will commence in Spring of 2022.

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The City will also undertake development of a park design plan for Washington Park. Promoting better access to the park from Washington Street and increasing park and recreational amenities will be the focus of these efforts. \$10,000 has been budgeted for this project.

Lastly, new decking will be installed on the bridge over the Bear River near City Hall. Additionally, Phase I of a regional dog park will commence at the River Road Sports Complex with construction of a parking lot on City property. The project is in cooperation with Bear Creek Township using township and city land for a new regional dog park. A total of \$50,000 has been budgeted for these two projects.

**City of Petoskey  
Capital Improvement Plan  
For the Years 2022 through 2027**

**Expenditure Summary**

| <u>Fund</u>   | <u>2022</u>      | <u>2023</u>      | <u>2024</u>       | <u>2025</u>      | <u>2026</u>         | <u>2027</u>       |
|---------------|------------------|------------------|-------------------|------------------|---------------------|-------------------|
| General       | 122,500          | 710,000          | 625,000           | 465,000          | 500,000             | 485,000           |
| Parking       | 175,000          | 120,000          | 0                 | 200,000          | 75,000              | 75,000            |
| Streets       | 2,032,641        | 1,180,000        | 1,300,000         | 1,350,000        | 1,575,000           | 600,000           |
| Electric      | 865,000          | 1,181,000        | 1,358,000         | 1,262,786        | 557,000             | 767,000           |
| Water & Sewer | 1,450,000        | 1,000,000        | 1,150,000         | 1,000,000        | 1,000,000           | 600,000           |
| Motorpool     | 495,000          | 571,000          | 623,000           | 667,000          | 434,000             | 507,000           |
| Grants/Other  | 1,922,000        | 3,970,000        | 15,762,500        | 2,892,000        | 575,000             | 1,325,000         |
| <b>Total</b>  | <b>7,062,141</b> | <b>8,732,000</b> | <b>20,818,500</b> | <b>7,836,786</b> | <b>4,716,000</b>    | <b>4,359,000</b>  |
|               |                  |                  |                   |                  | <b>6-year Total</b> | <b>53,524,427</b> |

**Revenue Summary**

| <u>Fund</u>   | <u>2022</u>         | <u>2023</u>         | <u>2024</u>          | <u>2025</u>         | <u>2026</u>           | <u>2027</u>          |
|---------------|---------------------|---------------------|----------------------|---------------------|-----------------------|----------------------|
| General       | \$ 102,052          | \$ 136,409          | \$ 153,222           | \$ 171,020          | \$ 189,841            | \$ 209,722           |
| Parking       | 175,000             | 75,000              | 75,000               | 75,000              | 75,000                | 75,000               |
| Streets       | 2,032,641           | 1,477,691           | 1,514,719            | 1,452,724           | 1,491,733             | 1,531,770            |
| Electric      | 1,100,000           | 1,100,000           | 1,350,000            | 1,100,000           | 1,100,000             | 1,100,000            |
| Water & Sewer | 1,450,000           | 1,100,000           | 1,100,000            | 1,100,000           | 1,100,000             | 1,100,000            |
| Motorpool     | 550,000             | 550,000             | 450,000              | 550,000             | 450,000               | 450,000              |
| Grants/Other  | 1,922,000           | 3,970,000           | 15,762,500           | 2,892,000           | 575,000               | 1,325,000            |
| <b>Total</b>  | <b>\$ 7,331,693</b> | <b>\$ 8,409,100</b> | <b>\$ 20,405,441</b> | <b>\$ 7,340,745</b> | <b>\$ 4,981,574</b>   | <b>\$ 5,791,493</b>  |
|               |                     |                     |                      |                     | <b>Six Year Total</b> | <b>\$ 54,260,045</b> |

**Revenue Assumptions**

General Fund and Streets based on General and ROW spreadsheet showing available balance and fund balance funding.  
Parking Fund based on assumption of \$75,000 in net income annually after meter rate increase.  
Electric Fund based on assumption of \$1,100,000 in net income and depreciation totaling in excess of this amount.  
Water & Sewer is allocated \$1,100,000 in total for both systems based on 2018 rate study.  
Motorpool based on net income plus depreciation exceeding \$450,000 annually and adjusted for available contribution from cash reserves. Adjust succeeding years for purchases that exceed allocated amount.  
Grants/Other is applicable grants covering a specific proposed project in the given year and projects that would require bonding.

**City of Petoskey**  
Capital Improvement Plan  
Revenue and Expense Estimates  
**General Fund**

|   | Actual<br>2019   | Actual<br>2020      | Budget<br>2021      | Estimated         |                   |                   |                   |                   |                   |
|---|------------------|---------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|   |                  |                     |                     | 2022              | 2023              | 2024              | 2025              | 2026              | 2027              |
| Revenues:   |                  |                     |                     |                   |                   |                   |                   |                   |                   |
| Operating:  |                  |                     |                     |                   |                   |                   |                   |                   |                   |
| General operating property tax revenue              | \$ 3,379,545     | \$ 3,471,855        | \$ 3,455,100        | \$ 3,558,753      | \$ 3,665,516      | \$ 3,757,153      | \$ 3,851,082      | \$ 3,947,359      | \$ 4,046,043      |
| Solid waste property tax revenue                    | 222,152          | 228,255             | 225,800             | 232,574           | 239,551           | 245,540           | 251,679           | 257,970           | 264,420           |
| Public Safety Equipment                             | 383,191          | 390,705             | -                   | -                 | -                 | -                 | -                 | -                 | -                 |
| Other sources**                                     | 4,984,342        | 4,750,383           | 4,761,100           | 4,808,711         | 4,856,798         | 4,905,366         | 4,954,420         | 5,003,964         | 5,054,004         |
| Bond Proceeds/Grants-nonrecurring                   | 291,770          | 397,229             | 140,000             | -                 | -                 | -                 | -                 | -                 | -                 |
| Marina reserve capital outlay purchase              |                  |                     | 100,000             |                   |                   |                   |                   |                   |                   |
|   | 9,261,000        | 9,238,427           | 8,682,000           | 8,600,038         | 8,761,865         | 8,908,060         | 9,057,181         | 9,209,294         | 9,364,467         |
| Less: bond proceeds/grants/contribution             | 291,770          | 397,229             | 240,000             | -                 | -                 | -                 | -                 | -                 | -                 |
| Revenues as adjusted                                | \$ 8,969,230     | \$ 8,841,198        | \$ 8,442,000        | \$ 8,600,038      | \$ 8,761,865      | \$ 8,908,060      | \$ 9,057,181      | \$ 9,209,294      | \$ 9,364,467      |
| Expenditures:                                       |                  |                     |                     | *                 | *                 | *                 | *                 | *                 | *                 |
| Original amount - less debt payments                | \$ 8,415,032     | \$ 8,459,207        | \$ 8,672,400        | \$ 8,497,986      | \$ 8,625,456      | \$ 8,754,838      | \$ 8,886,160      | \$ 9,019,453      | \$ 9,154,744      |
| Debt payments- public safety                        | 504,900          | 1,059,200           | 216,500             | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           |
| Less:   |                  |                     |                     |                   |                   |                   |                   |                   |                   |
| Cash reserves funding capital outlay                | n/a              | n/a                 | -                   | (100,000)         | (100,000)         | (100,000)         | (100,000)         | (100,000)         | (100,000)         |
| Public Safety equipment purchase                    | n/a              | (23,000)            | -                   | -                 | -                 | -                 | -                 | -                 | -                 |
| Capital Outlay                                      | n/a              | n/a                 | (300,000)           | -                 | -                 | -                 | -                 | -                 | -                 |
| Expenditures as adjusted                            | 8,919,932        | 9,495,407           | 8,588,900           | 8,497,986         | 8,625,456         | 8,754,838         | 8,886,160         | 9,019,453         | 9,154,744         |
| Revenues as adjusted                                | 8,969,230        | 8,841,198           | 8,442,000           | 8,600,038         | 8,761,865         | 8,908,060         | 9,057,181         | 9,209,294         | 9,364,467         |
| <b>Revenue available for projects &amp; outlays</b> | <b>\$ 49,298</b> | <b>\$ (654,209)</b> | <b>\$ (146,900)</b> | <b>\$ 102,052</b> | <b>\$ 136,409</b> | <b>\$ 153,222</b> | <b>\$ 171,020</b> | <b>\$ 189,841</b> | <b>\$ 209,722</b> |

Tax revenue and other sources is estimated based on 2021 levels as follows; 2022 (+3.0%), 2023 (+3.0%), 2024 (+2.5%), 2025 (+2.5%), 2026 (+2.5%), 2027 (+2.5%)

\* Budget expenditure amounts for 2022 thru 2027 are based on adjusted expenditures increased at 1.5% annually above the previous year's amount.

Included \$100,000 per year available from General Fund Balance for years 2022 through 2027.

**City of Petoskey**  
Capital Improvement Plan  
Revenue and Expense Estimates  
**Street Funds**

| 2021 Budget                          | Major Street | Local Street | General Street | Total          |
|--------------------------------------|--------------|--------------|----------------|----------------|
| Revenues:                            |              |              |                |                |
| Operating                            | \$ 709,700   | \$ 603,500   | \$ 7,600       | \$ 1,320,800   |
| Contributions & grants               | -            | 500,000      | 1,455,000      | 1,955,000      |
|                                      | 709,700      | 1,103,500    | 1,462,600      | 3,275,800      |
| Less: Contributions/grants           | -            | 500,000      | 1,455,000      | 1,955,000      |
| Revenues net of R.O.W. contributions | \$ 709,700   | \$ 603,500   | \$ 7,600       | \$ 1,320,800   |
| Expenditures:                        |              |              |                |                |
| Total                                | \$ 578,300   | \$ 1,169,700 | \$ 1,380,900   | \$ 3,128,900   |
| Less:                                |              |              |                |                |
| Construction*                        | -            | 808,000      | 503,000        | 1,311,000      |
| Expenditures net of construction     | 578,300      | 361,700      | 877,900        | 1,817,900      |
| Revenues net of R.O.W. contributions | 709,700      | 603,500      | 7,600          | 1,320,800 **** |
| Operating revenue funded by R.O.W.   | \$ (131,400) | \$ (241,800) | \$ 870,300     | \$ 497,100     |

|   | Actual<br>2019      | Actual<br>2020      | Budget<br>2021      | Estimated           |                     |                     |                     |                    |                    |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|--------------------|
|   |                     |                     |                     | 2022                | 2023                | 2024                | 2025                | 2026               | 2027               |
| Right of Way Fund:                        |                     |                     |                     |                     |                     |                     |                     |                    |                    |
| Property tax revenue ***                  | \$ 1,757,227        | \$ 1,794,607        | \$ 1,786,100        | \$ 1,839,683        | \$ 1,894,873        | \$ 1,942,245        | \$ 1,990,801        | \$2,040,571        | \$ 2,091,586       |
| Contribution towards operating expenses** | 690,096             | 621,981             | 497,100             | 507,042             | 517,183             | 527,526             | 538,077             | 548,839            | 559,815            |
| Revenue available - ROW Fund              | 1,067,131           | 1,172,626           | 1,289,000           | 1,332,641           | 1,377,691           | 1,414,719           | 1,452,724           | 1,491,733          | 1,531,770          |
| Street Funds:                             |                     |                     |                     |                     |                     |                     |                     |                    |                    |
| Cash Reserves available - Capital Outlay  | -                   | -                   | -                   | 700,000             | 100,000             | 100,000             | -                   | -                  | -                  |
| <b>Revenue available-Capital Outlay</b>   | <b>\$ 1,067,131</b> | <b>\$ 1,172,626</b> | <b>\$ 1,289,000</b> | <b>\$ 2,032,641</b> | <b>\$ 1,477,691</b> | <b>\$ 1,514,719</b> | <b>\$ 1,452,724</b> | <b>\$1,491,733</b> | <b>\$1,531,770</b> |

\* Construction includes street, sidewalk, forestry and engineering costs

\*\* Total operating revenue contribution increased 2% each year from 2021 amount.

\*\*\* Tax revenue and other sources is estimated based on 2021 levels as follows; 2022 (+3.0%), 2023 (+3.0%), 2024 (+2.5%), 2025 (+2.5%), 2026 (+2.5%), 2027 (+2.5%)

\*\*\*\* Contributions to the General Street Fund include an annual contribution from the Electric Fund in the amount of \$250,000.

**City of Petoskey**  
**Capital Improvement Plan**  
**Revenue and Expense Estimates**  
**Tax Increment Finance Authority**

|  | Actual<br>2019      | Actual<br>2020      | Budget *<br>2021    | 2022              | 2023              | Estimated         |                   |                   |                   |
|--|---------------------|---------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|  |                     |                     |                     |                   |                   | 2024              | 2025              | 2026              | 2027              |
| Revenues:                                  |                     |                     |                     |                   |                   |                   |                   |                   |                   |
| Captured tax revenue                       | \$ 407,969          | \$ 396,386          | \$ 389,000          | \$ 400,670        | \$ 412,690        | \$ 423,007        | \$ 433,583        | \$ 444,422        | \$ 455,533        |
| Interest income                            | 10,716              | 12,988              | 8,000               | 4,000             | 4,000             | 4,000             | 4,000             | 4,000             | 4,000             |
|  | 418,685             | 409,374             | 397,000             | 404,670           | 416,690           | 427,007           | 437,583           | 448,422           | 459,533           |
| Less:                                      | -                   | -                   | -                   | -                 | -                 | -                 | -                 | -                 | -                 |
| Total revenue                              | <u>\$ 418,685</u>   | <u>\$ 409,374</u>   | <u>\$ 397,000</u>   | <u>\$ 404,670</u> | <u>\$ 416,690</u> | <u>\$ 427,007</u> | <u>\$ 437,583</u> | <u>\$ 448,422</u> | <u>\$ 459,533</u> |
| Expenditures:                              |                     |                     |                     |                   |                   |                   |                   |                   |                   |
| Contracted services                        | \$ 452,652          | \$ 300,861          | \$ 400,000          | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000         |
| Lease payment to Debt Service Fund         | 231,400             | 225,000             | 236,000             | 264,000           | 254,000           | 247,000           | 222,000           | 215,000           | 210,000           |
| Total expenditures                         | 684,052             | 525,861             | 636,000             | 274,000           | 264,000           | 257,000           | 232,000           | 225,000           | 220,000           |
| Total revenues                             | 418,685             | 409,374             | 397,000             | 404,670           | 416,690           | 427,007           | 437,583           | 448,422           | 459,533           |
| <b>Rev. available- Capital Improvement</b> | <u>\$ (265,367)</u> | <u>\$ (116,487)</u> | <u>\$ (239,000)</u> | <u>\$ 130,670</u> | <u>\$ 152,690</u> | <u>\$ 170,007</u> | <u>\$ 205,583</u> | <u>\$ 223,422</u> | <u>\$ 239,533</u> |

Tax revenue and other sources is estimated based on 2021 levels as follows; 2022 (+3.0%), 2023 (+3.0%), 2024 (+2.5%), 2025 (+2.5%), 2026 (+2.5%), 2027 (+2.5%)

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2022

| PROJECT CATEGORY   |   | Funding Source    | General | Parking | Streets   | Electric | Water & Sewer | Motorpool | Grants/Other | Total     |
|--|---|-------------------|---------|---------|-----------|----------|---------------|-----------|--------------|-----------|
| <b><u>STREETS AND DRAINAGE</u></b>   |   |                   |         |         |           |          |               |           |              |           |
| East Lake Street - Kalamazoo to Division; and also Kalamazoo, Ottawa, Summit, Clinton, Williams between East Mitchell and East Lake Street | Full Reconstruction including sidewalks and ADA ramps.  | Right-of-Way      |         |         | 1,357,641 |          |               |           |              | 1,357,641 |
| Miscellaneous Pavement Preservation, Paving and Repair   | The purpose of this project is to replace or rehabilitate existing pavement and curb lines. Small Urban Grant funding will be utilized to rehabilitate State Street from Howard to Kalamazoo.   | Right-of-Way      |         |         | 225,000   |          |               |           | 375,000      | 600,000   |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>  |   |                   |         |         |           |          |               |           |              |           |
| Water - East Lake - Kalamazoo to Division and adjacent streets between East Lake and East Mitchell Streets                                 | Replacement of water mains and components in conjunction with street reconstruction.  | Operating Revenue |         |         |           |          | 700,000       |           |              | 700,000   |
| Sanitary - East Lake - Kalamazoo to Division and adjacent streets between East Lake and East Mitchell Streets                              | Replacement of sanitary mains and components in conjunction with street reconstruction.   | Operating Revenue |         |         |           |          | 600,000       |           |              | 600,000   |
| Miscellaneous Water Main Spot Repairs and Lead and Copper Service Investigations   | Water repairs will take place in conjunction with the State Street resurfacing project along with lead and copper service investigations and possible replacement on East Lake Street project.  | Operating Revenue |         |         |           |          | 125,000       |           |              | 125,000   |
| Miscellaneous Sanitary Sewer Main Spot Repairs and Upgrades  | Sanitary sewer main work will take place in conjunction with the State Street resurfacing project.  | Operating Revenue |         |         |           |          | 25,000        |           |              | 25,000    |
| <b><u>SIDEWALKS</u></b>  |   |                   |         |         |           |          |               |           |              |           |
| Miscellaneous Sidewalk Construction and Replacement  | Sidewalk additions and replacements will take place in conjunction with East Lake Street reconstruction and the State Street resurfacing project along with miscellaneous City-wide spot repairs.   | Right-of-Way      |         |         | 450,000   |          |               |           |              | 450,000   |
| <b><u>ELECTRIC SYSTEM</u></b>  |   |                   |         |         |           |          |               |           |              |           |
| Residential Conversion Project (Portions of East Lake, Bay, Ottawa, Summit and Clinton Streets)  | Conversion of the existing overhead distribution circuit to underground within residential corridors including new three-phase underground on East Lake Street from Division Street to Kalamazoo Avenue. Provides redundant circuit into the CBD area, converts to more reliable underground, and moves the circuit to the new 7.2/12.5kV system. | Operating Revenue |         |         |           | 685,000  |               |           |              | 685,000   |
| Substation Maintenance   | Completion of maintenance on the Mitchell Road Substation power transformer and voltage regulators, plus the Petoskey Substation circuit reclosers.   | Operating Revenue |         |         |           | 40,000   |               |           |              | 40,000    |
| Electric Vehicle (EV) Charging Stations  | Installation of 3-4 charging stations including replacement of the existing downtown charging unit.   | Operating Revenue |         |         |           | 40,000   |               |           | 20,000       | 60,000    |
| Electric System GIS Database   | Preparation of back-end database for Electric System GIS. Includes transfer of existing electric computer model and record drawings into database.  | Operating Revenue |         |         |           | 100,000  |               |           |              | 100,000   |

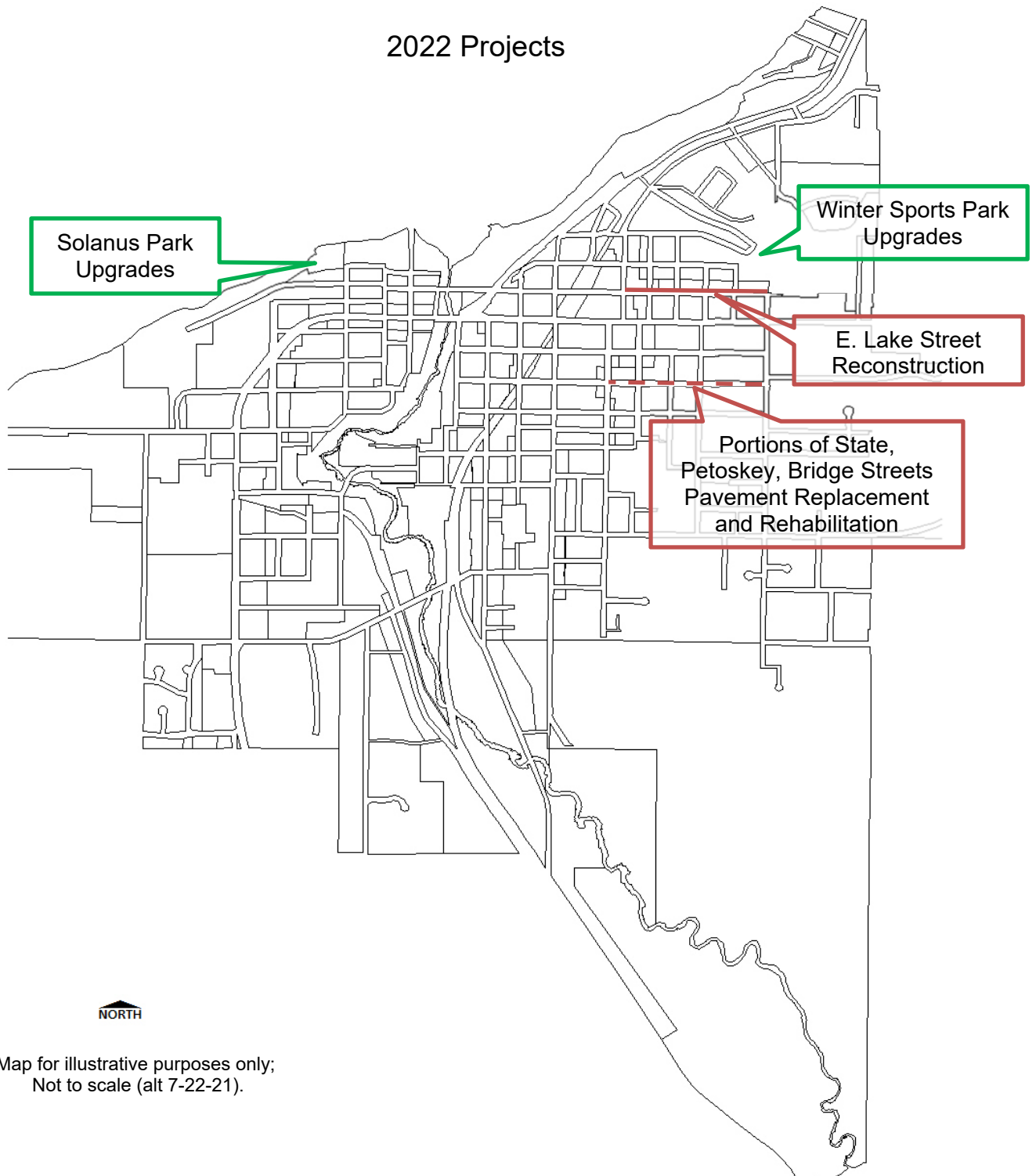


City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2022

| PROJECT CATEGORY  |   | Funding Source    | General | Parking | Streets   | Electric | Water & Sewer | Motorpool | Grants/Other                      | Total     |
|---|---|-------------------|---------|---------|-----------|----------|---------------|-----------|-----------------------------------|-----------|
| <b><u>MOTOR POOL</u></b>  |   |                   |         |         |           |          |               |           |                                   |           |
| Pickup Truck - Water - Replacement  | Replace Water Unit #34 (2012).  | Operating Revenue |         |         |           |          |               | 35,000    |                                   | 35,000    |
| Pickup Truck - Water - Replacement  | Replace Water Unit #65 (2010).  | Operating Revenue |         |         |           |          |               | 35,000    |                                   | 35,000    |
| Pickup Truck - Parks and Recreation - Replacement                                       | Replace Parks and Recreation Unit #53 (2010).   | Operating Revenue |         |         |           |          |               | 35,000    |                                   | 35,000    |
| Batwing Mower - Replacement   | Replace Unit #148 (2003).   | Operating Revenue |         |         |           |          |               | 80,000    |                                   | 80,000    |
| Crane Truck - Water - Replacement   | To replace truck #33 (2009).  | Operating Revenue |         |         |           |          |               | 155,000   |                                   | 155,000   |
| Staff Vehicle - Replacement   | To replace Motor Pool vehicle with an Electric Vehicle (EV). Unit #25 (2012).   | Operating Revenue |         |         |           |          |               | 45,000    |                                   | 45,000    |
| Bobcat Toolcat with Attachments, Snow Blower, Forks, Rotating Broom & Box - Replacement | Replace Utility Vehicle Unit #112 (2006).   | Operating Revenue |         |         |           |          |               | 80,000    |                                   | 80,000    |
| Tractor/Snow Blower Units   | Trade-in Sidewalk Snow Blower Units #7 and #8 (2017).   | Operating Revenue |         |         |           |          |               | 30,000    |                                   | 30,000    |
| <b><u>DOWNTOWN AREA</u></b>   |   |                   |         |         |           |          |               |           |                                   |           |
| Engineering of a Parking Deck   | Engineering of a parking deck on the City owned lot.  | Parking           |         | 175,000 |           |          |               |           | 175,000                           | 350,000   |
| <b><u>BUILDINGS AND GROUNDS</u></b>   |   |                   |         |         |           |          |               |           |                                   |           |
| Demolition of 620 Ingalls Avenue  | City owned building used to store History Museum artifacts - building beyond repair.  | Operating Revenue | 25,000  |         |           |          |               |           |                                   | 25,000    |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>  |   |                   |         |         |           |          |               |           |                                   |           |
| Marina Fuel System Replacement  | Tanks and piping will be 26 years old and in need of replacement and to increase diesel storage capacity.   | Operating Revenue |         |         |           |          |               |           | 250,000<br>Grant/Reserves         | 250,000   |
| Festival Place Shelter Roof   | Replace shingle roofing with metal roofing similar to Bear River pavilion.  | Operating Revenue | 30,000  |         |           |          |               |           |                                   | 30,000    |
| Riverbend Skate Park Equipment  | The original skate park equipment was purchased in 2002, with additional purchases in 2008 and 2012. This project would replace the 2002 equipment, including the original wood ramps and would add new skate elements to the facility. | Operating Revenue |         |         |           |          |               |           | 10,000                            | 10,000    |
| Winter Sports Park Hockey Rink Improvements   | Construction of a cover over the hockey rink to extend usability.   | Operating Revenue |         |         |           |          |               |           | 600,000<br>State and Local Grants | 600,000   |
| Bayfront Park West - Solanus Beach Improvements   | Improvements to the beach area including an accessible boardwalk to the water and native landscaping.   | Operating Revenue |         |         |           |          |               |           | 250,000<br>TIFA/LWCF              | 250,000   |
| Property Purchase - Boor  | Purchase of 58 acres adjacent to the City Skyline Property in Bear Creek Township.  | Operating Revenue | 32,500  |         |           |          |               |           | 217,000<br>Donations/grant        | 249,500   |
| Washington Park Design  | Updates to preliminary park concepts  | Operating Revenue | 10,000  |         |           |          |               |           |                                   | 10,000    |
| Pedestrian Bridge Decking - City Hall   | Re-decking of the existing bridge   | Operating Revenue |         |         |           |          |               |           | 25,000<br>TIFA                    | 25,000    |
| Dog Park - Phase 1  | Regional park possibly in conjunction with Bear Creek Township.   | Operating Revenue | 25,000  |         |           |          |               |           |                                   | 25,000    |
| <b>Grand Totals</b>   |   |                   | 122,500 | 175,000 | 2,032,641 | 865,000  | 1,450,000     | 495,000   | 1,922,000                         | 7,062,141 |

# City of Petoskey 2022-2027 Capital Improvement Plan

## 2022 Projects



Map for illustrative purposes only;  
Not to scale (alt 7-22-21).

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2023

| PROJECT CATEGORY  |   | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other | Total   |
|---|---|-------------------|---------|---------|---------|----------|---------------|-----------|--------------|---------|
| <b><u>STREETS AND DRAINAGE</u></b>  |   |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Pavement Preservation, Paving and Repair                                | This project is to replace or rehabilitate existing pavement and curb lines. Streets to be considered are Porter and Maple Streets that fall under the category of fair to poor based on PASER ratings.                                   | Right-of-Way      |         |         | 310,000 |          |               |           |              | 310,000 |
| Bridge Street - Franklin Street to the Bridge   | Full reconstruction of Bridge Street including sidewalks and ADA ramps.   | Right-of-Way      |         |         | 350,000 |          |               |           |              | 350,000 |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>   |   |                   |         |         |         |          |               |           |              |         |
| Water - Miscellaneous Water Main Spot Repairs and Upgrades                            | Water main work will take place in conjunction with street resurfacing projects along with lead and copper service investigations and replacement.  | Operating Revenue |         |         |         |          | 50,000        |           |              | 50,000  |
| Water - Bridge Street - Franklin Street to the Bridge                                 | Replacement of water mains and components in conjunction with street reconstruction.  | Operating Revenue |         |         |         |          | 200,000       |           |              | 200,000 |
| Sanitary - Miscellaneous Sewer Main Spot Repairs and Upgrades                         | Sewer main work will take place in conjunction with street resurfacing.   | Operating Revenue |         |         |         |          | 50,000        |           |              | 50,000  |
| Sanitary - Bridge Street - Franklin Street to the Bridge                              | Replacement of sanitary mains and components in conjunction with street reconstruction.   | Operating Revenue |         |         |         |          | 200,000       |           |              | 200,000 |
| Lime Kiln Well and Control Building Improvements                                      | The Lime Kiln Well was developed 35 years ago. Improvements would include conversion from a t-vertical turbine pump system to a submersible pump system, updated chlorine feed systems and renovations to control and monitoring systems. | Operating Revenue |         |         |         |          | 400,000       |           |              | 400,000 |
| Advanced Metering Infrastructure (AMI) System Study                                   | Study the installation of initial phase of water AMI system.  | Operating Revenue |         |         |         |          | 100,000       |           |              | 100,000 |
| <b><u>SIDEWALKS</u></b>   |   |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Sidewalk Construction and Replacement                                   | Sidewalk additions and replacement on Bridge Street between Franklin Street and the Bridge. Also miscellaneous sidewalk additions and spot repairs City-wide.   | Right-of-Way      |         |         | 400,000 |          |               |           |              | 400,000 |
| <b><u>ELECTRIC SYSTEM</u></b>   |   |                   |         |         |         |          |               |           |              |         |
| Advanced Metering Infrastructure (AMI) System Study                                   | Study of the installation of initial phase of electric AMI system. Provides for time-of-use energy sales, automatic meter reading, remote disconnects/reconnects, and outage detection.   | Operating Revenue |         |         |         | 100,000  |               |           |              | 100,000 |
| Residential Conversion Project - Bay & Rose; portions of Williams and Clinton Streets | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and prepares for conversion to 7.2kV.                       | Operating Revenue |         |         |         | 386,000  |               |           |              | 386,000 |
| Residential Conversion Project - Grand Avenue   | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system and converts to more reliable 7.2kV underground system.  | Operating Revenue |         |         |         | 158,000  |               |           |              | 158,000 |

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2023

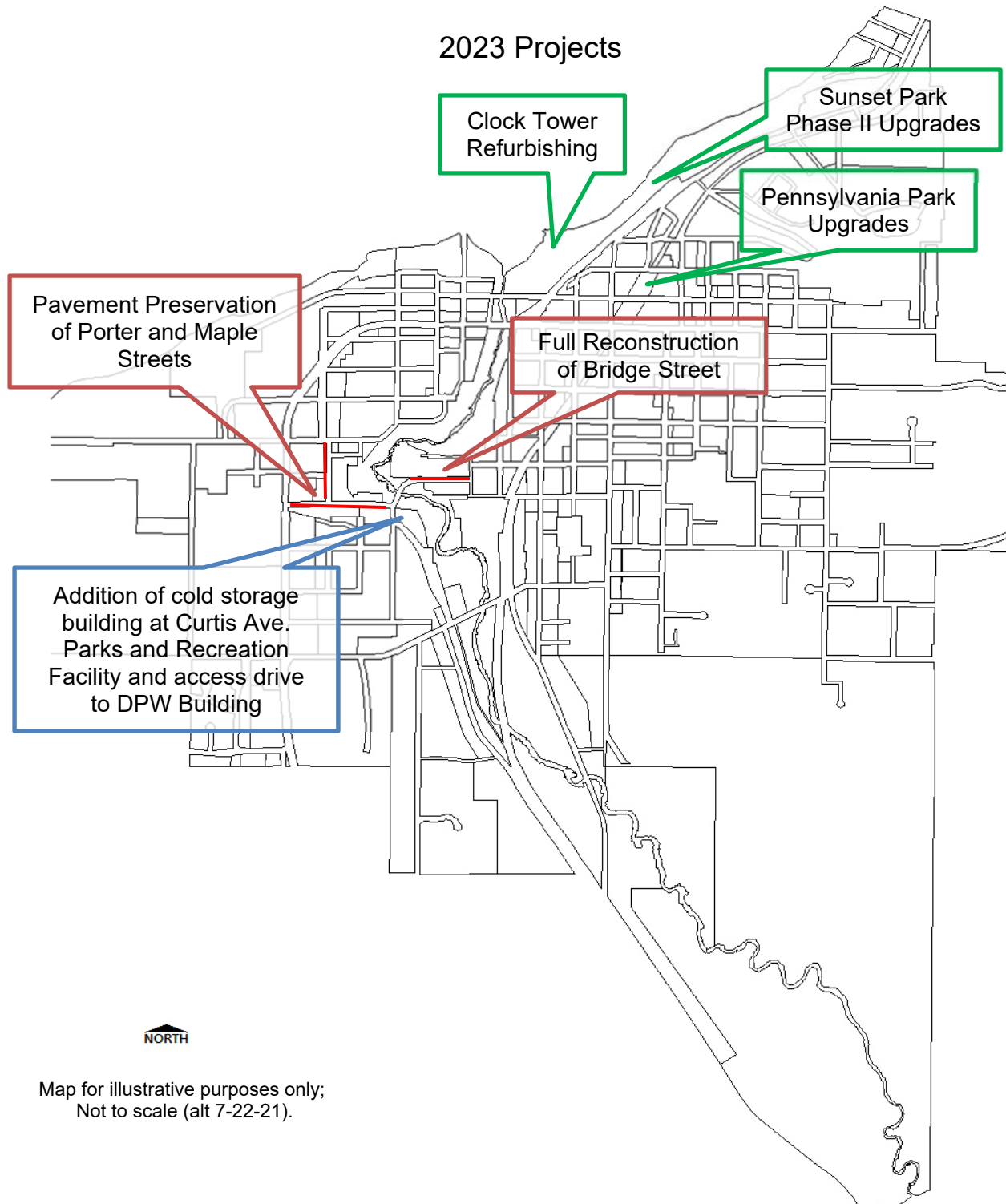
| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other   | Total     |
|--|--|-------------------|---------|---------|---------|----------|---------------|-----------|----------------|-----------|
| Residential Conversion Project - Maple and Porter                      | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and prepares for conversion to 7.2/12.5kV. | Operating Revenue |         |         |         | 362,000  |               |           |                | 362,000   |
| Electric Vehicle (EV) Charging Stations                                | Installation of two EV charging stations.  | Operating Revenue |         |         |         | 50,000   |               |           |                | 50,000    |
| Electric System GIS (Primary Equipment)                                | Addition of primary (15kV) equipment into GIS system and deployment of tablets to field crews.   | Operating Revenue |         |         |         | 50,000   |               |           |                | 50,000    |
| <b><u>MOTOR POOL</u></b>   |  |                   |         |         |         |          |               |           |                |           |
| Bucket Truck - Electric - Replacement                                  | Replace Unit #83 (2001).   | Operating Revenue |         |         |         |          |               | 175,000   |                | 175,000   |
| Patrol Vehicle - Replacement   | Replace 4x4 patrol vehicle #445 (2017) with 2023 model. Painting and lettering required.   | Operating Revenue |         |         |         |          |               | 52,000    |                | 52,000    |
| Pickup Truck - CBD Water Truck - Replacement                           | Replace Unit #52 (2008).   | Operating Revenue |         |         |         |          |               | 30,000    |                | 30,000    |
| Heavy Duty Plow Truck/Underbody - Streets - Replacement                | Replace Unit #93 (2006).   | Operating Revenue |         |         |         |          |               | 180,000   |                | 180,000   |
| Toro Workman Rescue Cart - Public Safety - Replacement                 | Replace Rescue Utility Cart Unit #441 (2006).  | Operating Revenue |         |         |         |          |               | 27,000    |                | 27,000    |
| Toro Workman Utility Cart - Parks and Rec - Replacement                | Replace Unit #174 (2008).  | Operating Revenue |         |         |         |          |               | 15,000    |                | 15,000    |
| Toro Workman Rescue Cart - Public Safety - Replacement                 | Replace Rescue Utility Cart Unit #541 (2008).  | Operating Revenue |         |         |         |          |               | 27,000    |                | 27,000    |
| Batwing Groundmaster - Replacement                                     | Replace Unit #188 (2009).  | Operating Revenue |         |         |         |          |               | 65,000    |                | 65,000    |
| <b><u>DOWNTOWN AREA</u></b>  |  |                   |         |         |         |          |               |           |                |           |
| Parking Lot Paving   | Pave existing lot and pay station installation.  | Parking           |         | 70,000  |         |          |               |           |                | 70,000    |
| <b><u>BUILDINGS AND GROUNDS</u></b>                                    |  |                   |         |         |         |          |               |           |                |           |
| Bayfront Park Clock Tower  | Refurbish tower lights and clock mechanisms.   | TIFA              |         |         |         |          |               |           | 75,000<br>TIFA | 75,000    |
| East Lake Street Fire Station  | Paint apparatus room, radiant heat tube replacement, and possible solar array.   | Operating Revenue | 200,000 |         |         |          |               |           |                | 200,000   |
| Curtis Avenue Department of Parks and Recreation Facility Improvements | Improvements to include cold storage facility for DPW and Parks and Recreation and service drive improvements to connect facility to DPW facility.   | Operating Revenue |         |         |         |          |               |           | 3,400,000      | 3,400,000 |

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2023

| PROJECT CATEGORY                                 |  | Funding Source     | General | Parking | Streets   | Electric  | Water & Sewer | Motorpool | Grants/Other          | Total     |
|--|--|--------------------|---------|---------|-----------|-----------|---------------|-----------|-----------------------|-----------|
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>       |  |                    |         |         |           |           |               |           |                       |           |
| Pennsylvania Park Upgrades                       | As part of the Downtown Greenway Corridor site amenities from Bay Street to East Mitchell Street, Park Avenue sidewalk widening, landscaping and storm water management improvements will be constructed in accordance with final engineered plans. Grant funding would offset Street/Sidewalk Fund.   | Operating Revenue  |         | 50,000  | 100,000   | 75,000    |               |           | 150,000               | 375,000   |
| Washington Park Access Engineering               | Washington Park currently has limited access from Petoskey Street off of Washington Street and from Petoskey Street off of Sheridan Street, with limited parking taking place primarily on the streets. This project proposes to create a turn-around style parking lot off of Petoskey Street on the south end of the park and provide improved access to Washington Street on the north side of the park, and create a new pedestrian access off of Emmet Street into the park area and extend sidewalks to key areas within the park. | Operating Revenue  | 10,000  |         | 20,000    |           |               |           |                       | 30,000    |
| Pennsylvania Park Upgrades                       | A plaza adjacent to East Mitchell Street, where the annual tree-lighting occurs, will be created to improve the area for community gatherings.   | Operating Revenue  | 75,000  |         |           |           |               |           | 25,000                | 100,000   |
| Winter Sports Park Building Roof                 | The existing Winter Sports Park building will be 33 years old in 2023. Replacement of roof will be the first phase of improvements possibly including roof-top solar, with siding and deck repairs in 2024.  | Operating Revenue  | 100,000 |         |           |           |               |           |                       | 100,000   |
| Winter Sports Park Building Interior Renovations | Interior renovations are anticipated and will include painting, concession and restroom sink and counter replacements, and replacement of the skate proof flooring on main level and door replacement at air lock entryway. These repairs are necessary and in particular the skate proof flooring. Failure of the flooring will jeopardize main level floor and underlying decking and joists.  | Operating Revenues | 70,000  |         |           |           |               |           | 20,000<br>Local Grant | 90,000    |
| Little Traverse Wheelway Resurfacing             | Replace 1/2 mile segment of LTW.   | Operating Revenue  | 130,000 |         |           |           |               |           |                       | 130,000   |
| Lockwood Park Upgrades                           | Upgrade the court to a multi-use Pickleball/Basketball court.  | Operating Revenue  | 125,000 |         |           |           |               |           | 100,000               | 225,000   |
| Sunset Park Phase II                             | Additional park improvements to include overlook deck and site re-grading for improved pedestrian access.  | TIFA               |         |         |           |           |               |           | 200,000               | 200,000   |
| <b>Grand Totals</b>                              |  |                    | 710,000 | 120,000 | 1,180,000 | 1,181,000 | 1,000,000     | 571,000   | 3,970,000             | 8,732,000 |

# City of Petoskey 2022-2027 Capital Improvement Plan

## 2023 Projects



Map for illustrative purposes only;  
Not to scale (alt 7-22-21).

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2024

| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other           | Total   |
|--|--|-------------------|---------|---------|---------|----------|---------------|-----------|------------------------|---------|
| <b><u>STREETS AND DRAINAGE</u></b>   |  |                   |         |         |         |          |               |           |                        |         |
| Howard Street from State Street to Jennings Avenue                                   | Full reconstruction including sidewalks and ADA ramps.   | Right-of-Way      |         |         | 900,000 |          |               |           |                        | 900,000 |
| CBD - East Mitchell Street and Petoskey Street Intersection                          | To replace the concrete intersection that was removed previously and not replaced.   | Right-of-Way      |         |         |         |          |               |           | 150,000                | 150,000 |
| Miscellaneous Pavement Preservation, Paving and Repair - East Mitchell Street        | The purpose of this project is to replace or rehabilitate existing pavement and curb lines. Small Urban Grant funding will be utilized to rehabilitate East Mitchell Street from Division Street to the City Limit. Work to be coordinated with Emmet County Road Commission repaving of East Mitchell from City limit to Division Road. | Right-of-Way      |         |         | 100,000 |          |               |           | 187,500<br>State Grant | 287,500 |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>  |  |                   |         |         |         |          |               |           |                        |         |
| Water - Howard Street and Miscellaneous Water Main Spot Repairs and Upgrades         | Water main work will take place in conjunction with street reconstruction.   | Operating Revenue |         |         |         |          | 550,000       |           |                        | 550,000 |
| Sanitary - Howard Street and Miscellaneous Sewer Main Spot Repairs and Upgrades      | Sewer main work will take place in conjunction with street reconstruction.   | Operating Revenue |         |         |         |          | 450,000       |           |                        | 450,000 |
| Advanced Metering Infrastructure (AMI) System  | Continuation of water AMI system.  | Operating Revenue |         |         |         |          | 100,000       |           |                        | 100,000 |
| <b><u>SIDEWALKS</u></b>  |  |                   |         |         |         |          |               |           |                        |         |
| Miscellaneous Sidewalk Construction and Replacement                                  | Sidewalk additions and replacement will occur in conjunction with street projects and in priority locations established in the Non-Motorized Facilities Plan.  | Right-of-Way      |         |         | 200,000 |          |               |           |                        | 200,000 |
| <b><u>ELECTRIC SYSTEM</u></b>  |  |                   |         |         |         |          |               |           |                        |         |
| Residential Conversion Project - Portions of Howard, Rush, Fulton, and Pearl Streets | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and completes conversion in this area to 7.2/12.5kV.   | Operating Revenue |         |         |         | 206,000  |               |           |                        | 206,000 |
| 46kV Metering Structure Replacement  | Replacement of the 50+ year old 46kV metering structure at the River Road connection to the 46kV transmission system. Replaces aged wood pole structure at this critical system connection point.  | Operating Revenue |         |         |         | 250,000  |               |           |                        | 250,000 |
| Petoskey Sub 46kV, PET6 & PET8 Underground   | Conversion of the 46kV transmission line and circuits PET6 & PET8 to underground from Petoskey Substation to the south side of the salt shed. Improves reliability of the transmission service into the substation, prepares for voltage conversion of circuit PET8, and creates required space for expansion of the DPW Building.       | Operating Revenue |         |         |         | 522,000  |               |           |                        | 522,000 |
| Advanced Metering Infrastructure (AMI) System  | Continuation of electric AMI system.   | Operating Revenue |         |         |         | 330,000  |               |           |                        | 330,000 |
| Electric System GIS (Secondary and Services)   | Addition of secondary (600V) and service lines into GIS system.  | Operating Revenue |         |         |         | 50,000   |               |           |                        | 50,000  |

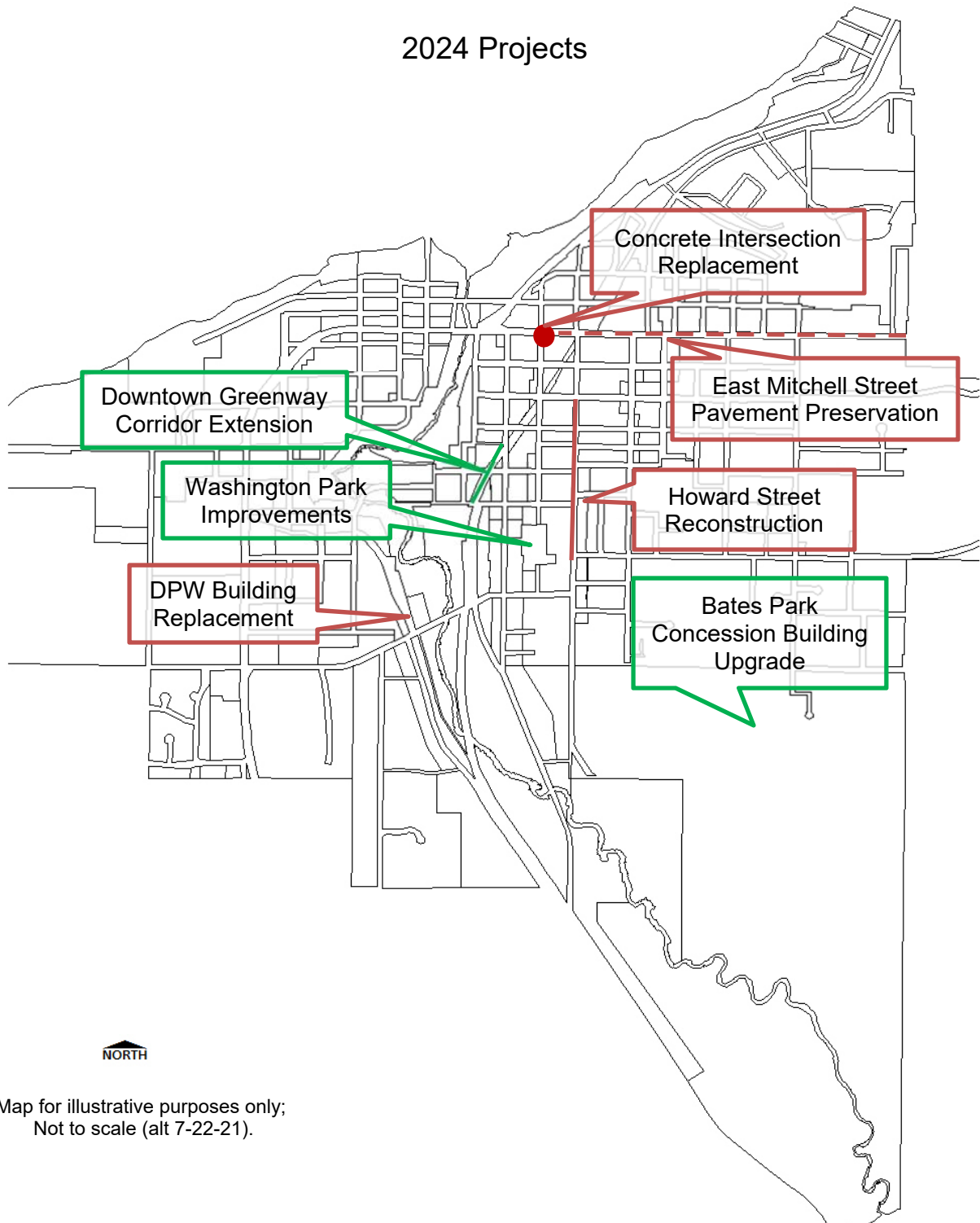


City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2024

| PROJECT CATEGORY                                    |   | Funding Source    | General | Parking | Streets   | Electric  | Water & Sewer | Motorpool | Grants/Other       | Total      |
|---|---|-------------------|---------|---------|-----------|-----------|---------------|-----------|--------------------|------------|
| <b><u>MOTOR POOL</u></b>                            |   |                   |         |         |           |           |               |           |                    |            |
| Front End Loader - Streets - Replacement            | Replace Unit #107 (2003).   | Operating Revenue |         |         |           |           |               | 200,000   |                    | 200,000    |
| Patrol Vehicle - Replacement                        | Replace 4x4 patrol vehicle #446 (2018) with 2024 model. Painting and lettering required.  | Operating Revenue |         |         |           |           |               | 52,000    |                    | 52,000     |
| Public Safety Marine Apparatus - Replacement        | Replace Unit #526 (2007).   | Operating Revenue |         |         |           |           |               | 35,000    |                    | 35,000     |
| Staff Vehicle - Public Works - Replacement          | Replace Unit #26 (2015).  | Operating Revenue |         |         |           |           |               | 35,000    |                    | 35,000     |
| One-ton Dump Truck - Streets Division - Replacement | Replace Unit #62 (2008).  | Operating Revenue |         |         |           |           |               | 41,000    |                    | 41,000     |
| 35,000 GVW Plow Salt/Sand Spreader Replacement      | Replace Unit #96 (2007) along with salt and sand unit and plow.   | Operating Revenue |         |         |           |           |               | 200,000   |                    | 200,000    |
| DPW Garage Fork Lift - Replacement                  | Replace Unit #114 (1991).   | Operating Revenue |         |         |           |           |               | 30,000    |                    | 30,000     |
| Outfront Mower - Parks and Rec - Replacement        | Replace Parks and Rec Unit #180 (2013).   | Operating Revenue |         |         |           |           |               | 30,000    |                    | 30,000     |
| <b><u>DOWNTOWN AREA</u></b>                         |   |                   |         |         |           |           |               |           |                    |            |
| Construction of a Parking Deck                      | Construction of a deck on a City-owned lot.   | Parking           |         | TBD     |           |           |               |           | 3,500,000          | 3,500,000  |
| <b><u>BUILDINGS AND GROUNDS</u></b>                 |   |                   |         |         |           |           |               |           |                    |            |
| Public Safety West                                  | The building was constructed in 2011 and it is anticipated the overhead doors will need replacement.  | Operating Revenue | 75,000  |         |           |           |               |           |                    | 75,000     |
| Public Safety West                                  | The building was constructed in 2011 and it is anticipated the garage floor will need to be resealed.   | Operating Revenue | 15,000  |         |           |           |               |           |                    | 15,000     |
| Replacement of DPW Building                         | Existing building is 60+ years old, does not meet operational needs and is inefficient. New building to incorporate green infrastructure and rooftop solar panels.  | Revenue Bonds     |         |         |           |           |               |           | 11,500,000         | 11,500,000 |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>          |   |                   |         |         |           |           |               |           |                    |            |
| Bates Park Concession Building                      | Concession will be 25 years old in 2024 and in need of roofing and siding and potential roof-top solar.   | Operating Revenue | 100,000 |         |           |           |               |           |                    | 100,000    |
| Downtown Greenway Corridor Extension                | Design and construction of the corridor between Emmet Street and Washington Street following rail corridor property purchase in 2020.   | Operating Revenue | 150,000 |         |           |           |               |           | 100,000            | 250,000    |
| Marina Parking Lot Resurfacing                      | In 2024, the parking lot will be 34 years of age and will be in need of resurfacing. The lot has been used to house marina spoils prior to disposal which accelerated the decline of the top coat. In 2010, the lot was patched to accommodate the marina expansion utilities. Grant and restricted marina funds will be used to finance the lot resurfacing. | Marina Reserve    | 25,000  |         |           |           |               |           | 25,000 State Grant | 50,000     |
| Washington Park Improvements                        | Construction of access improvements and amenities identified through a master plan process, possibly including play area, pavilion and restrooms.   | Operating Revenue | 200,000 |         | 100,000   |           | 50,000        |           | 200,000            | 550,000    |
| Winter Sports Park Building Siding and Decking      | The existing Winter Sports Park building will be 34 years old in 2024 and exterior siding and decking will be needed to maintain structure.   | Operating Revenue | 60,000  |         |           |           |               |           | 100,000            | 160,000    |
| <b>Grand Totals</b>                                 |   |                   | 625,000 | TBD     | 1,300,000 | 1,358,000 | 1,150,000     | 623,000   | 15,762,500         | 20,818,500 |

# City of Petoskey 2022-2027 Capital Improvement Plan

## 2024 Projects



Map for illustrative purposes only;  
Not to scale (alt 7-22-21).

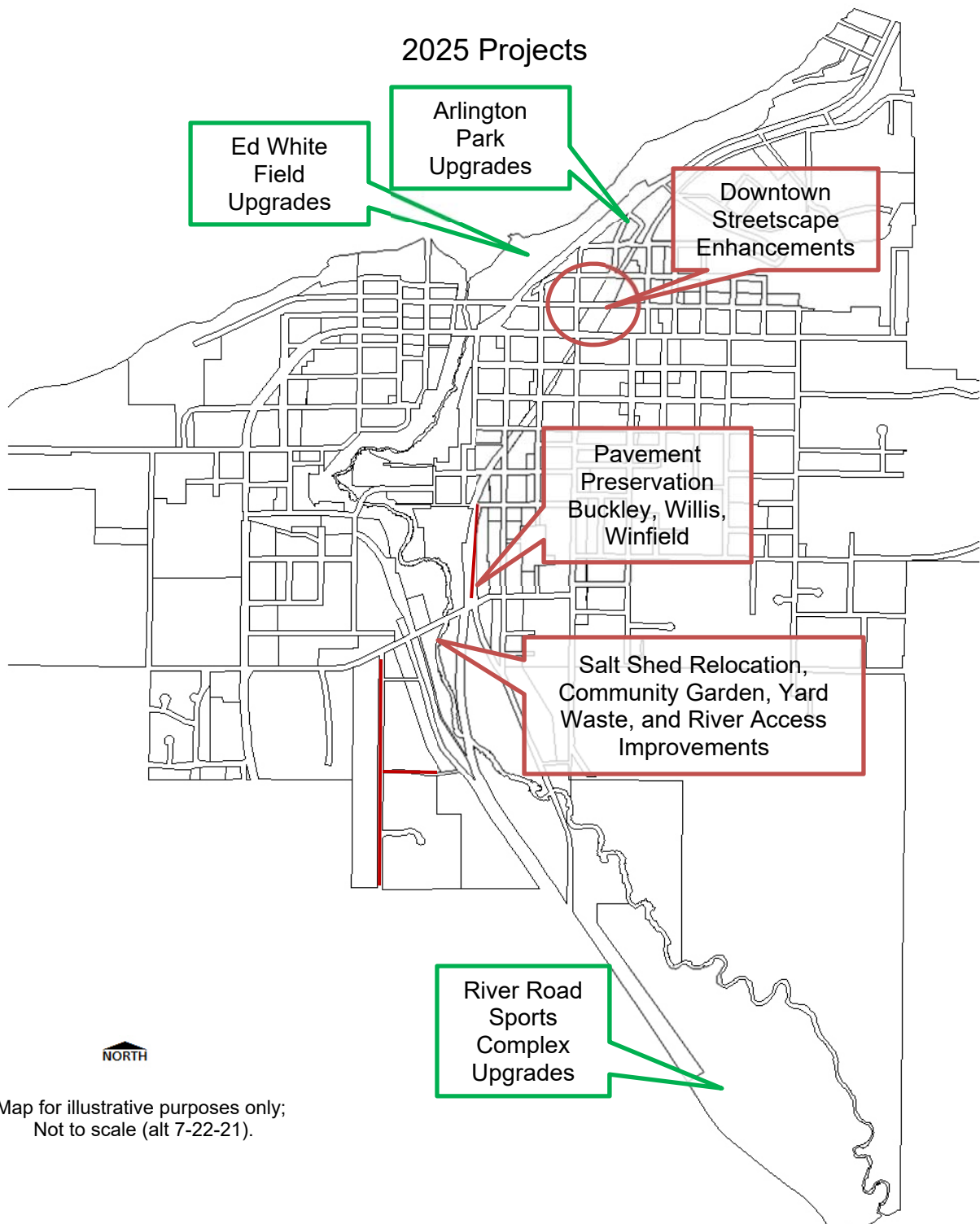
City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2025

| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other | Total   |
|--|--|-------------------|---------|---------|---------|----------|---------------|-----------|--------------|---------|
| <b><u>STREETS AND DRAINAGE</u></b>   |  |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Pavement Preservation, Paving and Repair   | This project is to replace or rehabilitate existing pavement and curb lines. Streets to be considered are Willis, Winfield, and Buckley that fall under the category of fair to poor based on PASER ratings.   | Right-of-Way      |         |         | 500,000 |          |               |           |              | 500,000 |
| Central Business District Streetscape Enhancements   | The streetscape enhancements identified through the DMB Study.   | Operating Revenue |         |         |         |          |               |           | TBD          | TBD     |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>  |  |                   |         |         |         |          |               |           |              |         |
| Water - Miscellaneous Water Main Spot Repairs and Upgrades   | Water main work will take place in conjunction with street resurfacing projects along with lead and copper service investigations and replacement.   | Operating Revenue |         |         |         |          | 500,000       |           |              | 500,000 |
| Sanitary - Miscellaneous Sewer Main Spot Repairs and Upgrades  | Sewer main work will take place in conjunction with street resurfacing.  | Operating Revenue |         |         |         |          | 500,000       |           |              | 500,000 |
| <b><u>SIDEWALKS</u></b>  |  |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Sidewalk Construction and Replacement  | Sidewalk additions and replacement will occur in conjunction with street projects and in priority locations established in the Non-Motorized Facilities Plan.  | Right-of-Way      |         |         | 350,000 |          |               |           |              | 350,000 |
| <b><u>ELECTRIC SYSTEM</u></b>  |  |                   |         |         |         |          |               |           |              |         |
| Advanced Metering Infrastructure (AMI) System  | Continuation of electric AMI system.   | Operating Revenue |         |         |         | 420,000  |               |           |              | 420,000 |
| Residential Conversion Project (Jennings Avenue plus portions of Howard, Jefferson and Waukazoo Streets) | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and completes conversion in this area to 7.2/12.5kV.                                       | Operating Revenue |         |         |         | 468,786  |               |           |              | 468,786 |
| Cemetery Road Underground  | Conversion of the existing 7.2/12.5kV overhead open-wire distribution circuit to underground along a portion of Cemetery Road starting at the City limits. Converts this section of mainline circuit serving large load customers to a more reliable underground system. | Operating Revenue |         |         |         | 206,000  |               |           |              | 206,000 |
| River Road Sport Complex Service   | Installation of three-phase underground along River Road from 800 feet south of Standish Avenue to the River Road Sports Complex to support a solar array demonstration project and electric needs.  | Operating Revenue |         |         |         | 168,000  |               |           |              | 168,000 |
| <b><u>MOTOR POOL</u></b>   |  |                   |         |         |         |          |               |           |              |         |
| Patrol Vehicle - Replacement   | Replace vehicle #447 (2019) with 2025 model. Convert and/or replace equipment from old unit; painting and lettering required.  | Operating Revenue |         |         |         |          |               | 52,000    |              | 52,000  |
| 1 Ton Dump Truck - Parks and Rec - Replacement   | Replace Parks and Rec Unit #61 (2012).   | Operating Revenue |         |         |         |          |               | 40,000    |              | 40,000  |
| 1 Ton Dump Truck - Streets - Replacement   | Replace Streets Unit #66 (2011).   | Operating Revenue |         |         |         |          |               | 50,000    |              | 50,000  |
| Pickup Truck with Plow - Replacement   | Replace Streets Division Unit #70 (2015).  | Operating Revenue |         |         |         |          |               | 40,000    |              | 40,000  |
| Heavy Duty Plow Truck/Underbody - Streets - Replacement  | Replace Unit #98 (2012).   | Operating Revenue |         |         |         |          |               | 210,000   |              | 210,000 |
| Heavy Duty Hydraulic Sewer Cleaner   | Replace Unit #99 (2005).   | Operating Revenue |         |         |         |          |               | 240,000   |              | 240,000 |
| Outfront Mower - Parks and Recreation - Replacement  | Replace Parks and Recreation Unit #115 (2015).   | Operating Revenue |         |         |         |          |               | 35,000    |              | 35,000  |

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2025

| PROJECT CATEGORY                                    |   | Funding Source    | General | Parking | Streets   | Electric  | Water & Sewer | Motorpool | Grants/Other                              | Total     |
|---|---|-------------------|---------|---------|-----------|-----------|---------------|-----------|---|-----------|
| <b><u>DOWNTOWN AREA</u></b>                         |   |                   |         |         |           |           |               |           |   |           |
| Parking Lot Paving                                  | Paving existing lot and pay station installation.   | Operating Revenue |         | 75,000  |           |           |               |           |   | 75,000    |
| Replacement of Road Trolley                         | In 2025 the road trolley will be 26 years old and in need of replacement.   | Operating Revenue |         | 125,000 |           |           |               |           |   | 125,000   |
| <b><u>BUILDINGS AND GROUNDS</u></b>                 |   |                   |         |         |           |           |               |           |   |           |
| Fire Station - East Lake                            | Energy upgrades (HVAC and windows).   | Operating Revenue | 50,000  |         |           |           |               |           |   | 50,000    |
| Salt Sheds and Materials Storage Area               | Existing salt sheds are 30+ years old and must be upgraded. Sheds and material storage bins would potentially be relocated to the north side of Sheridan Street as part of the DPW campus upgrades.   | Operating Revenue |         |         | 500,000   |           |               |           | 1,210,000                                 | 1,710,000 |
| Community Gardens Park and Yard Waste Drop Off Area | Community gardens would be relocated to the south side of Sheridan Street in proximity of current yard waste drop off and salt shed area. Site to be upgraded to enhance Bear River Valley/Iron Bell Trail and launch area with restrooms, as well as improved yard waste drop off and community gardens. | Operating Revenue |         |         |           |           |               |           | 1,307,000<br>State Grant<br>TIFA<br>Bonds | 1,307,000 |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>          |   |                   |         |         |           |           |               |           |   |           |
| Marina Restroom/Shower                              | Improvements to the Marina restrooms and showers include interior renovations to counter tops, partitions and painting. Shower renovations will include tiling and faucets.   | Operating Revenue | 25,000  |         |           |           |               |           |   | 25,000    |
| Ed White Field                                      | The facility was constructed in 1989 and will be in need of floor upgrades in scorers room, siding, bleachers and lighting upgrades.  | Operating Revenue | 155,000 |         |           |           |               |           |   | 155,000   |
| Curtis Park Improvements                            | Development of a park master plan.  | Operating Revenue | 10,000  |         |           |           |               |           |   | 10,000    |
| River Road Sports Complex                           | Construction of restrooms at River Road Sports Complex.   | Operating Revenue | 100,000 |         |           |           |               |           | 250,000<br>State Grant                    | 350,000   |
| Arlington Park Improvements                         | Based on Master Plan developed in 2022.   | Operating Revenue | 125,000 |         |           |           |               |           | 125,000                                   | 250,000   |
| <b>Grand Totals</b>                                 |   |                   | 465,000 | 200,000 | 1,350,000 | 1,262,786 | 1,000,000     | 667,000   | 2,892,000                                 | 7,836,786 |

# City of Petoskey 2022-2027 Capital Improvement Plan



Map for illustrative purposes only;  
Not to scale (alt 7-22-21).

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2026

| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets   | Electric | Water & Sewer | Motorpool | Grants/Other | Total     |
|--|--|-------------------|---------|---------|-----------|----------|---------------|-----------|--------------|-----------|
| <b><u>STREETS AND DRAINAGE</u></b>   |  |                   |         |         |           |          |               |           |              |           |
| Full reconstruction of streets identified through PASER ratings and utility conditions       | These streets are not candidates for pavement preservation. Possible candidates include Bay, Summit, Clinton and Ottawa.   | Right-of-Way      |         |         | 1,300,000 |          |               |           |              | 1,300,000 |
| Miscellaneous Pavement Preservation, Paving and Repair                                       | The purpose of this project is to replace or rehabilitate existing pavement and curb lines. Small Urban Grant funding will be utilized.  | Right-of-Way      |         |         | 75,000    |          |               |           | 375,000      | 450,000   |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>  |  |                   |         |         |           |          |               |           |              |           |
| Water - Reconstruction and Miscellaneous Water Main Spot Repairs and Upgrades                | Water main work in conjunction with identified street reconstruction.  | Operating Revenue |         |         |           |          | 500,000       |           |              | 500,000   |
| Sanitary - Reconstruction and Miscellaneous Sanitary Main Spot Repairs and Upgrades          | Sewer main work in conjunction with identified street reconstruction.  | Operating Revenue |         |         |           |          | 500,000       |           |              | 500,000   |
| <b><u>SIDEWALKS</u></b>  |  |                   |         |         |           |          |               |           |              |           |
| Miscellaneous Sidewalk Construction  | Sidewalk additions and replacement will occur in conjunction with street projects and in priority locations established in the Non-Motorized Facilities Plan.  | Right-of-Way      |         |         | 200,000   |          |               |           |              | 200,000   |
| <b><u>ELECTRIC SYSTEM</u></b>  |  |                   |         |         |           |          |               |           |              |           |
| Residential Conversion Project - Elizabeth, Fulton, Franklin, Washington, and Bridge Streets | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and completes conversion in this area to 7.2/12.5kV. | Operating Revenue |         |         |           | 70,000   |               |           |              | 70,000    |
| Residential Conversion Project - Morgan/Priebe/Hillcrest                                     | Conversion of the existing overhead distribution circuit to underground within residential corridors. Removes very old overhead system, converts to more reliable underground and prepares for conversion to 7.2kV.                | Operating Revenue |         |         |           | 417,000  |               |           |              | 417,000   |
| Mitchell Road Substation Fiber Connection  | Installation of fiber optic cable from DPW to Mitchell Road Substation.  | Operating Revenue |         |         |           | 70,000   |               |           |              | 70,000    |
| <b><u>MOTOR POOL</u></b>   |  |                   |         |         |           |          |               |           |              |           |
| Staff Vehicle - Parks and Recreation - Replacement   | Replace Unit #28 (2017).   | Operating Revenue |         |         |           |          |               | 33,000    |              | 33,000    |
| Patrol Vehicle - Replacement   | To replace patrol vehicle #444 (2020) with 2026 model. Painting and lettering required.  | Operating Revenue |         |         |           |          |               | 52,000    |              | 52,000    |
| Pick-up Truck 1/2 Ton 4x4 - Replacement  | Replace Parks and Recreation Unit #74 (2014).  | Operating Revenue |         |         |           |          |               | 35,000    |              | 35,000    |
| Pick-up Truck 1/2 Ton 4x4 - Replacement  | Replace Parks and Recreation Unit #75 (2014).  | Operating Revenue |         |         |           |          |               | 35,000    |              | 35,000    |
| Pick-up Truck 1/2 Ton 4x4 - Replacement  | Replace Electric Division Unit #85 (2015).   | Operating Revenue |         |         |           |          |               | 35,000    |              | 35,000    |

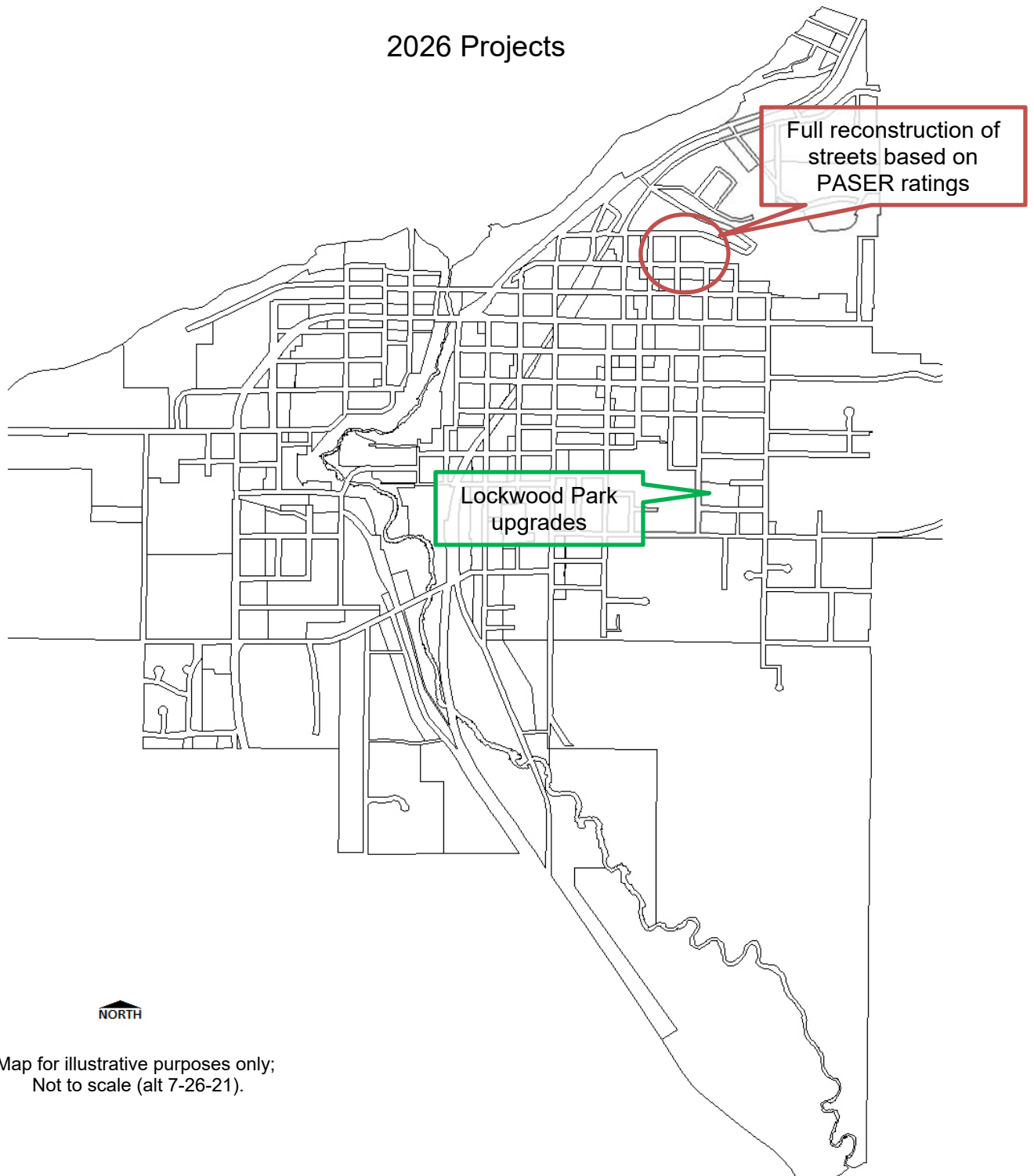
City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2026

| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets   | Electric | Water & Sewer | Motorpool | Grants/Other | Total     |
|--|--|-------------------|---------|---------|-----------|----------|---------------|-----------|--------------|-----------|
| Portable Light Towers (2) - Replacement  | Replace Public Works Units #102 and #104.  | Operating Revenue |         |         |           |          |               | 50,000    |              | 50,000    |
| Asphalt Recycler and Hot Patch Trailer-Falcon - Replacement                              | Replace Street Department Unit #103 (2015).  | Operating Revenue |         |         |           |          |               | 29,000    |              | 29,000    |
| Toro Workman Utility Cart - Parks and Rec - Replacement                                  | Replace Utility Cart #116 - Marina (2013).   | Operating Revenue |         |         |           |          |               | 16,000    |              | 16,000    |
| Bobcat Toolcat with Attachments, Snow Blower, Forks, Rotating Broom, and Box-Replacement | Replace Utility Vehicle Unit #126 (2017).  | Operating Revenue |         |         |           |          |               | 85,000    |              | 85,000    |
| Heavy-Duty Forklift- Replacement   | Replace Public Works Garage Unit #128 (2006).  | Operating Revenue |         |         |           |          |               | 28,000    |              | 28,000    |
| Toro Walk Behind Mower   | Replace Parks and Rec Unit #182 (2001).  | Operating Revenue |         |         |           |          |               | 6,000     |              | 6,000     |
| Zamboni Ice Groomer - Replacement  | Replace Winter Sports Park Ice Rink Unit #173 (1988).  | Operating Revenue |         |         |           |          |               | 30,000    |              | 30,000    |
| <b><u>DOWNTOWN AREA</u></b>  |  |                   |         |         |           |          |               |           |              |           |
| Parking Lot Paving   | Paving existing lot and pay station installation.  | Operating Revenue |         | 75,000  |           |          |               |           |              | 75,000    |
| <b><u>BUILDINGS AND GROUNDS</u></b>  |  |                   |         |         |           |          |               |           |              |           |
| East Lake Street Fire Station Renovations  | The building was remodeled into the Fire Station in 1989 and will require numerous upgrades including replacement of windows, kitchen remodel, training room cabinet remodel and HVAC rooftop units. | Operating Revenue | 200,000 |         |           |          |               |           |              | 200,000   |
| Public Safety Garage - City Hall   | Replace radiant tube heaters.  | Operating Revenue | 25,000  |         |           |          |               |           |              | 25,000    |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>   |  |                   |         |         |           |          |               |           |              |           |
| Lockwood Park  | Construction of improvements identified through master plan process.   | Operating Revenue | 200,000 |         |           |          |               |           | 200,000      | 400,000   |
| Bayfront Park Resource Center  | The facility was constructed in 1984 and will be in need of front door replacement, windows, carpeting, concession stand renovations and landscaping.  | Operating Revenue | 75,000  |         |           |          |               |           |              | 75,000    |
| <b>Grand Totals</b>  |  |                   | 500,000 | 75,000  | 1,575,000 | 557,000  | 1,000,000     | 434,000   | 575,000      | 4,716,000 |



# City of Petoskey 2022-2027 Capital Improvement Plan

## 2026 Projects



Map for illustrative purposes only;  
Not to scale (alt 7-26-21).

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2027

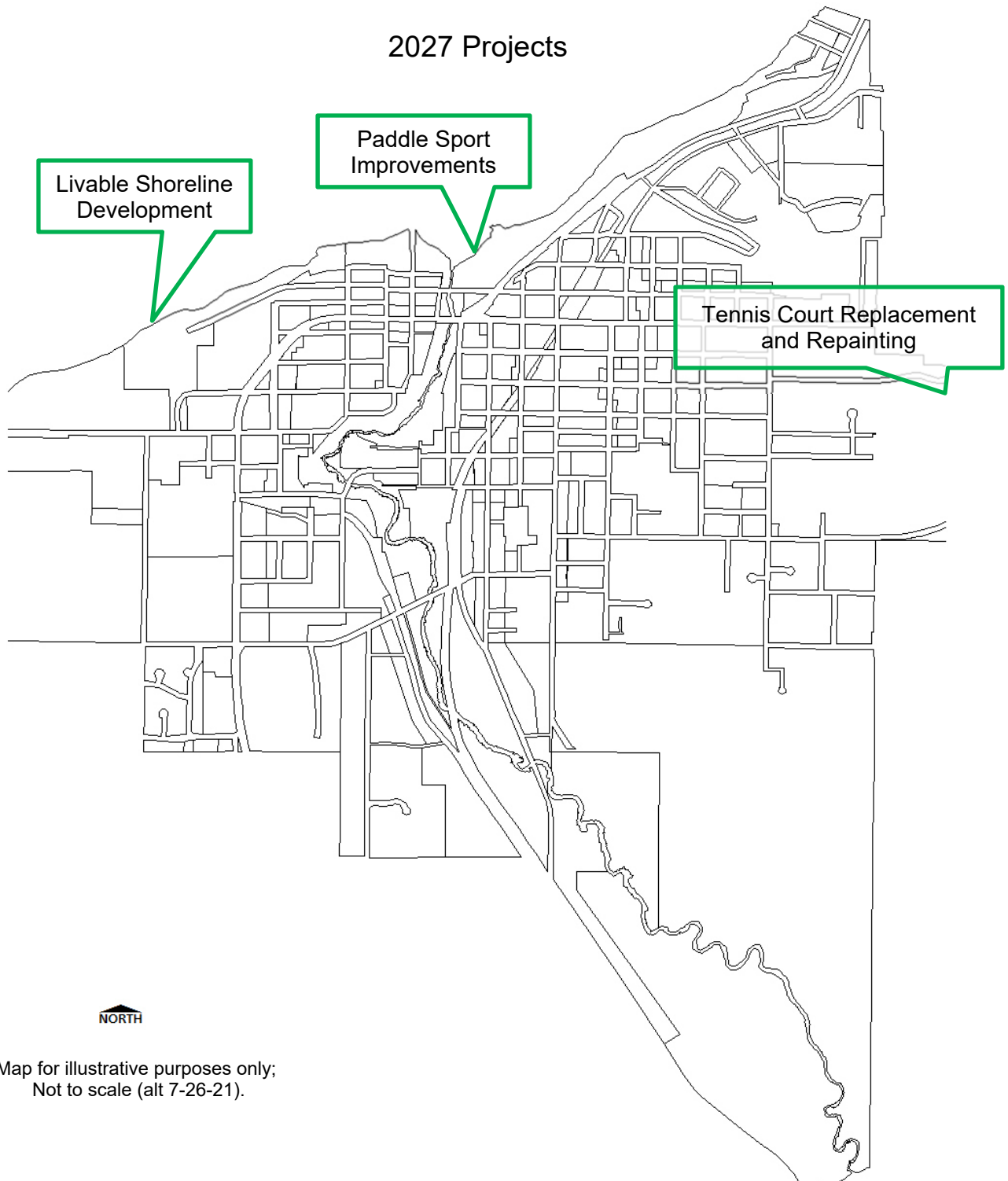
| PROJECT CATEGORY   |   | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other | Total   |
|--|---|-------------------|---------|---------|---------|----------|---------------|-----------|--------------|---------|
| <b><u>STREETS AND DRAINAGE</u></b>   |   |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Pavement Preservation, Paving and Repair                       | The purpose of this project is to replace or rehabilitate existing pavement and curb lines. Streets to be considered fall under the category of fair to poor based on PASER ratings.  | Right-of-Way      |         |         | 400,000 |          |               |           |              | 400,000 |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>                                    |   |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Water Main Spot Repairs and Upgrades                           | Water main work will take place in conjunction with street resurfacing projects along with lead and copper service investigations and replacement.  | Right-of-Way      |         |         |         |          | 300,000       |           |              | 300,000 |
| Miscellaneous Sanitary Sewer Main and Lift Station Spot Repairs and Upgrades | Sanitary sewer main work will take place in conjunction with street resurfacing projects. Lift station rehabilitation will also occur.  | Right-of-Way      |         |         |         |          | 300,000       |           |              | 300,000 |
| <b><u>SIDEWALKS</u></b>  |   |                   |         |         |         |          |               |           |              |         |
| Miscellaneous Sidewalk Construction and Replacement                          | Sidewalk construction will take place in conjunction with street preservation as well as areas identified in the Non-Motorized Facilities Plan as a top priority.   | Right-of-Way      |         |         | 200,000 |          |               |           |              | 200,000 |
| <b><u>ELECTRIC SYSTEM</u></b>  |   |                   |         |         |         |          |               |           |              |         |
| Substation Recloser Replacement  | Replacement of the circuit reclosers in Petoskey Substation that were installed in 2005.  | Operating Revenue |         |         |         | 150,000  |               |           |              | 150,000 |
| Bear River Valley Underground - PET1   | Conversion of the overhead PET1 distribution circuit from Petoskey Substation through the Bear River Valley to lone Street equipment area. Improves reliability to critical loads including the hospital, City Hall and CBD area. Utilizes conduit system installed as part of the Bear River Corridor project. | Operating Revenue |         |         |         | 308,000  |               |           |              | 308,000 |
| CBD Alley Conversion to Underground  | Conversion of the remaining CBD alley to underground (300 Block East Mitchell and Michigan).  | Operating Revenue |         |         |         | 125,000  |               |           |              | 125,000 |
| Atkins-Northmen Drive Underground Tie  | Install new underground tie along McDougal Extension from Atkins Road to Northmen Drive. Provides backup circuit to school campus. Conduit installed in conjunction with 2015 road construction.  | Operating Revenue |         |         |         | 184,000  |               |           |              | 184,000 |
| <b><u>MOTOR POOL</u></b>   |   |                   |         |         |         |          |               |           |              |         |
| Staff Vehicle - Public Safety - Replacement                                  | Replace Public Safety Unit #450 (2018).   | Operating Revenue |         |         |         |          |               | 35,000    |              | 35,000  |
| Pickup Truck with Plow - Replacement   | Replace Parks & Recreation Unit #60 (2012).   | Operating Revenue |         |         |         |          |               | 37,000    |              | 37,000  |
| Pickup Truck with Plow - Replacement   | Replace Parks and Recreation Unit #46 (2018).   | Operating Revenue |         |         |         |          |               | 45,000    |              | 45,000  |
| Pickup Truck with Plow - Replacement   | Replace Water/Wastewater unit #73 (2018).   | Operating Revenue |         |         |         |          |               | 45,000    |              | 45,000  |

City of Petoskey  
Capital Improvement Plan  
Project Funding Source  
2027

| PROJECT CATEGORY                                  |  | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other             | Total     |
|---|--|-------------------|---------|---------|---------|----------|---------------|-----------|--------------------------|-----------|
| Staff Vehicle - Replacement                       | Replace Water/Wastewater Unit #76 (2017).  | Operating Revenue |         |         |         |          |               | 40,000    |                          | 40,000    |
| Street Sweeper - Replacement                      | Replace Street Department Unit #90 (2012).   | Operating Revenue |         |         |         |          |               | 225,000   |                          | 225,000   |
| Tractor with Bucket and Accessories - Replacement | Replace Parks and Recreation Unit #142 (2010).   | Operating Revenue |         |         |         |          |               | 80,000    |                          | 80,000    |
| <b><u>DOWNTOWN AREA</u></b>                       |  |                   |         |         |         |          |               |           |                          |           |
| Parking Lot Paving                                | Paving existing lot and pay station installation.  | Operating Revenue |         | 75,000  |         |          |               |           |                          | 75,000    |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>        |  |                   |         |         |         |          |               |           |                          |           |
| Little Traverse Wheelway Resurfacing              | Replace 1 mile segment of LTW.   | Operating Revenue | 260,000 |         |         |          |               |           |                          | 260,000   |
| Livable Shoreline Development                     | To improve resiliency to fluctuating water levels, project will recreate a more natural shoreline in place of revetment. | TIFA              |         |         |         |          |               |           | 1,000,000<br>TIFA/Grants | 1,000,000 |
| Lower Tennis Court Reconstruction                 | Lower courts will be in need of replacement in partnership with the Public Schools of Petoskey.                          | Operating Revenue | 150,000 |         |         |          |               |           | 150,000                  | 300,000   |
| Upper Tennis Court Repaving                       | The upper tennis courts will need repaving in partnership with the Public Schools of Petoskey.                           | Operating Revenue | 50,000  |         |         |          |               |           | 50,000                   | 100,000   |
| Pickle Ball Court Repainting                      | Repaving of courts at Riverbend Park constructed in 2020.  | Operating Revenue | 25,000  |         |         |          |               |           |                          | 25,000    |
| Paddle Sport Improvements at Bayfront Park        | Improvements to include storage and installation of a barrier free launch.   | TIFA              |         |         |         |          |               |           | 125,000<br>TIFA          | 125,000   |
| <b>Grand Totals</b>                               |  |                   | 485,000 | 75,000  | 600,000 | 767,000  | 600,000       | 507,000   | 1,325,000                | 4,359,000 |

# City of Petoskey 2022-2027 Capital Improvement Plan

## 2027 Projects



Map for illustrative purposes only;  
Not to scale (alt 7-26-21).

City of Petoskey  
Capital Improvement Plan  
Long Term Projects/Capital Items Lacking Funding

| PROJECT CATEGORY   |  | Funding Source    | General | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other | Total     |
|--|--|-------------------|---------|---------|---------|----------|---------------|-----------|--------------|-----------|
| <b><u>STREETS AND DRAINAGE</u></b>   |  |                   |         |         |         |          |               |           |              |           |
| Miscellaneous Pavement Preservation, Paving and Repair                                 | The purpose of this project is to replace or rehabilitate existing pavement and curb lines. Streets to be considered fall under the category of fair to poor based on PASER ratings.   | Right-of-Way      |         |         | TBD     |          |               |           |              | TBD       |
| Storm Sewer System Upgrades  | Projects identified in the 2018 Stormwater Asset Management Plan.  | Right-of-Way      |         |         | TBD     |          |               |           |              | TBD       |
| Full reconstruction of streets identified through PASER ratings and utility conditions | Streets that are not candidates for pavement preservation and will require significant funding for reconstruction. Possible candidates include Buckley, Willis, Ingalls, Jackson.  | Right-of-Way      |         |         | TBD     |          |               |           |              | TBD       |
| <b><u>WATER AND WASTEWATER SYSTEM</u></b>  |  |                   |         |         |         |          |               |           |              |           |
| New Aeration Blowers/Secondary Process Improvements                                    | New aeration blowers for optimum efficiency as well as biological nutrient removal will be needed as future upgrades for the WWTP are anticipated. These improvements would have energy and/or chemical savings associated.  | Operating Revenue |         |         |         |          | 800,000       |           |              | 800,000   |
| Lead Service Line Replacements   | New lead and copper rules dictate that any portion of a water service line that may have been in contact with lead is considered a lead service line and would need to be removed and replaced within the dwelling it serves. Rule requirements include a system wide inventory by year 2025 to determine the number of service replacements. Once determined, replacements must occur at a rate of 5% per year over a 20 year period. Service line replacements are estimated at \$7,000 per service. | Operating Revenue |         |         |         |          | TBD           |           |              | TBD       |
| Development of Wells 8 & 9   | Two water wells were originally partially developed by a private developer as part of a capacity agreement near the intersection of Anderson and Intertown Road in the early 2000s. Since other wells were being developed as part of other agreements these two were never equipped. As consumption increases or as the other older wells produce less over time, these two will likely be needed in the future.  | Operating Revenue |         |         |         |          | 3,800,000     |           |              | 3,800,000 |
| Submersible Pump Changeouts for Lift Stations  | The wastewater lift stations originally installed as part of the Bay Harbor Development are nearly 25 years in age, periodic replacement will be phased in over multiple years.  | Operating Revenue |         |         |         |          | 250,000       |           |              | 250,000   |
| Watermain Replacement - Upper District Sheridan to US-131 Tower                        | This is an ongoing replacement of vintage 1960s transmission water main that has been incrementally replaced through various street and infrastructure projects.   | Operating Revenue |         |         |         |          | 1,410,000     |           |              | 1,410,000 |
| <b><u>SIDEWALKS</u></b>  |  |                   |         |         |         |          |               |           |              |           |
| Sidewalk Construction and Maintenance  | The City has prioritized construction of sidewalks and now has 44.3 miles to maintain.   | Right-of-Way      |         |         | TBD     |          |               |           |              | TBD       |

City of Petoskey  
Capital Improvement Plan  
Long Term Projects/Capital Items Lacking Funding

| PROJECT CATEGORY  |   | Funding Source    | General   | Parking | Streets | Electric | Water & Sewer | Motorpool | Grants/Other | Total     |
|---|---|-------------------|-----------|---------|---------|----------|---------------|-----------|--------------|-----------|
| <b><u>ELECTRIC SYSTEM</u></b>                                 |   |                   |           |         |         |          |               |           |              |           |
| Resort Pike Tie - PET2 to PET4                                | Installation of #336.4 Hendrix south from Sterzik Road to the CE 138kV line, then 500kCM 15kV CU underground extending north to the existing #336.4 ACSR dead-end pole.   | Operating Revenue |           |         |         | 215,000  |               |           |              | 215,000   |
| Mitchell Road Overhead Reconductor                            | Reconductor overhead three-phase line on Mitchell Road from Division Road to Hill Street. Complete in conjunction with 500kCM underground cable to Kalamazoo Avenue and East Lake Street, plus overhead reconductor on Lake Street to Division Street for new/redundant 7.2/12.5kV source into CBD. | Operating Revenue |           |         |         | 65,000   |               |           |              | 65,000    |
| East Mitchell Street Underground Cable                        | Installation of 500kCM 15kV underground cable from riser pole near Lincoln Place to Kalamazoo Avenue and Lake Street.   | Operating Revenue |           |         |         | 210,000  |               |           |              | 210,000   |
| Utility System Generators                                     | Providing fixed generation at key utility facilities. (e.g. well houses, lift stations)   | Operating Revenue |           |         |         | 375,000  |               |           |              | 375,000   |
| West Sheridan Street Underground Upgrade                      | Replace direct buried cable and rusted equipment with new cable in conduit and equipment in more protected areas. Add switchgear with fused taps to improve sectionalizing and circuit reliability.   | Operating Revenue |           |         |         | 336,000  |               |           |              | 336,000   |
| Petoskey Substation Driveway Paving                           | Grading, drainage improvements and paving of the Petoskey Substation driveway.  | Operating Revenue |           |         |         | 55,000   |               |           |              | 55,000    |
| River Valley Underground - PET5 - McLaren/Burns               | Conversion of the overhead express 7.2/12.5kV McLaren/Burns feeder to underground from Petoskey Substation through the Bear River Valley to lone Street. Adds reliability to this express feeder serving one of the highest critical loads on the system.   | Operating Revenue |           |         |         | TBD      |               |           |              | TBD       |
| <b><u>DOWNTOWN AREA</u></b>                                   |   |                   |           |         |         |          |               |           |              |           |
| Parking Lot and Structure Improvements                        | On-going maintenance of lots, meters and possible structure will be needed.   | Operating Revenue |           | TBD     |         |          |               |           |              | TBD       |
| <b><u>BUILDING AND GROUNDS</u></b>                            |   |                   |           |         |         |          |               |           |              |           |
| Public Safety West  | Built in 2011, building maintenance will require replacement windows, boiler upgrade, HVAC replacement and carpeting.   | Operating Revenue | 82,000    |         |         |          |               |           |              | 82,000    |
| History Museum  | Museum was built in 1971 and soffit will need replacement.  | Operating Revenue | 10,000    |         |         |          |               |           | TBD          | 10,000    |
| <b><u>PARKS AND SPECIAL FACILITIES</u></b>                    |   |                   |           |         |         |          |               |           |              |           |
| Little Traverse Wheelway - Resort Bluffs Potential Relocation | Potential relocation of the Little Traverse Wheelway from Magnus Park to East Park due to trail   | Operating Revenue |           |         |         |          |               |           | TBD          |           |
| Bayfront Park and Magnus Park Shoreline                       | Due to on-going high water levels and resulting damage, improvements to stabilize shoreline.  | Operating Revenue | 7,000,000 |         |         |          |               |           | TBD          | 7,000,000 |

City of Petoskey  
Capital Improvement Plan  
Long Term Projects/Capital Items Lacking Funding

| PROJECT CATEGORY  |  | Funding Source    | General   | Parking | Streets | Electric  | Water & Sewer | Motorpool | Grants/Other      | Total      |
|---|--|-------------------|-----------|---------|---------|-----------|---------------|-----------|-------------------|------------|
| Bayfront Park Marina  | Upgrades to dock system to respond to fluctuating water levels.  | Operating Revenue |           |         |         |           |               |           | TBD               |            |
| Bayfront Park Irrigation Extension                                | Install automated sprinkler system from Arboretum restroom to parking area east of Ed White Field. This area is currently partially irrigated with a manual plug-in system which provides inadequate coverage – requires manpower and must run during high use times when employees are available, which interferes with the general public. | Operating Revenue | 32,000    |         |         |           |               |           |                   | 32,000     |
| Lake Street Dam Improvements                                      | Implementation of the chosen alternative from engineering study.   | Operating Revenue |           |         |         |           |               |           | TBD               | TBD        |
| Little Traverse Wheelway  | LTW restoration (\$48 per linear foot x 5,280 (1 mile) x 8 miles).   | Operating Revenue | 2,027,520 |         |         |           |               |           |                   | 2,027,520  |
| Downtown Greenway Corridor - Washington Street to River Bend Park | Extension of the Downtown Greenway Corridor to connect to River Bend Park.   | Operating Revenue |           |         |         |           |               |           | TBD               | TBD        |
| Bear River Valley   | Extending whitewater improvements to south of Bridge Street, boardwalk replacements and improvements and trail repairs.  | TIFA              |           |         |         |           |               |           | 455,000           | 455,000    |
| Magnus Park Campground Improvements                               | Campground and day use improvements per the Park Master Plan.  | TIFA              |           |         |         |           |               |           | TBD               | TBD        |
| School Recreation Complex Maintenance                             | Projects to include Turcott drainage improvements, Middle School ballfield irrigation, concession upgrades, and tennis court repaving.   | Operating Revenue | 250,000   |         |         |           |               |           | 250,000 (PSP 50%) | 500,000    |
| Bates Baseball Complex  | Bates Baseball Complex was constructed in 1998 and will be in need of improvements to fencing, bleachers, dugout restoration, lighting, concession stand renovation and asphalt path renovation.   | Operating Revenue | 150,000   |         |         |           |               |           | 150,000           | 300,000    |
| River Road Sports Complex   | The complex will require softball field fence replacement, restroom renovations and parking lot redesign.  | Operating Revenue | 130,000   |         |         |           |               |           | 100,000           | 230,000    |
| Dog Park - Phase 2  | Dog park was identified as a top community project based on public feedback per the current Parks and Recreation Masterplan.   | Operating Revenue |           |         |         |           |               |           | 300,000           | 300,000    |
| Miscellaneous   | Miscellaneous replacements including park benches and picnic tables as identified in the 2021 Capital Needs Assessment Study.  | Operating Revenue | 75,000    |         |         |           |               |           |                   | 75,000     |
| Bear River Valley Stair tower and Pedestrian Bridges Maintenance  | Painting of stair tower and pedestrian bridges.  | Operating Revenue | 30,000    |         |         |           |               |           |                   | 30,000     |
| <b>Grand Totals</b>   |  |                   | 9,786,520 | TBD     | TBD     | 1,256,000 | 6,260,000     | 0         | 1,255,000         | 18,557,520 |





**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**DATE PREPARED:** September 28, 2021

**AGENDA SUBJECT:** Downtown-Area Special Assessment Report

**RECOMMENDATION:** That the City Council accept and review this report and adopt a proposed resolution that would schedule an October 18 public hearing to receive comments concerning the proposed levying of special assessments to finance downtown area programs and services in 2022

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**Report** At its September 21, 2021 meeting, the City's Downtown Management Board reviewed its proposed budget for downtown-area programs and services for 2022 and recommends that the City Council:

1. Levy a special assessment against all eligible, non-residential properties within the Management Board's jurisdictional territory, the proceeds from which would be used to finance costs of such programs and services.
2. Increase the amount by 2% for the proposed special assessment compared to assessment-levy amounts that were used in 2021.

The Management Board's budget proposal will be included within the City's recommended 2022 Annual Budget, but the timeline of the special assessment process requires that the process be initiated annually by City Council in advance of the City's annual budget discussions.

**Action** At the October 4 City Council meeting, the Council will be asked to:

1. Adopt a proposed resolution which has been included with the report, that would:
  - a. Confirm that costs of proposed downtown-area programs and services would be offset by special-assessment revenues, and
  - b. Designate the special-assessment district, and
  - c. Approve the recommended special-assessment formula, and
  - d. Schedule an October 18 public hearing to receive comments concerning the proposed programs and services.

A second public hearing to receive comments concerning the proposed special-assessment roll is tentatively scheduled for November 15.



## City of Petoskey

## Resolution

WHEREAS, the City Council in 1994 appointed members of the City's Downtown Development Authority Board as a "Downtown Management Board" under provisions of Act 120 of the Public Acts of Michigan of 1961, as amended by Act 146 of 1992; and

WHEREAS, at its September 21, 2021 meeting, the Downtown Management Board discussed the need to continue to provide certain programs and services that are believed to be beneficial to the City's principal shopping area; and

WHEREAS, the Downtown Management Board has developed a recommended formula by which properties within the Board's district could be specially assessed as a means of obtaining revenues to offset costs of the Board's proposed programs and services for the year 2022; and

WHEREAS, the City Council has reviewed a report dated September 28, 2021, by the City Manager that lists those proposed programs and services as recommended by the Downtown Management Board and the proposed roll that would spread special assessments against properties within the Management Board's district:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby determines that a portion of the expense of these proposed programs and services shall be defrayed by special assessments upon those properties especially benefited; and

BE IT FURTHER RESOLVED that the nature of these proposed programs and services shall include such activities as events, economic enhancement, beautification, marketing and promotions, and administration for costs estimated at \$155,300; that all portions of such costs shall be paid by special assessments and other related revenues, without a general obligation of the City; that such special-assessment revenues shall be collected in a single-installment payment; and that such assessments shall be levied in a district with boundaries that are to be coterminous to those of the Downtown Management Board's jurisdictional territory; and

BE IT FURTHER RESOLVED that the City Council does and hereby sets forth the basis of this special assessment by use of a formula that has been recommended by the Downtown Management Board to increase the amount by 2% for the proposed special assessment compared to the recommended 2021 formula and that has been calculated by the City staff based upon square footage of useable, non-residential building area and vacant properties, which the City Council has determined to be the most equitable to the greatest number of property owners concerned; and

BE IT FURTHER RESOLVED that the City Council does and hereby schedules a public hearing for 7:00 P.M., Monday, October 18, 2021, to receive comments concerning these proposed programs and services; and

BE IT FURTHER RESOLVED that the City Council does and hereby directs the City staff to notify all property owners within the proposed assessment district of potential property assessments and the October 18, 2021, public hearing to receive comments concerning these proposed programs and services.



# City of Petoskey

## **Report Concerning the Request of the City's Downtown Management Board that the City Council Implement Special Assessments to Finance Costs of Downtown-District Services and Programs for 2022**

Prepared for Presentation to the City of Petoskey City Council by Robert Straebel, City Manager, Petoskey, Michigan, September 28, 2021

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### **SUMMARY**

The Petoskey City Council is being asked by the City Manager and the Downtown Management Board to implement annual special assessments within the Board's district to produce needed revenues for programs and services. This is the 28<sup>th</sup> consecutive year that assessments have been levied since the formation of the Downtown Management Board (DMB). The DMB is requesting to increase the special assessment-levy amount for the proposed 2022 special assessment compared to amounts that were used in 2021.

### **INTRODUCTION**

On September 21, 2021, following its routine, annual procedure, the City's Downtown Management Board provided the City Manager the Management Board's proposed budget to be included within the City's approved 2022 Annual Budget, and recommended that the City Manager recommend that City Council implement the special assessment increase for 2022.

The following is a report that reviews Downtown Management Board functions, the Management Board's proposed programs and services and their financing requirements for 2022, and the special-assessment process as recommended by the City Manager in accordance with various provisions of State statutes, the City Charter, and the City Code.

### **HISTORY**

Under authority of Public Act 120 of the Public Acts of Michigan of 1961, known as the "Redevelopment of Principal Shopping Areas Act," municipalities are permitted to establish boards of management that can provide for improvements of streets; regulation of traffic and parking; construction and operation of public facilities; and provision of maintenance, promotion, security, and continued operations. Amendments to the 1961 general-enabling legislation, through Act 146 of 1992, clarified and expanded uses of special-assessment financing, by methods that are devised by local governmental units, on behalf of such boards of management for such programs and services.

Using provisions of a 1975 State statute, the City Council, in 1993, had established the Downtown Development Authority, and subsequently, in 1994, appointed its nine-member board as the City's Downtown Management Board, using provisions of the 1992 amendments to Public Act 120 of 1961. These State laws grant similar powers to downtown development authorities and boards of management, but downtown development authorities may request from their municipal governing boards levies of taxes and captures of tax increments; boards of management, using local procedures, may specially assess for purposes that are deemed beneficial to their districts.

## **PROGRAMS AND SERVICES FINANCING**

Budget. The Downtown Management Board on September 21 considered a programs-and-services budget that had been proposed by the Downtown Director for 2022. Included within the recommended budget were expenditures within line-item activities in general categories that again included DMB events, collaborating events, economic enhancement, marketing and promotions, beautification, and administration for a total of \$155,300, compared with \$186,200 in 2021. Costs provided for 2022 were proposed to be offset by \$156,600 in revenues, compared with \$186,300 budgeted for 2021, from assessments, interest, penalties, and other sources. Following a review of estimated revenues and expenditures for 2021 and proposed 2022 figures based on that experience, the Downtown Management Board proposed to increase the 2022 formula rate in order to maintain certain programs and services while at the same time allocating additional funds for future events and parking improvements.

Assessments. Since the inception of the DMB in 1994, the Downtown Management Board increased the assessment formula for each of its three rate categories in 2003 and again in 2011 by 10%. These increases did not necessarily reflect the provision of additional programs and services, but were intended to accommodate existing expenditures that were affected by rising costs. In 2019, the DMB budgeted for an increase that reflected the annual CPI for the years 2014 forward. At that time the Board determined that a more reliable schedule of small increases would be preferable to an occasional large increase and directed staff to include an annual 2% increase in the assessment in ensuing years in order to provide for inflation and increasing costs of goods and services. This increase is again included in the special assessment for 2022.

The DMB is recommending for 2022 that non-residential properties be assessed \$0.1873 per square foot for useable first-floor area, \$0.0468 per square foot for floors other than first floors, and \$0.0572 per square foot for vacant, unimproved lots.

Breakdowns. Eligible, non-residential, first-floor area within the Downtown Management Board's district has been estimated at 438,145 square feet. At \$0.1873 per square foot, special assessments that have been recommended for first-floor space would yield \$82,064. Combined areas of eligible, second, third, fourth, and basement floors would total 384,982 square feet; and, assessed at \$0.0468 per square foot, would yield \$18,017 in revenues. Vacant, buildable property, assessed at \$0.0572 per square foot of lot area, which totals 93,852 square feet, would provide \$5,368. Therefore, the proposed 2022 downtown-area special assessment would produce \$105,700 or \$2,100 more than the 2021 assessment revenue that totaled \$103,600.

Process. According to State law, this proposed special assessment would be imposed by the City Council on behalf of the Downtown Management Board. Property owners would receive notices of public hearings that would be conducted by the City Council, first to receive comments about programs and services and, later, special assessments. If implemented, the City staff would invoice property owners for payments of their assessments within 30 days. The City staff again would manage financial accounts on behalf of the Management Board.

## **ASSESSMENT PROCEDURE**

Roll. Enclosed is the proposed special-assessment roll that includes each non-residential downtown property that has been recommended for assessment. The assessment roll is prepared by street (although the Downtown Management Board's district includes portions of Division Street and Emmet Street, those streets do not contain assessable properties that have address numbers on those streets) and lists property owners' names, property addresses, square-footage areas, and proposed assessment costs for each non-residential-building floor and vacant property, and total proposed assessment amounts. A special-assessment-district map is also enclosed.

Resolution. After its review of this report, the City Council will be asked at its October 4 meeting to adopt the enclosed proposed resolution that would:

- 1) Determine that costs of proposed programs and services as recommended by the Downtown Management Board should be defrayed by a single special assessment;
- 2) Designate the Management Board's jurisdictional territory as the assessment district;
- 3) Approve the recommended assessment formula, which as proposed would increase the 2021 formula; and
- 4) Schedule a public hearing for 7:00 P.M., Monday, October 18, in conjunction with the City Council's regular meeting, that would permit the City Council to receive comments concerning proposed downtown-area programs and services for 2022.

Notices. If the City Council adopts the enclosed proposed resolution that would schedule the requested October 18 public hearing, the City staff then would notify all potentially-affected downtown-area property owners of the public hearing and provide them with information about proposed downtown-area programs and services and amounts of special assessments that have been recommended to be levied against downtown-district properties. Following the October 18 public hearing, the City Council then could decide whether to direct the City staff to prepare the special-assessment roll, and whether that roll should be modified in any way based upon comments that had been received.

Assessments. Following completion of the final special-assessment roll, the City Council then would be asked to schedule a second public hearing to receive comments concerning any adjustments to the final-assessment roll. Following that hearing, the City Council then could decide whether to proceed with the proposed special assessments on behalf of the Downtown Management Board. If the City Council decided to implement the proposed special assessments, invoices then could be issued to individual property owners within 30 days. This proposed special-assessment process is the same process that has been used for this downtown-district program for the last 28 years.

sb  
Enclosures

City of Petoskey  
**Downtown Management Fund**  
 2022 Budget

| Account Description              | 12/31/2020           | 12/31/2021         |                    | 2022               |
|----------------------------------|----------------------|--------------------|--------------------|--------------------|
|                                  | Prior Year<br>Actual | Original<br>Budget | Estimated<br>Total | Proposed<br>Budget |
| <b>Revenues</b>                  |                      |                    |                    |                    |
| <b>Operating Revenue</b>         |                      |                    |                    |                    |
| Penalties & Interest             | 2,310                | 3,000              | 6,500              | 2,000              |
| Special Assessments              | 103,379              | 103,600            | 103,600            | 105,700            |
| Gallery Walk                     | 1,500                | 3,500              | -                  | 3,000              |
| Holiday Parade Sponsors          | 4,075                | 7,000              | 5,000              | 5,000              |
| Petoskey Rocks! Sponsors         | 1,000                | 3,200              | -                  | -                  |
| Shop Map Ads                     | 8,500                | 12,000             | 12,000             | 12,000             |
| Direct Piece Mail                | 875                  | -                  | -                  | -                  |
| Trolley - Ads & Sponsorship      | -                    | 8,000              | -                  | 5,000              |
| Winter Carnival income/sponsors  | 6,521                | 6,800              | 2,300              | 2,500              |
| Other/New Activities             | 8,750                | -                  | -                  | -                  |
| Downtown Trick or Treat          | -                    | 1,400              | 200                | 200                |
| Friday the 13 - Ghost Walks      | 300                  | 1,000              | -                  | 500                |
| Summer Open House                | -                    | 2,300              | -                  | 1,000              |
| Holiday Catalog                  | 1,400                | 7,300              | 7,200              | 7,500              |
| Presenting Sponsors              | 5,000                | 25,000             | -                  | 10,000             |
| Friday Night at the Movies - New | -                    | 1,200              | -                  | 1,200              |
| <b>Nonoperating Revenue</b>      |                      |                    |                    |                    |
| Interest Income                  | 1,062                | 1,000              | 100                | 1,000              |
| Total Revenues                   | 144,673              | 186,300            | 136,900            | 156,600            |

**EXPENDITURES**

**Programs & Service - DMB Events**

|  |        |        |       |        |
|--|--------|--------|-------|--------|
| Back to Bricks                           | -      | -      | -     | 2,000  |
| Holiday Parade                           | 162    | 7,000  | 7,000 | 7,000  |
| Christmas Open House                     | 555    | 2,000  | 2,000 | 2,000  |
| Gallery Walk                             | -      | 3,000  | -     | 3,000  |
| Sidewalk Sale                            | -      | 7,000  | 5,000 | 5,000  |
| Petoskey Rocks! /live summer celebration | -      | 20,000 | 5,000 | 10,000 |
| Dt Trick Or Treat                        | 238    | 7,000  | 2,000 | 2,000  |
| Winter Carnival                          | 13,696 | 11,400 | 8,900 | 15,000 |
| Ladies Opening Night                     | -      | 5,000  | 6,000 | 6,000  |
| Summer Open House                        | 1,000  | 12,000 | -     | 12,000 |
| May Getaway                              | -      | 5,000  | -     | 6,000  |
| Friday Night at the Movies - New         | -      | 2,000  | -     | 2,000  |
| New Events                               | -      | -      | -     | -      |

|                   |        |        |        |        |
|-------------------|--------|--------|--------|--------|
| Tent/Sound System | -      | 4,000  | -      | 1,000  |
|                   | 15,651 | 85,400 | 35,900 | 73,000 |

**Programs & Service - Collaborating Events**

|                      |       |       |       |       |
|----------------------|-------|-------|-------|-------|
| Concerts In The Park | 2,000 | 2,500 | 2,500 | 2,500 |
| Fourth Of July       | -     | 1,000 | 1,000 | 1,000 |
| Santa's Visit        | 28    | 200   | 200   | 200   |
| Restaurant Week New  | -     | 500   | -     | 500   |
| Farmers Market       | 1,000 | 1,000 | 1,000 | 1,000 |
|                      | 3,028 | 5,200 | 4,700 | 5,200 |

**Total Programs & Services - Events**

|        |        |        |        |
|--------|--------|--------|--------|
| 18,679 | 90,600 | 40,600 | 78,200 |
|--------|--------|--------|--------|

**Economic Enhancement**

|                      |     |       |     |       |
|----------------------|-----|-------|-----|-------|
| Business Recruitment | -   | 500   | 200 | 1,000 |
| Business Retention   | 203 | 1,000 | 500 | 1,000 |
|                      | 203 | 1,500 | 700 | 2,000 |

**Marketing & Promotions**

|                                    |        |        |        |        |
|------------------------------------|--------|--------|--------|--------|
| Contracted Services                | 139    | -      | -      | -      |
| Image Campaign                     | 25,549 | 31,000 | 10,000 | 25,000 |
| Shop Map                           | 6,916  | 9,000  | 7,200  | 7,500  |
| Ghost Walk                         | -      | 300    | -      | 300    |
| New Marketing Activities/DT Social | -      | 1,500  | 1,500  | 1,500  |
| Staycation                         | -      | 5,000  | 5,000  | 5,000  |
| Holiday Catalog                    | 6,238  | 11,000 | 11,000 | 12,000 |
|                                    | 38,843 | 57,800 | 34,700 | 51,300 |

**Beautification**

|                      |        |        |        |        |
|----------------------|--------|--------|--------|--------|
| Flowers              | 7,096  | 9,000  | 9,000  | 10,000 |
| Materials & Supplies | 433    | -      | -      | -      |
| Fall Decorations     | 740    | 500    | 2,000  | 2,000  |
| Holiday Decorations  | 11,692 | 11,500 | 11,500 | 11,500 |
|                      | 19,962 | 21,000 | 22,500 | 23,500 |

**Administration:**

|                   |        |        |        |     |
|-------------------|--------|--------|--------|-----|
| Insurance & Bonds | -      | 200    | 200    | 200 |
| Other Expense     | 8,536  | 100    | 100    | 100 |
| Capital Outlay    | 3,408  | 15,000 | 30,000 | -   |
| Total             | 11,944 | 15,300 | 30,300 | 300 |

|                    |        |         |         |         |
|--------------------|--------|---------|---------|---------|
| Total Expenditures | 89,630 | 186,200 | 128,800 | 155,300 |
|--------------------|--------|---------|---------|---------|

|                                      |        |     |       |       |
|--------------------------------------|--------|-----|-------|-------|
| Excess of Revenues Over Expenditures | 55,042 | 100 | 8,100 | 1,300 |
|--------------------------------------|--------|-----|-------|-------|

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT**

| STREET          | AREA AND COST PER FLOOR |              |              |             |             |             |              |           |          |             |             |             | TOTAL<br>COST |
|-----------------|-------------------------|--------------|--------------|-------------|-------------|-------------|--------------|-----------|----------|-------------|-------------|-------------|---------------|
|                 | FIRST FLOOR             |              | SECOND FLOOR |             | THIRD FLOOR |             | FOURTH FLOOR |           | BASEMENT |             | VACANT LAND |             |               |
|                 | AREA                    | COST         | AREA         | COST        | AREA        | COST        | AREA         | COST      | AREA     | COST        | AREA        | COST        |               |
| Bay Street      | 26,305                  | \$ 4,926.93  | 12,774       | \$ 597.82   | 5,417       | \$ 253.52   | -            | \$ -      | 3,240    | \$ 151.63   | -           | \$ -        | \$ 5,929.90   |
| Division Street | -                       | -            | -            | -           | -           | -           | -            | -         | -        | -           | -           | -           | -             |
| Howard Street   | 70,662                  | 13,234.99    | 20,309       | 950.46      | -           | -           | -            | -         | 20,554   | 961.93      | -           | -           | 15,147.38     |
| Lake Street     | 93,147                  | 17,446.43    | 51,771       | 2,422.88    | 8,273       | 387.18      | -            | -         | 45,481   | 2,128.51    | -           | -           | 22,385.00     |
| Lewis Street    | 15,360                  | 2,876.93     | 12,590       | 589.21      | 12,590      | 589.21      | 3,922        | 183.55    | 8,711    | 407.67      | -           | -           | 4,646.58      |
| Michigan Street | 21,766                  | 4,076.77     | 300          | 14.04       | -           | -           | -            | -         | -        | -           | 6,324       | 361.73      | 4,452.54      |
| Mitchell Street | 173,384                 | 32,474.82    | 55,064       | 2,577.00    | 14,375      | 672.75      | -            | -         | 88,526   | 4,143.02    | 87,528      | 5,006.60    | 44,874.19     |
| Park Avenue     | 5,756                   | 1,078.10     | 860          | 40.25       | -           | -           | -            | -         | 4,939    | 231.15      | -           | -           | 1,349.49      |
| Petoskey Street | 22,309                  | 4,178.48     | 4,692        | 219.59      | 3,672       | 171.85      | -            | -         | 3,314    | 155.10      | -           | -           | 4,725.01      |
| Rose Street     | 4,428                   | 829.36       | 3,608        | 168.85      | -           | -           | -            | -         | -        | -           | -           | -           | 998.22        |
| Waukazoo Street | 5,028                   | 941.74       | -            | -           | -           | -           | -            | -         | -        | -           | -           | -           | 941.74        |
| TOTALS          | 438,145                 | \$ 82,064.56 | 161,968      | \$ 7,580.10 | 44,327      | \$ 2,074.50 | 3,922        | \$ 183.55 | 174,765  | \$ 8,179.00 | 93,852      | \$ 5,368.33 | \$ 105,450.05 |

| Description     | Rate     |
|-----------------|----------|
| First Floor     | \$0.1873 |
| Non-First floor | \$0.0468 |
| Unimproved      | \$0.0572 |

Invoices 135

9/28/2021



**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
BAY STREET**

| PROPERTY<br>NUMBER    PROPERTY OWNER |                              | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |             |              |           |             |           |              |         |          |           | TOTAL<br>COST |
|--------------------------------------|------------------------------|---|-------------------------|-------------|--------------|-----------|-------------|-----------|--------------|---------|----------|-----------|---------------|
|                                      |                              |   | FIRST FLOOR             |             | SECOND FLOOR |           | THIRD FLOOR |           | FOURTH FLOOR |         | BASEMENT |           |               |
|                                      |                              |   | AREA                    | COST        | AREA         | COST      | AREA        | COST      | AREA         | COST    | AREA     | COST      |               |
| 06-226-001                           | CITY OF PETOSKEY             | BAY STREET                                |                         | \$    -     |              | \$    -   |             | \$    -   |              | \$    - |          | \$    -   | \$    -       |
| 06-226-002                           | CITY OF PETOSKEY             | BAY STREET                                |                         |             |              |           |             |           |              |         |          |           | -             |
| 06-226-003                           | PETOSKEY LAND & CATTLE       | 322 BAY STREET                            | 5,893                   | 1,103.76    | 3,086        | 144.42    |             |           |              |         |          |           | 1,248.18      |
| 06-200-011                           | ACROSS THE BAY               | 319 BAY STREET                            | 1,476                   | 276.45      |              |           |             |           |              |         |          |           | 276.45        |
| 06-200-006                           | WINE GUYS HOLDINGS, LLC      | 321 BAY STREET                            | 1,763                   | 330.21      | 1,433        | 67.06     |             |           |              |         |          |           | 397.27        |
| 06-200-007                           | KONDZIELA, PAUL TRUST        | 327 BAY STREET                            | 821                     | 153.77      |              |           |             |           |              |         |          |           | 153.77        |
| 06-200-008                           | LANDIS CONNIE - residential  | 329 BAY STREET                            | 0                       | -           | -            | -         |             |           |              |         |          |           | -             |
| 06-200-009                           | BAY STREET REAL ESTATE HOLDI | 331 BAY STREET<br>(HOWARD STREET)         | 1,228                   | 230.00      | 888          | 41.56     |             |           |              |         |          |           | 271.56        |
| 05-101-017                           | NATIONAL CITY BANK MI/ IL    | 401 BAY STREET<br>(HOWARD STREET)         | 3,436                   | 643.56      | 930          | 43.52     |             |           |              |         | 1,209    | 56.58     | 743.67        |
| 05-101-062                           | TIP OF MIT WATERSHED         | 426 BAY STREET<br>(PARK AVENUE)           | 2,590                   | 485.11      | 1,020        | 47.74     |             |           |              |         |          |           | 532.84        |
| 05-104-101                           | BANK OF NORTHERN MICHIGAN    | 406 BAY STREET                            | 5,190                   | 972.09      | 5,417        | 253.52    | 5,417       | 253.52    |              |         |          |           | 1,479.12      |
| 05-105-101                           | HOWARD PROPERTY PARTNERS     | 400 BAY STREET, UNIT 1                    | 802                     | 150.21      |              |           |             |           |              |         |          |           | 150.21        |
| 05-105-102                           | HOWARD PROPERTY PARTNERS     | 400 BAY STREET, UNIT 2                    | 1,354                   | 253.60      |              |           |             |           |              |         | 744      | 34.82     | 288.42        |
| 05-105-103                           | HOWARD PROPERTY PARTNERS     | 400 BAY STREET, UNIT 3                    | 1,752                   | 328.15      |              |           |             |           |              |         | 1,287    | 60.23     | 388.38        |
| 11 TOTALS                            |                              |   | 26,305                  | \$ 4,926.93 | 12,774       | \$ 597.82 | 5,417       | \$ 253.52 | -            | \$ -    | 3,240    | \$ 151.63 | \$ 5,929.90   |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
DIVISION STREET**

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

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
HOWARD STREET**

| PROPERTY<br>NUMBER | PROPERTY OWNER             | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |           |              |       |             |      |              |      |          |       | TOTAL<br>COST |
|--------------------|----------------------------|---|-------------------------|-----------|--------------|-------|-------------|------|--------------|------|----------|-------|---------------|
|                    |                            |   | FIRST FLOOR             |           | SECOND FLOOR |       | THIRD FLOOR |      | FOURTH FLOOR |      | BASEMENT |       |               |
|                    |                            |   | AREA                    | COST      | AREA         | COST  | AREA        | COST | AREA         | COST | AREA     | COST  |               |
| 05-101-067         | CRC HOLDINGS LLC           | 107 HOWARD STREET                         | 3,780                   | \$ 707.99 |              | \$ -  |             | \$ - |              | \$ - |          | \$ -  | \$ 707.99     |
| 05-101-011         | SELDEN CARS, LLC           | 113 HOWARD STREET                         | 1,306                   | 244.61    | 852          | 39.87 |             |      |              |      |          |       | 284.49        |
| 05-101-015         | 117 HOWARD STREET, LLC     | 117 HOWARD STREET                         | 2,280                   | 427.04    | 788          | 36.88 |             |      |              |      |          |       | 463.92        |
| 05-101-022         | ORAHAM, WALT/GENEVA TRUST  | 203 HOWARD STREET                         | 4,786                   | 896.42    |              |       |             |      |              |      |          |       | 896.42        |
| 05-101-024         | HOWARD PROPERTY PARTNERS   | 209 HOWARD STREET                         | 1,630                   | 305.30    | 756          | 35.38 |             |      |              |      |          |       | 340.68        |
| 05-101-025         | PHILLIPS, JUDY L. TRUST    | 215 HOWARD STREET                         | 1,500                   | 280.95    | 1,500        | 70.20 |             |      |              |      |          |       | 351.15        |
| 05-101-059         | SYMONS, CHANDLER/LYNN TRUS | 217 HOWARD STREET                         | 900                     | 168.57    |              |       |             |      |              |      |          |       | 168.57        |
| 05-101-036         | SECOND EDITION INVEST. CO. | 303 HOWARD STREET<br>(EAST LAKE STREET)   | 1,425                   | 266.90    | 1,425        | 66.69 |             |      |              |      |          |       | 333.59        |
| 05-101-047         | SUMMIT POINT II LLC        | 307 HOWARD STREET                         | 2,057                   | 385.28    |              |       |             |      |              |      |          |       | 385.28        |
| 05-101-049         | LAKE HOWARD LLC            | 309 HOWARD STREET<br>(PARK AVENUE)        | 1,114                   | 208.65    | 1,114        | 52.14 |             |      |              |      |          |       | 260.79        |
| 05-101-050         | EASTER OTTER LLC           | 311 HOWARD STREET<br>(PARK AVENUE)        | 1,857                   | 347.82    | 897          | 41.98 |             |      |              |      |          |       | 389.80        |
| 05-151-001         | SEL WAYS, LLC              | 411 HOWARD STREET                         | 2,886                   | 540.55    |              |       |             |      |              |      |          |       | 540.55        |
| 05-151-008         | MUNSON, THOMAS             | 415 HOWARD STREET                         | 1,560                   | 292.19    |              |       |             |      |              |      |          |       | 292.19        |
| 05-151-010         | PERKINS, JONATHON & SONJA  | 417 HOWARD STREET                         | 3,666                   | 686.64    |              |       |             |      |              |      |          |       | 686.64        |
| 05-151-012         | PERKINS, JONATHON & SONJA  | 421 HOWARD STREET                         | 1,881                   | 352.31    |              |       |             |      |              |      |          |       | 352.31        |
| 06-226-041         | PETOSKEY LAND & CATTLE     | 200 HOWARD STREET                         | 5,247                   | 982.76    |              |       |             |      |              |      |          |       | 982.76        |
| 06-226-042         | SECOND-HALF PRODUCTIONS    | 206 HOWARD STREET                         | 1,903                   | 356.43    |              |       |             |      |              |      | 1,903    | 89.06 | 445.49        |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
HOWARD STREET**

| PROPERTY<br>NUMBER |                              | PROPERTY OWNER                         | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |        |              |      |             |      |              |        |           |              | TOTAL<br>COST |
|--------------------|------------------------------|--|---|-------------------------|--------|--------------|------|-------------|------|--------------|--------|-----------|--------------|---------------|
|                    |                              |  |   | FIRST FLOOR             |        | SECOND FLOOR |      | THIRD FLOOR |      | FOURTH FLOOR |        | BASEMENT  |              |               |
|                    |                              |  |   | AREA                    | COST   | AREA         | COST | AREA        | COST | AREA         | COST   | AREA      | COST         |               |
| 06-226-006         | T.J.B. PROPERTY HOLDINGS LLC | 208 HOWARD STREET                      | 1,755                                     | \$ 328.71               |        | \$ -         |      | \$ -        |      | \$ -         |        | \$ -      | \$ 328.71    |               |
| 06-226-007         | HOWARD PROPERTY PARTNERS     | 210 HOWARD STREET                      | 2,888                                     | 540.92                  |        |              |      |             |      |              | 2,888  | 135.16    | 676.08       |               |
| 06-226-019         | WJ & C, LLC                  | 216 HOWARD STREET                      | 2,400                                     | 449.52                  |        |              |      |             |      |              |        |           | 449.52       |               |
| 06-226-027         | HOWARD & LAKE LLC            | 300 HOWARD STREET<br>(LAKE STREET)     | 1,975                                     | 369.92                  |        |              |      |             |      |              | 1,964  | 91.92     | 461.83       |               |
| 06-226-028         | ANDREWS PROPERTIES LLC       | 306 HOWARD STREET                      | 1,250                                     | 234.13                  | 877    | \$ 41.04     |      |             |      |              |        |           | 275.17       |               |
| 06-226-030         | HOWARD PROPERTY PARTNERS     | 308 HOWARD STREET                      | 1,165                                     | 218.20                  | -      | -            |      |             |      |              |        |           | 218.20       |               |
| 06-226-031         | HOWARD PROPERTY PARTNERS     | 310 HOWARD STREET                      | 2,500                                     | 468.25                  | -      | -            |      |             |      |              |        |           | 468.25       |               |
| 06-226-037         | TURTLE ISLAND PARTNERS LLC   | 314 HOWARD STREET                      | 5,000                                     | 936.50                  | 5,000  | 234.00       |      |             |      |              | 4,832  | 226.14    | 1,396.64     |               |
| 06-226-040         | BANK ONE                     | 324 HOWARD STREET<br>(MITCHELL STREET) | 7,100                                     | 1,329.83                | 7,100  | 332.28       |      |             |      |              | 7,100  | 332.28    | 1,994.39     |               |
| 06-277-054         | PROSPECT GROUP PROPERTIES    | 410 HOWARD STREET                      | 1,867                                     | 349.69                  |        |              |      |             |      |              | 1,867  | 87.38     | 437.06       |               |
| 06-277-021         | MSKS LLC                     | 418 HOWARD STREET<br>(MICHIGAN STREET) | 2,984                                     | 558.90                  |        |              |      |             |      |              |        |           | 558.90       |               |
|                    |                              |  |   |                         |        |              |      |             |      |              |        |           |              |               |
| PROPERTY<br>NUMBER |                              | PROPERTY OWNER                         | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | VACANT LAND             |        |              |      |             |      |              |        |           |              |               |
|                    |                              |  |   | AREA                    | COST   |              |      |             |      |              |        |           |              |               |
| 05-151-015         | PERKINS, JONATHON & SONJA    | 425 HOWARD STREET                      | PARKING LOT                               |                         |        |              |      |             |      |              |        |           |              | -             |
|                    |                              |  |   |                         |        |              |      |             |      |              |        |           |              |               |
| 28 TOTALS          |                              |  | 70,662                                    | \$ 13,234.99            | 20,309 | \$ 950.46    | -    | \$ -        | -    | \$ -         | 20,554 | \$ 961.93 | \$ 15,147.38 |               |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
LAKE STREET**

| PROPERTY<br>NUMBER | PROPERTY OWNER              | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |           |              |          |             |        |              |      |          |           | TOTAL<br>COST |
|--------------------|-----------------------------|---|-------------------------|-----------|--------------|----------|-------------|--------|--------------|------|----------|-----------|---------------|
|                    |                             |   | FIRST FLOOR             |           | SECOND FLOOR |          | THIRD FLOOR |        | FOURTH FLOOR |      | BASEMENT |           |               |
|                    |                             |   | AREA                    | COST      | AREA         | COST     | AREA        | COST   | AREA         | COST | AREA     | COST      |               |
| 06-227-015         | MDC JACKSON LLC             | 215 EAST LAKE STREET                      | 5,212                   | \$ 976.21 | 686          | \$ 32.10 |             | \$ -   |              | \$ - | 4,176    | \$ 195.44 | \$ 1,203.75   |
| 06-226-008         | SHORTER, MARIETTA TRUST     | 301 EAST LAKE STREET<br>(PETOSKEY STREET) | 3,325                   | 622.77    | 3,325        | 155.61   |             |        |              |      | 1,325    | 62.01     | 840.39        |
| 06-226-009         | M.E.M. PROPERTIES           | 305 EAST LAKE STREET                      | 1,750                   | 327.78    |              |          |             |        |              |      | 1,750    | 81.90     | 409.68        |
| 06-225-101         | LONGFIELD FARM LTD PARTNERS | 307 EAST LAKE ST, UNIT 1                  | 2,030                   | 380.22    |              |          |             |        |              |      | 2,346    | 109.79    | 490.01        |
| 06-225-102         | MAGER PETOSKEY LTD PARTNER  | 307 EAST LAKE ST, UNIT 2                  | 2,084                   | 390.33    |              |          |             |        |              |      | 1,681    | 78.67     | 469.00        |
| 06-226-012         | SHORTER PROPERTIES, LLC     | 311 EAST LAKE STREET                      | 1,238                   | 231.88    | 1,238        | 57.94    |             |        |              |      | 1,238    | 57.94     | 347.75        |
| 06-226-013         | TESKA, MICHAEL & LINDA      | 313 EAST LAKE STREET                      | 675                     | 126.43    |              |          |             |        |              |      |          |           | 126.43        |
| 06-226-014         | WARD, DONALD & JENNIFER TRU | 315 EAST LAKE STREET                      | 1,225                   | 229.44    |              |          |             |        |              |      |          |           | 229.44        |
| 06-226-015         | SLANEC LLC                  | 317 EAST LAKE STREET                      | 2,075                   | 388.65    | 1,775        | 83.07    |             |        |              |      | 2,045    | 95.71     | 567.42        |
| 06-226-016         | NORWOOD GROUP, LLC          | 319 EAST LAKE STREET                      | 2,000                   | 374.60    |              |          |             |        |              |      | 1,976    | 92.48     | 467.08        |
| 06-226-017         | WOLF INVESTMENT OF MICHIGAN | 321 EAST LAKE STREET                      | 4,050                   | 758.57    | 4,050        | 189.54   |             |        |              |      |          |           | 948.11        |
| 06-226-018         | SPLASH PROPERTIES, LLC      | 325 EAST LAKE STREET                      | 4,000                   | 749.20    | 4,000        | 187.20   |             |        |              |      | 4,000    | 187.20    | 1,123.60      |
| 06-226-020         | WJ & C, LLC                 | 329-331 EAST LAKE ST.<br>(HOWARD STREET)  | 4,065                   | 761.37    | 4,065        | 190.24   | 4,065       | 190.24 |              |      | 3,911    | 183.03    | 1,324.89      |
| 06-226-021         | SCOTT FAMILY TRUST          | 306 EAST LAKE STREET<br>(PETOSKEY STREET) | 5,323                   | 997.00    | 625          | 29.25    |             |        |              |      |          |           | 1,026.25      |
| 06-226-022         | HAAS, THERESA               | 312 EAST LAKE STREET                      | 2,295                   | 429.85    | 1,275        | 59.67    |             |        |              |      |          |           | 489.52        |
| 06-226-023         | ROBINSON, GEORGE & BARBARA  | 314 EAST LAKE STREET                      | 2,015                   | 377.41    |              |          |             |        |              |      |          |           | 377.41        |
| 06-226-024         | HOWARD PROPERTY PARTNERS    | 316 EAST LAKE ST.                         | 4,603                   | 862.14    | -            | -        |             |        |              |      |          |           | 862.14        |
| 06-226-025         | HOWARD PROPERTY PARTNERS    | 320 EAST LAKE STREET                      | 3,344                   | 626.33    | 1,500        | 70.20    |             |        |              |      |          |           | 696.53        |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
LAKE STREET**

| PROPERTY<br>NUMBER | PROPERTY OWNER              | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE)   | AREA AND COST PER FLOOR |              |              |             |             |           |              |      |          |             | TOTAL<br>COST |
|--------------------|-----------------------------|---|-------------------------|--------------|--------------|-------------|-------------|-----------|--------------|------|----------|-------------|---------------|
|                    |                             |   | FIRST FLOOR             |              | SECOND FLOOR |             | THIRD FLOOR |           | FOURTH FLOOR |      | BASEMENT |             |               |
|                    |                             |   | AREA                    | COST         | AREA         | COST        | AREA        | COST      | AREA         | COST | AREA     | COST        |               |
| 06-226-026         | PHILLIPS, JUDY L. TRUST     | 322-340 EAST LAKE ST.                       | 12,002                  | \$ 2,247.97  | 10,355       | \$ 484.61   |             | \$ -      |              | \$ - | 2,550    | \$ 119.34   | \$ 2,851.93   |
| 05-101-035         | SYMONS, CHANDLER T JR TRUST | 401 EAST LAKE STREET<br>(HOWARD STREET)     | 1,590                   | 297.81       | 1,590        | 74.41       |             |           |              |      | 1,590    | 74.41       | 446.63        |
| 05-101-058         | CIPIO LLC                   | 403 EAST LAKE STREET                        | 1,500                   | 280.95       | 1,500        | 70.20       |             |           |              |      | 1,500    | 70.20       | 421.35        |
| 05-101-027         | MASONIC ASSOCIATION         | 405 EAST LAKE STREET                        | 4,208                   | 788.16       | 4,208        | 196.93      | 4,208       | 196.93    |              |      | 2,800    | 131.04      | 1,313.07      |
| 05-101-028         | NORTH HARBOR GROUP, LLC     | 409 EAST LAKE STREET                        | 1,945                   | 364.30       | 975          | 45.63       |             |           |              |      | 1,945    | 91.03       | 500.95        |
| 05-101-070         | AMERICAN SPOON FOODS INC    | 411 EAST LAKE ST.<br>(PARK AVENUE)          | 3,568                   | 668.29       |              |             |             |           |              |      |          |             | 668.29        |
| 05-101-031         | EMMET COUNTY                | 321 ELK AVENUE                              |                         |              |              |             |             |           |              |      |          |             | -             |
| 05-101-037         | SECOND EDITION INVEST. CO.  | 406 EAST LAKE STREET                        | 3,611                   | 676.34       | 3,611        | 168.99      |             |           |              |      |          |             | 845.34        |
| 05-101-040         | WINE GUYS HOLDINGS LLC      | 432 EAST LAKE STREET                        | 7,434                   | 1,392.39     | 3,175        | 148.59      |             |           |              |      | 7,411    | 346.83      | 1,887.81      |
| 05-101-041         | SASS INVESTMENT CO          | 434 EAST LAKE STREET                        | 1,475                   | 276.27       |              |             |             |           |              |      |          |             | 276.27        |
| 05-101-042         | PETOSKEY LAND & CATTLE      | 438 EAST LAKE STREET                        | 3,237                   | 606.29       | 2,550        | 119.34      |             |           |              |      | 3,237    | 151.49      | 877.12        |
| 05-101-043         | CITY OF PETOSKEY            | EAST LAKE STREET                            |                         |              |              |             |             |           |              |      |          |             | -             |
| 05-101-044         | CITY OF PETOSKEY            | EAST LAKE STREET                            |                         |              |              |             |             |           |              |      |          |             | -             |
| 05-101-045         | EMMET COUNTY                | 454-456 EAST LAKE ST.                       |                         |              |              |             |             |           |              |      |          |             | -             |
| 05-101-038         | APPLE PIE PROPERTIES, LLC   | 410 E. LAKE ST.<br>(formerly 300 Park Ave.) | 1,268                   | 237.50       | 1,268        | 59.34       |             |           |              |      |          |             | 296.84        |
| 29                 | TOTALS                      |   | 93,147                  | \$ 17,446.43 | 51,771       | \$ 2,422.88 | 8,273       | \$ 387.18 | -            | \$ - | 45,481   | \$ 2,128.51 | \$ 22,385.00  |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
LEWIS STREET**

| PROPERTY<br>NUMBER |                | PROPERTY OWNER                           | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |        |              |        |             |       |              |       |           |             | TOTAL<br>COST |
|--------------------|----------------|--|---|-------------------------|--------|--------------|--------|-------------|-------|--------------|-------|-----------|-------------|---------------|
|                    |                |  |   | FIRST FLOOR             |        | SECOND FLOOR |        | THIRD FLOOR |       | FOURTH FLOOR |       | BASEMENT  |             |               |
|                    |                |  |   | AREA                    | COST   | AREA         | COST   | AREA        | COST  | AREA         | COST  | AREA      | COST        |               |
| 05-101-060         | MS LODGING LLC | 100 LEWIS STREET<br>(ROSE & BAY STREETS) | 15,360                                    | \$ 2,876.93             | 12,590 | \$ 589.21    | 12,590 | \$ 589.21   | 3,922 | \$ 183.55    | 8,711 | \$ 407.67 | \$ 4,646.58 |               |

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**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
MICHIGAN STREET**

| PROPERTY<br>NUMBER    PROPERTY OWNER                                      |   | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |             |  |          |                     |      |              |      |          |      | TOTAL<br>COST |        |
|---|---|---|-------------------------|-------------|--|----------|---------------------|------|--------------|------|----------|------|---------------|--------|
|   |   |   | FIRST FLOOR             |             | SECOND FLOOR                                     |          | THIRD FLOOR         |      | FOURTH FLOOR |      | BASEMENT |      |               |        |
|   |   |   | AREA                    | COST        | AREA   | COST     | AREA                | COST | AREA         | COST | AREA     | COST |               |        |
| 06-277-022  | CITY OF PETOSKEY  | MICHIGAN STREET<br>(PETOSKEY STREET)      |                         | \$ -        |  | \$ -     |                     | \$ - |              | \$ - |          | \$ - | \$ -          |        |
| 06-277-019  | CITY OF PETOSKEY  | MICHIGAN STREET                           |                         |             |  |          |                     |      |              |      |          |      | -             |        |
| 06-277-020  | CITY OF PETOSKEY  | MICHIGAN STREET                           |                         |             |  |          |                     |      |              |      |          |      | -             |        |
| 05-151-011  | CLARK, DENNIS & ANGELA                                      | 411 MICHIGAN STREET                       | 2,400                   | \$ 449.52   |  |          |                     |      |              |      |          |      | 449.52        |        |
| 05-151-002  | PERKINS JONATHON & SONJA                                    | 407 MICHIGAN STREET                       | 10,428                  | 1,953.16    |  |          |                     |      |              |      |          |      | 1,953.16      |        |
| 05-151-003  | BURRELL, JACKLYN  | 413 MICHIGAN STREET                       | 4,318                   | 808.76      |  |          |                     |      |              |      |          |      | 808.76        |        |
| 05-151-004  | BLDG AUTH CITY OF PETOSKEY                                  | 417 MICHIGAN STREET                       |                         |             |  |          |                     |      |              |      |          |      | -             |        |
| 05-151-006  | CITY OF PETOSKEY  | MICHIGAN STREET                           |                         |             |  |          |                     |      |              |      |          |      | -             |        |
| 05-151-013  | 445 MICHIGAN LLC  | 445 MICHIGAN                              | 1,531                   | 286.76      | 300  | 14.04    |                     |      |              |      |          | -    | 300.80        |        |
| 05-156-001  | 425 MITCHELL ST CONDO ASSOC                                 | 406 PENNY'S ALLEY                         | -                       | -           | Condo property assessed to units - Penny's Alley |          |                     |      |              |      |          |      | -             |        |
| 05-156-101  | 484 BENNAVILLE LLC  | 406 PENNY'S ALLEY #1                      | -                       | -           | Residential garage                               |          |                     |      |              |      |          |      | -             |        |
| 05-156-102  | OFFIELD SUSAN MARION TRUST                                  | 406 PENNY'S ALLEY #2                      | -                       | -           | Residential garage                               |          |                     |      |              |      |          |      | -             |        |
| 05-156-103  | 484 BENNAVILLE LLC  | 406 PENNY'S ALLEY #3                      | 175                     | 32.78       |  |          |                     |      |              |      |          |      | 32.78         |        |
| 05-156-104  | 484 BENNAVILLE LLC  | 406 PENNY'S ALLEY #4                      | 682                     | 127.74      |  |          | restaurant storage? |      |              |      |          |      | 127.74        |        |
| 05-156-105  | 484 BENNAVILLE LLC - restaurant<br>food court portion below | 406 PENNY'S ALLEY #5                      | 2,232                   | 418.05      |  |          |                     |      |              |      |          |      | 418.05        |        |
|   |   |   |                         |             |  |          |                     |      |              |      |          |      |               |        |
| PROPERTY<br>NUMBER    PROPERTY OWNER                                      |   | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | LAND                    |             |  |          |                     |      |              |      |          |      |               | 361.73 |
|   |   |   | AREA                    | COST        |  |          |                     |      |              |      |          |      |               |        |
| 05-156-105    484 BENNAVILLE LLC - food court<br>Restaurant portion above |   | 406 PENNY'S ALLEY #5                      | 6,324                   | \$ 361.73   |  |          |                     |      |              |      |          |      |               |        |
| 8 TOTALS  |   |   | 21,766                  | \$ 4,076.77 | 300  | \$ 14.04 | -                   | \$ - | -            | \$ - | -        | \$ - | \$ 4,452.54   |        |



**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
MITCHELL STREET**

| PROPERTY<br>NUMBER    PROPERTY OWNER |                             | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE)  | AREA AND COST PER FLOOR |           |              |        |             |        |              |      |          |        | TOTAL<br>COST |
|--------------------------------------|-----------------------------|--|-------------------------|-----------|--------------|--------|-------------|--------|--------------|------|----------|--------|---------------|
|                                      |                             |  | FIRST FLOOR             |           | SECOND FLOOR |        | THIRD FLOOR |        | FOURTH FLOOR |      | BASEMENT |        |               |
|                                      |                             |  | AREA                    | COST      | AREA         | COST   | AREA        | COST   | AREA         | COST | AREA     | COST   |               |
| 06-226-038                           | FRANKHOUSER JOHN & MARY LOI | 301 EAST MITCHELL ST.<br>(PETOSKEY STREET) | 3,120                   | \$ 584.38 |              | \$ -   |             | \$ -   |              | \$ - |          | \$ -   | \$ 584.38     |
| 06-226-039                           | REID, JAMES III             | 307 EAST MITCHELL                          | 6,141                   | 1,150.21  | 5,808        | 271.81 |             |        |              |      | 5,696    | 266.57 | 1,688.60      |
| 06-226-033                           | HOWARD PROPERTIES PARTNER   | 311 EAST MITCHELL                          | 6,308                   | 1,181.49  | 5,390        | 252.25 |             |        |              |      | 5,390    | 252.25 | 1,685.99      |
| 06-226-034                           | PAUL KRECKE                 | 317 EAST MITCHELL ST.                      | 5,050                   | 945.87    | -            | -      |             |        |              |      |          |        | 945.87        |
| 06-226-043                           | HOWARD PROPERTIES PARTNER   | 319 EAST MITCHELL ST.                      | 5,050                   | 945.87    |              |        |             |        |              |      |          |        | 945.87        |
| 06-226-044                           | DUSE, MARNIE                | 323 EAST MITCHELL ST.                      | 1,700                   | 318.41    |              |        |             |        |              |      | 1,625    | 76.05  | 394.46        |
| 06-277-001                           | ROSSI PAUL                  | 202 EAST MITCHELL ST.<br>(EMMET STREET)    | 2,640                   | 494.47    |              |        |             |        |              |      |          |        | 494.47        |
| 06-277-003                           | GRAIN TRAIN NATURAL FOOD CO | 220 EAST MITCHELL ST.                      | 6,571                   | 1,230.75  |              |        |             |        |              |      |          |        | 1,230.75      |
| 06-277-050                           | MIGHTY FINE PIZZA & DELI    | 222 EAST MITCHELL ST.                      | 480                     | 89.90     |              |        |             |        |              |      |          |        | 89.90         |
| 06-277-004                           | C4 HOLDINGS, LLC            | 224 EAST MITCHELL<br>(PETOSKEY STREET)     | 3,388                   | 634.57    | 3,482        | 162.96 |             |        |              |      |          |        | 797.53        |
| 06-277-052                           | HOWARD PROPERTIES PARTNER   | 300 EAST MITCHELL ST.<br>(PETOSKEY STREET) | 10,181                  | 1,906.90  | 5,529        | 258.76 |             |        |              |      | 10,181   | 476.47 | 2,642.13      |
| 06-277-007                           | HOWARD PROPERTIES PARTNER   | 316 EAST MITCHELL ST.                      | 6,640                   | 1,243.67  | 4,410        | 206.39 | 4,410       | 206.39 |              |      | 4,410    | 206.39 | 1,862.84      |
| 06-277-008                           | PHILLIPS, JUDY L TRUST      | 320 EAST MITCHELL ST.                      | 1,750                   | 327.78    |              |        |             |        |              |      |          |        | 327.78        |
| 06-277-009                           | PETOSKEY LAND & CATTLE CO   | 322 EAST MITCHELL ST.                      | 3,375                   | 632.14    | 1,890        | 88.45  |             |        |              |      |          |        | 720.59        |
| 06-277-010                           | SAM'S GRACES CAFÉ LLC       | 324 EAST MITCHELL ST.                      | 1,684                   | 315.41    |              |        |             |        |              |      |          |        | 315.41        |
| 06-277-053                           | JORGENSEN FAMILY TRUST      | 326 EAST MITCHELL ST.                      | 2,935                   | 549.73    |              |        |             |        |              |      | 2,625    | 122.85 | 672.58        |
| 06-277-013                           | PETOSKEY COMMUNITY CORP.    | 330 EAST MITCHELL ST.<br>(HOWARD STREET)   | 2,734                   | 512.08    | 2,734        | 127.95 |             |        |              |      |          |        | 640.03        |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
MITCHELL STREET**

| PROPERTY<br>NUMBER    PROPERTY OWNER |                              | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE)   | AREA AND COST PER FLOOR |             |              |        |             |        |              |      |          |           | TOTAL<br>COST |
|--------------------------------------|------------------------------|---|-------------------------|-------------|--------------|--------|-------------|--------|--------------|------|----------|-----------|---------------|
|                                      |                              |   | FIRST FLOOR             |             | SECOND FLOOR |        | THIRD FLOOR |        | FOURTH FLOOR |      | BASEMENT |           |               |
|                                      |                              |   | AREA                    | COST        | AREA         | COST   | AREA        | COST   | AREA         | COST | AREA     | COST      |               |
| 05-101-039                           | GEMINI LAND CO.              | 421 EAST MITCHELL ST.<br>(EAST LAKE STREET) | 8,250                   | \$ 1,545.23 |              | \$ -   |             | \$ -   |              | \$ - | 8,250    | \$ 386.10 | \$ 1,931.33   |
| 05-101-051                           | REUSCH VANCE                 | 427 EAST MITCHELL                           | 2,839                   | 531.74      |              |        |             |        |              |      |          |           | 531.74        |
| 05-101-057                           | PETOSKEY LAND & CATTLE CO LL | 435 EAST MITCHELL ST.                       | 6,495                   | 1,216.51    | 4,623        | 216.36 |             |        |              |      |          |           | 1,432.87      |
| 05-101-052                           | PETOSKEY LAND & CATTLE CO    | 441 EAST MITCHELL ST.                       | 6,892                   | 1,290.87    |              |        |             |        |              |      |          |           | 1,290.87      |
| 05-101-053                           | PETOSKEY LAND & CATTLE CO    | 443 EAST MITCHELL                           | 13,800                  | 2,584.74    |              |        |             |        |              |      | 9,660    | 452.09    | 3,036.83      |
| 05-101-054                           | CITY OF PETOSKEY             | 451 EAST MITCHELL ST.                       |                         |             |              |        |             |        |              |      |          |           | -             |
| 05-101-055                           | CROOKED TREE ART COUNCIL     | 461 EAST MITCHELL ST.<br>(DIVISION STREET)  | 9,432                   | 1,766.61    | 700          | 32.76  | -           | -      | -            |      | 9,952    | 465.75    | 2,265.13      |
| 05-100-001                           | HOWARD PROPERTY PARTNERS     | 408 EAST MITCHELL ST.<br>(HOWARD STREET)    | 10,108                  | 1,893.23    | 10,108       | 473.05 |             |        |              |      | 10,108   | 473.05    | 2,839.34      |
| 05-100-151                           | DRSKOPLAND LLC               | 412 EAST MITCHELL ST.                       | 1,656                   | 310.17      |              |        |             |        |              |      | 1,632    | 76.38     | 386.55        |
| 05-100-152                           | HOWARD PROPERTY PARTNERS     | 416 EAST MITCHELL ST.                       | 5,610                   | 1,050.75    |              |        |             |        |              |      | 5,556    | 260.02    | 1,310.77      |
| 05-100-004                           | PETOSKEY LAND & CATTLE CO    | 418 EAST MITCHELL ST.                       | 5,390                   | 1,009.55    | 5,390        | 252.25 | 5,390       | 252.25 |              |      | 5,390    | 252.25    | 1,766.30      |
| 05-100-006                           | SYMON CHANDLER JT TRUST      | 426 EAST MITCHELL ST.                       | 2,500                   | 468.25      |              |        |             |        |              |      | 2,350    | 109.98    | 578.23        |
| 05-100-007                           | ROCHON ELAINE TRUST          | 430 EAST MITCHELL ST.                       | 2,500                   | 468.25      |              |        |             |        |              |      | 2,500    | 117.00    | 585.25        |
| 05-100-008                           | FIVE WILDERS INC             | 434 EAST MITCHELL ST.                       | 5,000                   | 936.50      | 5,000        | 234.00 |             |        |              |      |          |           | 1,170.50      |
| 05-100-009                           | PETOSKEY LAND & CATTLE CO    | 436 EAST MITCHELL ST.                       | 2,500                   | 468.25      |              |        |             |        |              |      |          |           | 468.25        |
| 05-100-010                           | PETOSKEY LAND & CATTLE CO    | 438 EAST MITCHELL ST.                       | 2,375                   | 444.84      |              |        |             |        |              |      |          |           | 444.84        |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
MITCHELL STREET**

|                    |                              |  | AREA AND COST PER FLOOR        |              |   |             |             |           |              |      |          |             | TOTAL<br>COST |  |
|--------------------|------------------------------|--|--------------------------------|--------------|---|-------------|-------------|-----------|--------------|------|----------|-------------|---------------|--|
| PROPERTY<br>NUMBER | PROPERTY OWNER               | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE)  | FIRST FLOOR                    |              | SECOND FLOOR                                      |             | THIRD FLOOR |           | FOURTH FLOOR |      | BASEMENT |             |               |  |
|                    |                              |  | AREA                           | COST         | AREA  | COST        | AREA        | COST      | AREA         | COST | AREA     | COST        |               |  |
| 05-100-011         | PETOSKEY LAND & CATTLE CO    | 440 EAST MITCHELL ST.                      | 2,825                          | \$ 529.12    |   | \$ -        |             | \$ -      |              | \$ - |          | \$ -        | \$ 529.12     |  |
| 05-100-012         | ERIC & LORRAINE KASPER       | 442 EAST MITCHELL ST.                      | 2,650                          | 496.35       |   |             |             |           |              |      |          |             | 496.35        |  |
| 05-100-013         | AMBITIOUS BEE PROPERTIES LLC | 444 EAST MITCHELL ST.                      | 1,625                          | 304.36       |   |             |             |           |              |      |          |             | 304.36        |  |
| 05-100-014         | PETOSKEY LAND & CATTLE CO    | 446 EAST MITCHELL ST.<br>(WAUKAZOO AVENUE) | 4,380                          | 820.37       |   |             |             |           |              |      |          |             | 820.37        |  |
| 05-154-101         | THOMAS JUSTIN                | 422 EAST MITCHELL ST #1                    | Third floor unit - residential |              |   |             |             |           |              |      |          |             | -             |  |
| 05-154-102         | SUSAN OFFIELD TRUST          | 422 EAST MITCHELL ST #2                    | Third floor unit - residential |              |   |             |             |           |              |      |          |             | -             |  |
| 05-154-103         | 484 BENNAVILLE LLC           | 422 EAST MITCHELL ST #3                    | Second floor unit - commercial |              |   |             | 2,279       | 106.66    |              |      |          |             | 106.66        |  |
| 05-154-104         | 484 BENNAVILLE LLC           | 422 EAST MITCHELL ST #4                    | Second floor unit - commercial |              |   |             | 2,296       | 107.45    |              |      |          |             | 107.45        |  |
| 05-154-105         | 484 BENNAVILLE LLC           | 422 EAST MITCHELL ST #5                    | 1,875                          | 351.19       | First floor unit - commercial - includes basement |             |             |           |              |      | 697      | 32.62       | 383.81        |  |
| 05-154-106         | 484 BENNAVILLE LLC           | 422 EAST MITCHELL ST #6                    | 2,318                          | 434.16       | First floor unit - commercial - includes basement |             |             |           |              |      | 2,108    | 98.65       | 532.82        |  |
| 05-101-064         | CHAMBER OF COMMERCE          | 401 EAST MITCHELL ST.                      | 2,617                          | 490.16       |   |             |             |           |              |      | 396      | 18.53       | 508.70        |  |
| PROPERTY<br>NUMBER | PROPERTY OWNER               | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE)  | VACANT LAND                    |              |   |             |             |           |              |      |          |             | 5,006.60      |  |
|                    |                              |  | AREA                           | COST         |   |             |             |           |              |      |          |             |               |  |
| 06-227-016         | PETOSKEY GRAND LLC           | MITCH/ PETOSKEY/ LAKE                      | 87,528                         | \$ 5,006.60  | Replaces 8 previous parcels @ 10,941 sq ft        |             |             |           |              |      |          |             |               |  |
|                    |                              |  | 87,528                         | \$ 5,006.60  |   |             |             |           |              |      |          |             |               |  |
| 42 TOTALS          |                              |  | 173,384                        | \$ 32,474.82 | 55,064  | \$ 2,577.00 | 14,375      | \$ 672.75 | -            | \$ - | 88,526   | \$ 4,143.02 | \$ 44,874.19  |  |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
PARK AVENUE**

| PROPERTY<br>NUMBER    PROPERTY OWNER |                             | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |             |              |          |             |      |              |      |          |           | TOTAL<br>COST |
|--------------------------------------|-----------------------------|---|-------------------------|-------------|--------------|----------|-------------|------|--------------|------|----------|-----------|---------------|
|                                      |                             |   | FIRST FLOOR             |             | SECOND FLOOR |          | THIRD FLOOR |      | FOURTH FLOOR |      | BASEMENT |           |               |
|                                      |                             |   | AREA                    | COST        | AREA         | COST     | AREA        | COST | AREA         | COST | AREA     | COST      |               |
| 05-101-030                           | THOMPSON PARK AVE PROPERTII | 216 PARK AVENUE                           | 2,901                   | \$ 543.36   |              | \$ -     |             | \$ - |              | \$ - | 2,861    | \$ 133.89 | \$ 677.25     |
| 05-101-033                           | PETOSKEY LAND & CATTLE LLC. | 222 PARK AVENUE                           | 1,188                   | 222.51      |              |          |             |      |              |      | 1,188    | 55.60     | 278.11        |
| 05-101-034                           | PETOSKEY LAND & CATTLE, LLC | 224 PARK AVENUE                           | 807                     | 151.15      |              |          |             |      |              |      | 890      | 41.65     | 192.80        |
| 05-101-038                           | APPLE PIE PROPERTIES, LLC   | 300 PARK AVENUE<br>moved to 410 E Lake St |                         |             |              |          |             |      |              |      |          |           | -             |
| 05-101-063                           | CIPIO LLC                   | 214 PARK AVE                              | 860                     | 161.08      | 860          | 40.25    |             |      |              |      |          |           | 201.33        |
| 4 TOTALS                             |                             |   | 5,756                   | \$ 1,078.10 | 860          | \$ 40.25 | -           | \$ - | -            | \$ - | 4,939    | \$ 231.15 | \$ 1,349.49   |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
PETOSKEY STREET**

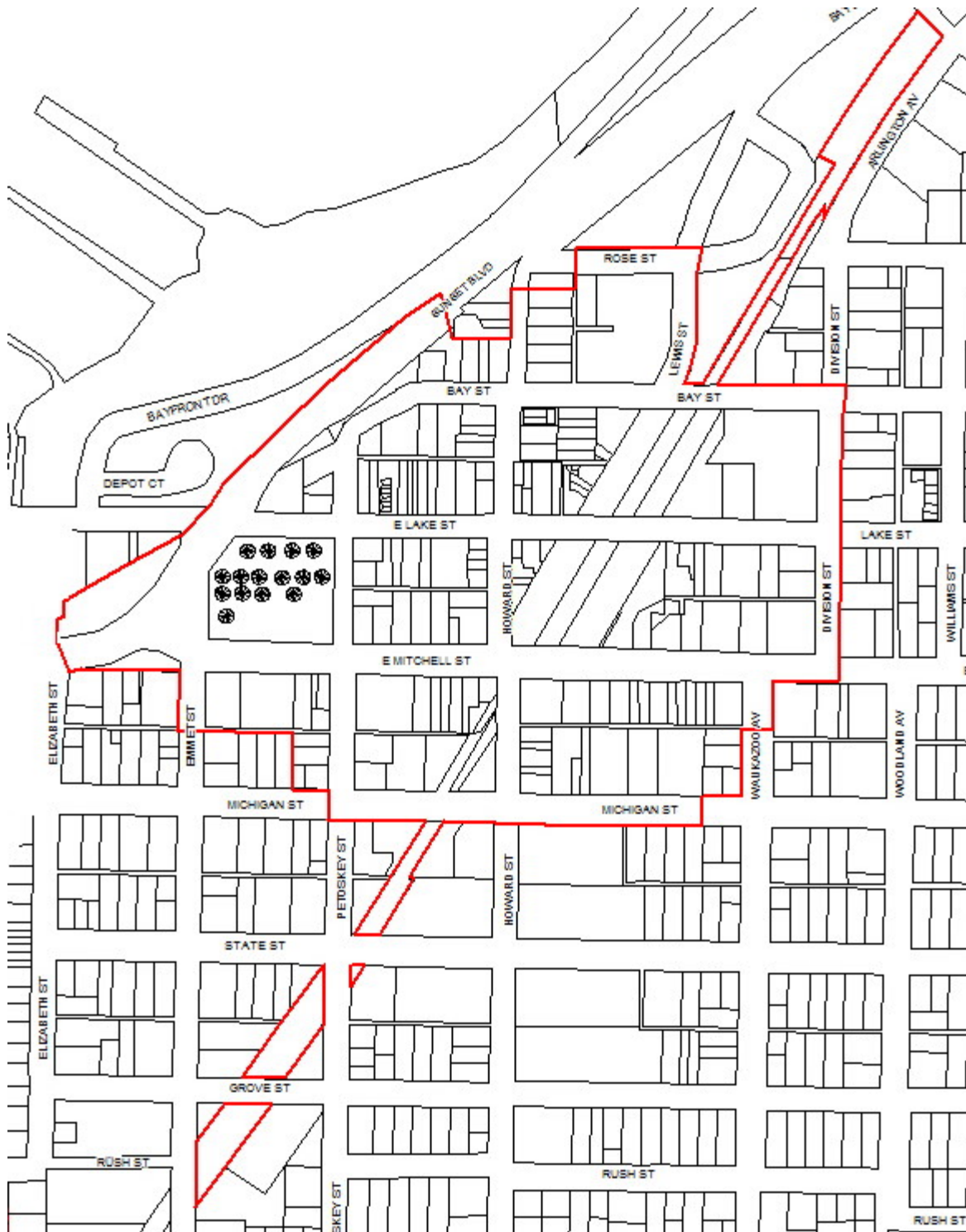
| PROPERTY<br>NUMBER    PROPERTY OWNER |                               | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |             |              |           |             |           |              |      |          |           | TOTAL<br>COST |
|--------------------------------------|-------------------------------|---|-------------------------|-------------|--------------|-----------|-------------|-----------|--------------|------|----------|-----------|---------------|
|                                      |                               |   | FIRST FLOOR             |             | SECOND FLOOR |           | THIRD FLOOR |           | FOURTH FLOOR |      | BASEMENT |           |               |
|                                      |                               |   | AREA                    | COST        | AREA         | COST      | AREA        | COST      | AREA         | COST | AREA     | COST      |               |
| 06-226-032                           | REID, JAMES III               | 313 PETOSKEY STREET                       | 676                     | \$ 126.61   |              | \$ -      |             | \$ -      |              | \$ - |          | \$ -      | \$ 126.61     |
| 06-277-018                           | CITY OF PETOSKEY              | PETOSKEY STREET                           |                         |             |              |           |             |           |              |      |          |           | -             |
| 06-277-022                           | CITY OF PETOSKEY              | PETOSKEY STREET<br>(MICHIGAN STREET)      |                         |             |              |           |             |           |              |      |          |           | -             |
| 06-226-045                           | BEAR RIVER REALTY LLC         | 1 PETOSKEY STREET                         | 3,672                   | 687.77      | 3,672        | 171.85    | 3,672       | 171.85    |              |      |          |           | 1,031.46      |
| 06-277-015                           | HARRIS, DANIEL & AMY          | 410 PETOSKEY STREET                       | 2,262                   | 423.67      |              |           |             |           |              |      |          |           | 423.67        |
| 06-227-001                           | LAMBERT, MICHAEL T & HELEN T  | 202 PETOSKEY STREET                       | 4,024                   | 753.70      |              |           |             |           |              |      |          |           | 753.70        |
| 06-227-004                           | MOLCOR LLC                    | 214 PETOSKEY STREET<br>(EAST LAKE STREET) | 3,285                   | 615.28      |              |           |             |           |              |      | 3,314    | 155.10    | 770.38        |
| 06-277-017                           | REED, PAUL W & KATHLEEN A     | 414 PETOSKEY STREET                       | 2,010                   | 376.47      |              |           |             |           |              |      |          |           | 376.47        |
| 06-278-005                           | ALM, MARIE C TRUST            | 418 PETOSKEY STREET                       | 1,128                   | 211.27      |              |           |             |           |              |      |          |           | 211.27        |
| 06-278-008                           | HARRIS PROFESSIONAL PROPER    | 1424 PETOSKEY STREET<br>(MICHIGAN STREET) | 1,820                   | 340.89      | 1,020        | 47.74     |             |           |              |      |          |           | 388.62        |
| 06-226-029                           | BEIER FAMILY REAL ESTATE CO., | 309 PETOSKEY STREET                       | 3,432                   | 642.81      |              |           |             |           |              |      |          |           | 642.81        |
| 9 TOTALS                             |                               |   | 22,309                  | \$ 4,178.48 | 4,692        | \$ 219.59 | 3,672       | \$ 171.85 | -            | \$ - | 3,314    | \$ 155.10 | \$ 4,725.01   |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
ROSE STREET**

| PROPERTY<br>NUMBER |                | PROPERTY OWNER  | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |           |              |           |             |      |              |      |          |      | TOTAL<br>COST |
|--------------------|----------------|-----------------|---|-------------------------|-----------|--------------|-----------|-------------|------|--------------|------|----------|------|---------------|
|                    |                |                 |   | FIRST FLOOR             |           | SECOND FLOOR |           | THIRD FLOOR |      | FOURTH FLOOR |      | BASEMENT |      |               |
|                    |                |                 |   | AREA                    | COST      | AREA         | COST      | AREA        | COST | AREA         | COST | AREA     | COST |               |
| 05-101-002         | MS LODGING LLC | 410 ROSE STREET |   | 4,428                   | \$ 829.36 | 3,608        | \$ 168.85 | -           | \$ - | -            | \$ - | -        | \$ - | \$ 998.22     |

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD  
2021 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT  
WAUKAZOO STREET**

| PROPERTY<br>NUMBER |                             | PROPERTY OWNER      | PROPERTY ADDRESS<br>(ADDITIONAL FRONTAGE) | AREA AND COST PER FLOOR |      |              |                            |             |      |              |      |          |           | TOTAL<br>COST |
|--------------------|-----------------------------|---------------------|---|-------------------------|------|--------------|----------------------------|-------------|------|--------------|------|----------|-----------|---------------|
|                    |                             |                     |   | FIRST FLOOR             |      | SECOND FLOOR |                            | THIRD FLOOR |      | FOURTH FLOOR |      | BASEMENT |           |               |
|                    |                             |                     |   | AREA                    | COST | AREA         | COST                       | AREA        | COST | AREA         | COST | AREA     | COST      |               |
| 05-151-007         | LITTLE BAY COTTAGE LLC      | 414 WAUKAZOO STREET | 0   | \$ -                    | -    | \$ -         | Residential begin Dec 2016 |             | \$ - |              | \$ - |          | \$ -      |               |
| 05-151-009         | CRESS ENTERPRISES INC.      | 418 WAUKAZOO STREET | 1,932                                     | \$ 361.86               | -    | -            |                            |             |      |              |      | -        | 361.86    |               |
| 05-151-014         | 1ST CHURCH CHRIST SCIENTIST | 420 WAUKAZOO STREET | 3,096                                     | \$ 579.88               | -    | -            |                            |             |      |              |      | -        | 579.88    |               |
| 2 TOTALS           |                             |                     | 5,028                                     | \$ 941.74               | -    | \$ -         | -                          | \$ -        | -    | \$ -         | -    | \$ -     | \$ 941.74 |               |



DDA Boundary Approved 10-7-2013





# City of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**DATE PREPARED:** September 27, 2021

**AGENDA SUBJECT:** Discussion Regarding the Proactive Code Enforcement Program Implemented by Public Safety in May of 2021

**RECOMMENDATION:** That the City Council discuss – no official action needed

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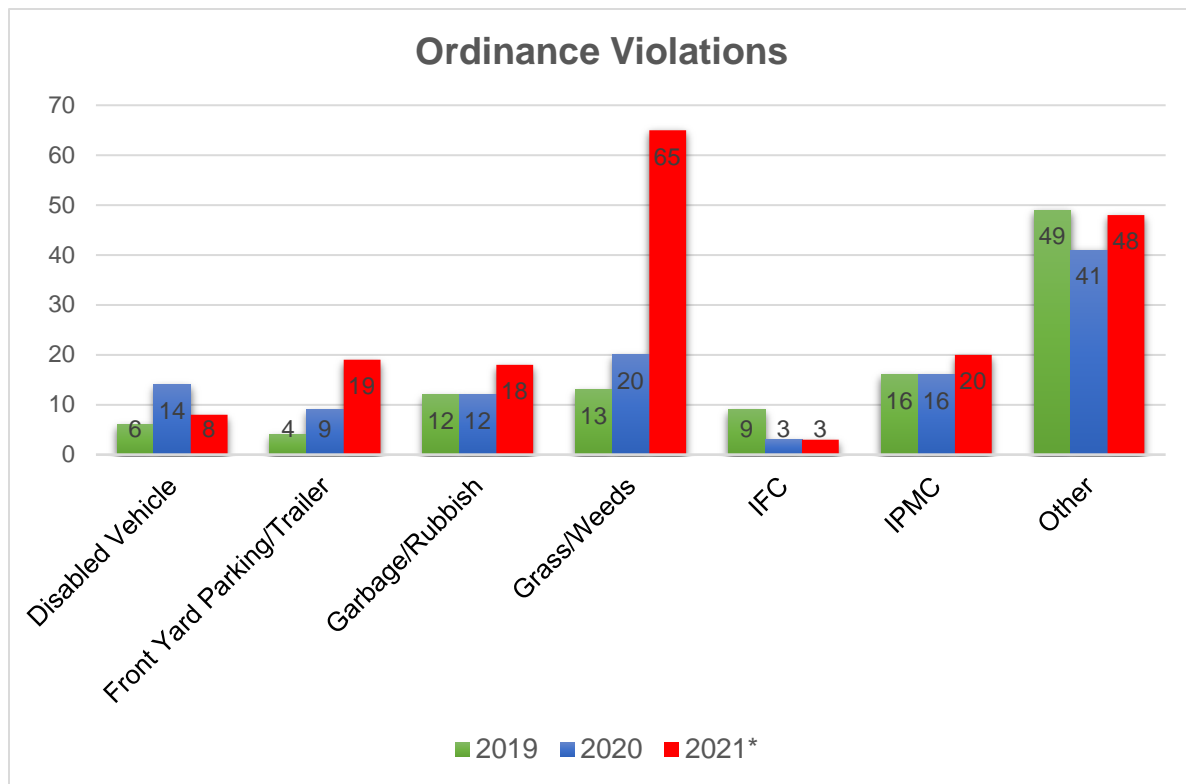
**Background** When first adopted by the City of Petoskey the International Property Maintenance Code (IPMC) was to be used as a tool to address properties of concern. Because the IPMC is consistent with the International Fire Code (IFC) enforcement responsibilities were delegated to the Public Safety Department, generally to the Fire Inspectors.

In November of 2020, City Council indicated they would prefer staff take a more proactive approach to code enforcement. This code enforcement includes matters related to the IPMC as well as Chapter 13 (Nuisances) under the Code of Ordinances, City of Petoskey Michigan. A plan was developed, then subsequently implemented in May of 2021. The first week of every month each ward within the City of Petoskey is checked for potential violations. This is accomplished by Officers driving every street within each ward looking for potential violations. When violations are located the Officers advise homeowners and educate them on the ordinance in question. Education rather than enforcement action is the primary method of correcting violations. It has been determined that in many instances homeowners are unaware they are in violation of a City ordinance.

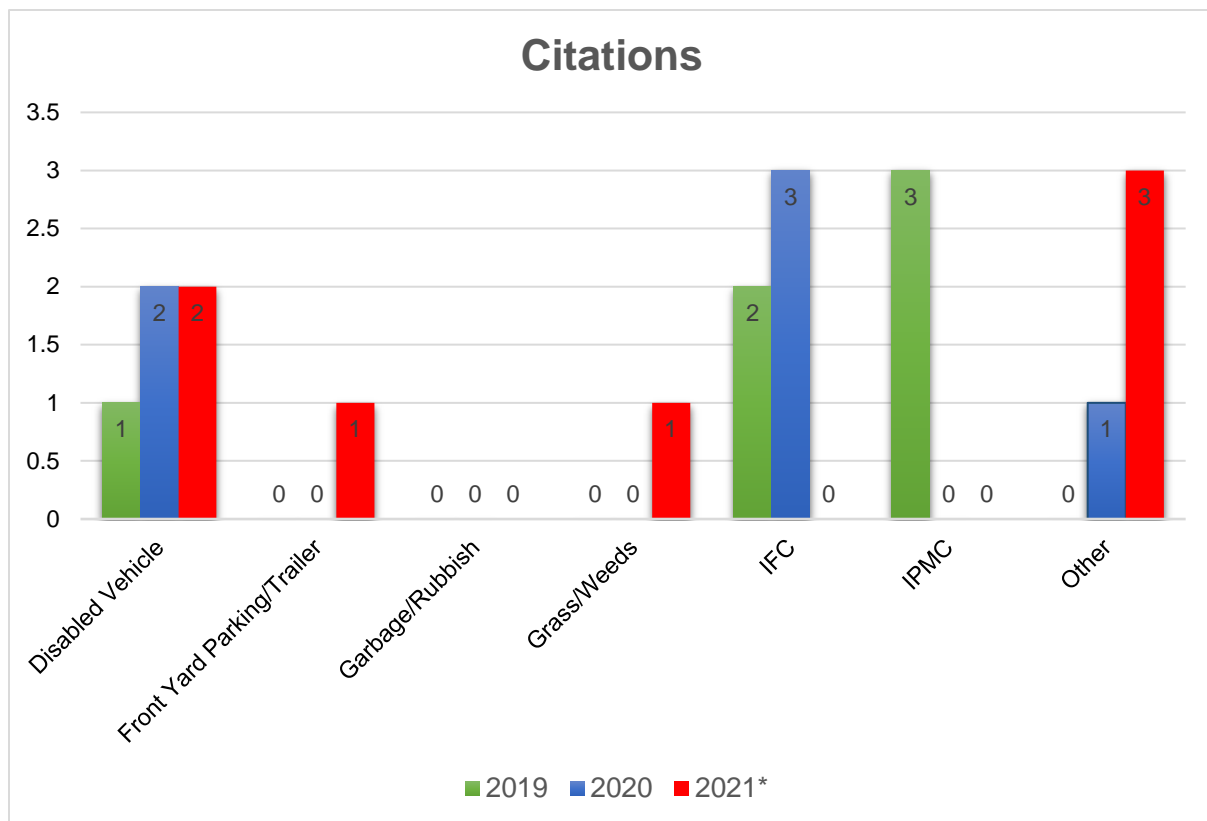
As anticipated, the program resulted in an increase in the number of reported code violations, however the number of citations issued showed no significant increase. The enclosed chart displays the number of violations addressed by officer as well as the number of citations issued over the past three years.

**Action** No official action needed by City Council. Open for discussion.

mb  
Enclosure



\*2021 data year to date



\*2021 data year to date



# City of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**DATE PREPARED:** September 24, 2021

**AGENDA SUBJECT:** Surplus City Property Request for Proposal

**RECOMMENDATION:** That City Council provide direction

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**Background** At its June 21 meeting, City Council authorized staff to advertise for three (3) surplus City-owned properties through a request for proposals (RFP). A press release was sent to the Petoskey News Review, and notice placed on the City website, sent to non-profit housing organizations, members of the Little Traverse Bay Housing Partnership, and the Home Builders Association of Northern Michigan for distribution among its membership. The notice provided a link to the City website where the RFP could be downloaded and there were 21 unique downloads through the September 15 deadline.

**Discussion** The City received one proposal for 209 Washington Street property (enclosed with financial information stricken under Specifications #1). The proposal is to relocate an existing house to this property. Staff has reviewed the submitted information and has confidence that this is a viable use for the property and recommends the City move on to a purchase agreement with Ms. McConnell.

As there was no interest in the other City properties, City Council could consider working with housing non-profits or donating them to the Emmet County Land Bank that could potentially bring additional resources to their development.

**Action** Staff recommends moving forward with a purchase agreement on 209 Washington Street.

at  
Enclosures



# 611 Woodland Ave/209 Washington

09.12.21

Kathryn McConnell

523 Woodland Ave

Petoskey, MI 49770

231.330.5263

## Goals

To be an active part of the ongoing efforts to provide options for affordable housing within the city limits by relocating a single family home from 611 Woodland Ave to the vacant lot at 209 Washington Street currently owned by the City of Petoskey.

## Specifications

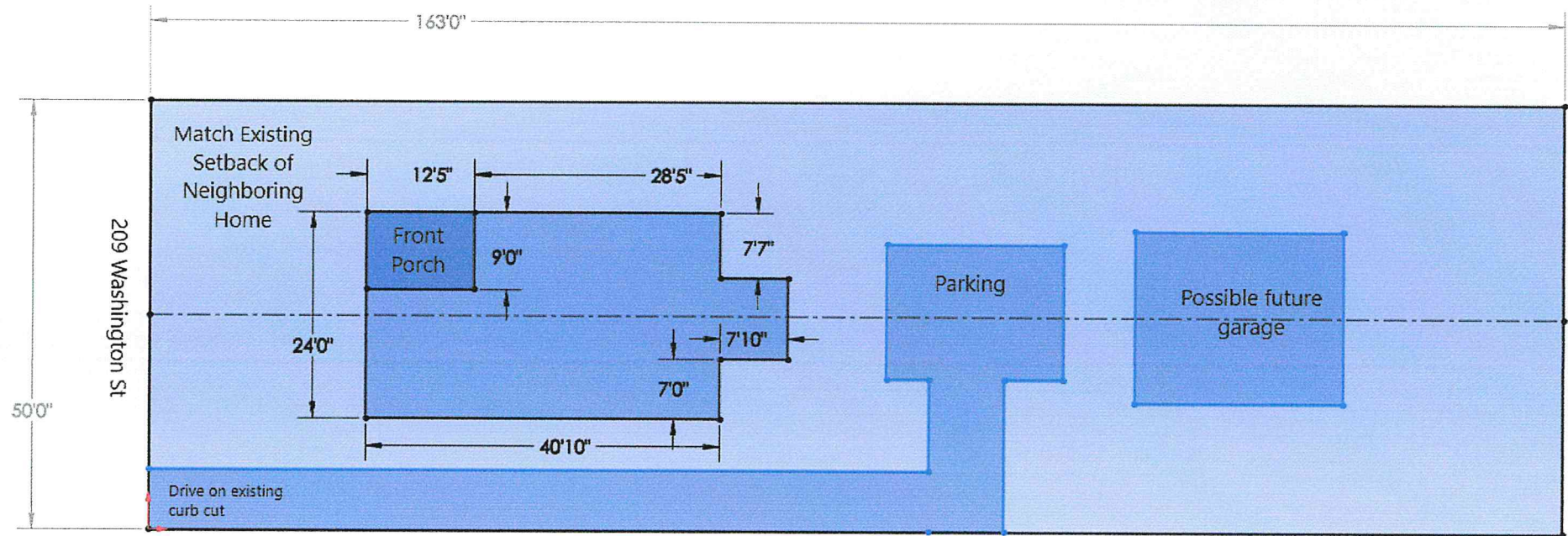
1. I am currently in discussion with J&R Building Movers and we are planning on a Spring 2022 relocation as soon as the proposed site can be prepared.
2. Ownership will be directly dependent on total costs of relocation and site build out including full basement, mechanicals and utilities along with a possible garage. I am currently in discussion with several interested parties seeking housing. These are year round residents that currently work in our schools and hospital or own or work for locally owned businesses. My goal upon completion is to allow a family the time to obtain a sub 200-225K mortgage for a single family home in this competitive market. As an alternative, should the costs be prohibitive, I will convert the unit into two year round rental units, providing housing for employed workforce residents.
3. I have been in discussion with J&R Building Movers and we are planning on a Spring 2022 relocation as soon as the proposed site can be prepared.
4. Home is currently located at 611 Woodland Ave, recent photos can be viewed here: [https://www.zillow.com/homedetails/611-Woodland-Ave-Petoskey-MI-49770/113559493\\_zpid/](https://www.zillow.com/homedetails/611-Woodland-Ave-Petoskey-MI-49770/113559493_zpid/) The finished site would ideally include a garage and ample offstreet parking. The finished home will have a front porch and rear entries. Landscaping will enhance and reflect a well kept single family home including trees, grasses, hydrangeas and hostas.

5. Proposed purchase price for the lot is \$5000.00. This could be negotiable should the site be prepared by the city, providing permits and or a possible tax incentive should the project be a long term rental vs a purchased single family home.

## Conclusion

It is difficult to fit this proposal within the framework of a typical bid/build process. However, I do feel that this home could provide a viable as well as timely solution for one or more of our community members impacted by the ongoing housing crisis. Please feel free to contact me for further discussion to take this proposed scenario to a finished project.







# City of Petoskey

## REQUEST FOR PROPOSALS AND QUALIFICATIONS

**Submittal Deadline: September 15, 2021**

The City of Petoskey is seeking purchasers for scattered-site properties it owns. The goal of the City is to have new workforce housing construction on these parcels.

### **Parcel A**

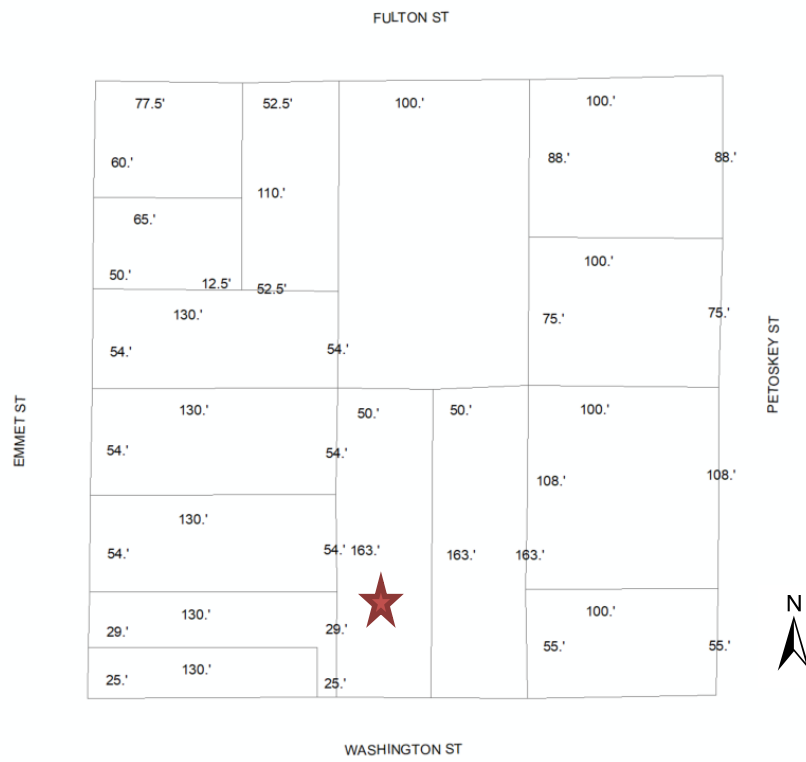
#### **209 Washington Street**

The property at 209 Washington Street is an approximately 8,150 square foot lot (50'x163') that has been vacant for many years. The lot is within the RM-2 Multiple Family Zoning District on the block bounded by Washington, Emmet, Fulton and Petoskey Streets and could possibly support a two-unit structure. The property is immediately adjacent to the commercial properties along Emmet Street, within a block of Washington Park and a half mile of Sheridan School. Water and sewer laterals were stubbed to the property and a shared curb-cut with the property to the east installed in 2017.



*Image courtesy of Google Maps*





*Emmet County Parcel Data*



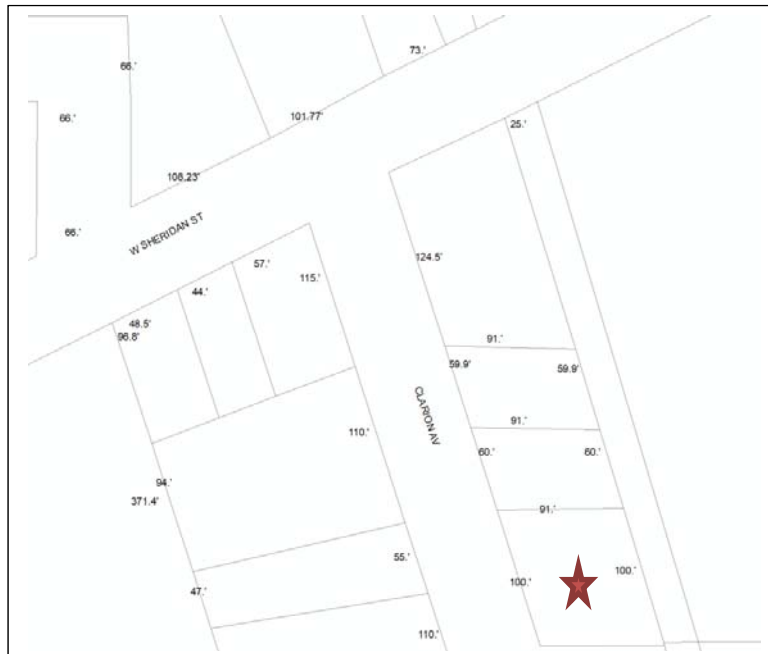
*209 Washington Street*

**Parcel B**  
**1219 Clarion Avenue**

An approximately 9,000 square foot lot (100' x 91') just south of West Sheridan Street, with an approximately 44 foot electric utility easement along the south side. The lot is within the I-2 General Industrial Zoning District that allows single and multiple family residential. The lot slopes down toward the river, is adjacent to City property to the east and could potentially hold a three-unit structure. The lot does not currently have laterals but utilities are in proximity.



*Image courtesy of Google Maps*



*Emmet County Parcel Data*



1219 Clarion Avenue looking west (toward Clarion Ave.)



1219 Clarion Avenue looking west (toward Bear River)

**Parcel C**  
**Parcel Number 52-19-07-201-028**  
**(Between 1458 and 1522 Clarion Avenue)**

An approximately 22,000 square foot wooded lot in the I-1 Light Industrial District. The lot does not currently have utility service and is known to have springs in the hillside that would likely limit the amount of developable area.



*Emmet County GIS Data; 2017 Ortho photo*

## *Proposal Evaluation Criteria and Requirements*

Proposals to purchase one or more of these properties will be considered and evaluated on the following criteria. **Incomplete proposals will not be considered.** Questions or clarifications on the information needed, or regarding zoning regulations should be directed to Amy Tweeten, City Planner at 347-2500 or [cityplanner@petoskey.us](mailto:cityplanner@petoskey.us) with "Property RFP" in the subject line.

1. Financing (this information will be kept confidential)  
A statement from a bank that funds are available from financing or cash for the purchase price and construction. Additional information, such as a pre-approval letter, will be required at time of purchase agreement.
2. Ownership  
Whether the intent is for the structure to be owner-occupied or a residential rental property.
3. Construction Timeline and Experience  
The proposal shall include an approximate timeline for construction commencement and completion. The goal of the City is to have construction within two (2) years from the date of sale so information on prior construction experience should be provided and will be considered.
4. Proposed Design  
Conceptual site plan, including building elevations, landscaping, access and parking
5. Land Purchase Price  
A price should be included in the proposal, with the understanding that the price may be negotiable based on the proposed development.

## *Requirements*

The successful proposal submittal for this property will enter into a purchase agreement and development agreement with the City of Petoskey committing to the following requirements, **at a minimum**. The City *may negotiate additional terms* with the successful bidder.

1. The property will be deed restricted for year-round housing and will not be allowed to be used for seasonal housing or short-term rentals.
2. A buy-back clause will be included in the purchase agreement allowing the City of Petoskey to repurchase the lot for the selling price should construction not proceed in the timeline established in the development agreement.

By submitting a proposal, you are allowing the City of Petoskey to research previous permits, violations, or judgments against you.

## **PROPOSAL SUBMITTALS**

Interested parties should submit completed proposals no later than **September 15, 2021**. An electronic version and two hard copies should be submitted to:

City of Petoskey  
Attn: City Planner  
101 E. Lake Street  
Petoskey, MI 49770

[cityplanner@petoskey.us](mailto:cityplanner@petoskey.us)

The City of Petoskey reserves the right to (1) REJECT ANY AND ALL PROPOSALS; (2) WAIVE ANY ERRORS OR IRREGULARITIES IN THE RFP PROCESS OR IN ANY PROPOSAL; (3) RE-ADVERTISE THE RFQ/RFP; AND/OR DEFER OR ABANDON THE PROPERTY SALE.



# City of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**DATE PREPARED:** September 30, 2021

**AGENDA SUBJECT:** Consideration to Approve a Resolution Recognizing Great Lakes Center for the Arts as a Non-Profit Organization in Petoskey

**RECOMMENDATION:** That City Council approve the enclosed proposed resolution

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**Background** On behalf of Great Lakes Center for the Arts (GLCFA), Amy Smith, Operations Manager, is requesting that City Council approve a resolution in support of a charitable gaming license. GLCFA is planning to host fundraising events such as selling raffle tickets which requires an organization obtain a charitable gaming license. One of the steps to acquiring this license is to obtain a resolution from the local governing body stating the organization be officially recognized as a nonprofit organization. See enclosed documents from Amy Smith as well as proposed resolution for approval by City Council.

**Action** That City Council approve the enclosed resolution designating Great Lakes Center for the Arts as a recognized nonprofit in Petoskey.

sb  
Enclosures





Charitable Gaming Division  
Box 30023, Lansing, MI 48909  
OVERNIGHT DELIVERY:  
101 E. Hillsdale, Lansing MI 48933  
(517) 335-5780  
www.michigan.gov/cg

## LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103(K)(ii))

At a regular meeting of the Petoskey City Council  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by \_\_\_\_\_ on \_\_\_\_\_  
DATE

at \_\_\_\_\_ a.m./p.m. the following resolution was offered:  
TIME

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the request from Great Lakes Center for the Arts of Petoskey,  
NAME OF ORGANIZATION CITY

county of Emmet, asking that they be recognized as a  
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for approval.  
APPROVAL/DISAPPROVAL

### APPROVAL

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

### DISAPPROVAL

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the \_\_\_\_\_ at a \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on \_\_\_\_\_  
DATE

SIGNED: \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE CLERK

\_\_\_\_\_  
PRINTED NAME AND TITLE

\_\_\_\_\_  
ADDRESS

COMPLETION: Required.  
PENALTY: Possible denial of application.

BSL-CG-1153(R6/09)





## MISSION

**To inspire, entertain, educate, and serve all in Northern Michigan** year-round by presenting exceptional experiences across the full spectrum of the performing arts and offering impactful educational opportunities.

## VISION

**Over the next five years,** the Great Lakes Center for the Arts will be recognized as a leading Midwest performing arts presenter and provider of broadened cultural opportunities.

## VALUES

### Accessible

Centrally located in the five-county region of the Northwest Lower Peninsula, the Center cultivates an approachable, welcoming, and inclusive environment in all aspects from affordability to those with physical, cognitive, and emotional impairments.

### Community

The Center strives to serve as a cultural and social hub fostering collaborative relationships with the Northern Michigan artistic, non-profit, business, and geographic communities, and the artistic community-at-large.

### Diversity

The Center embraces diversity and inclusivity in all its forms within its leadership, service to all in Northern Michigan, and opportunities to experience events across the vast spectrum of the performing arts and intellectual discussion.

### Exceptional

The Center delivers exceptional service to its artists and patrons and operates at a high standard of quality and excellence.

### Integrity

In all its interactions, the Center and its representatives conduct themselves with professionalism, transparency, honesty, accountability, and respect.

### Sustainability

The Center is a responsible steward of its community resources – both ongoing donor investments in its mission and long-term maintenance of its state-of-the-art venue – and continually seeks to optimize earned income and build broad, sustainable support to maximize its impact on the region.



A co-produced fundraising event in support of the Harbor Springs and Petoskey Ski Teams as well as the Great Lakes Center's and Chris Anthony's Youth Initiatives.



NORTHERN MICHIGAN PREMIERE SCREENING

# MISSION MT. MANGART

*A 10th Mountain Division Story*

**SUNDAY, OCTOBER 17 • 7:00PM**

*\$25 ADULTS / \$15 YOUTH*



Written, directed, edited, and produced by documentary filmmaker and Colorado Snowsports Hall of Fame inductee, **Chris Anthony**, this documentary takes you through the 10th Mountain Division's trailblazing efforts and delves into untold tales of world-class athletes creating an indelible legacy equally matched by their legendary heroism during WWII. Focusing on several key developments and the characters involved, the history of the 10th Mountain Division is brought back from the snowy depths of history to the Center's big screen.

***This screening features a live introduction and Q&A with Chris Anthony.***

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# City of Petoskey

## Agenda Memo

**BOARD:** City Council

**MEETING DATE:** October 4, 2021

**PREPARED:** September 30, 2021

**AGENDA SUBJECT:** Consideration to Approve a Resolution Authorizing a Closed Session Pursuant to Section 8(a) of the Michigan Open Meetings Act

**RECOMMENDATION:** That the City Council adopt the proposed resolution

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City Council will be asked to adopt the enclosed proposed resolution that would authorize to recess to a closed session pursuant to Section 8(a) of the Michigan Open Meetings Act, to consider a periodic personnel evaluation of the City Manager.

It is anticipated that City Council, after the closed session may approve a final annual evaluation for the City Manager.

sb  
Enclosure



## City of Petoskey

## Resolution

WHEREAS, the City Manager has requested that the City Council recess to a closed session, pursuant to Section 8(a) of the Michigan Open Meetings Act, to consider a periodic personnel evaluation of the City Manager, at the City Council's regular meeting of October 4, 2021:

NOW, THEREFORE, BE IT RESOLVED that the City Council does and hereby authorizes to recess to a closed session, to consider a periodic personnel evaluation of the City Manager.