



City Council Meeting

April 7, 2025 - 6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

This opportunity for public comment provides the public with a chance to make a statement regarding any subject matter. Public comment is not an opportunity to necessarily ask questions or converse with City Staff, Council Members or other meeting attendees. Contact information for Council and staff is available on our website, WWW.CADILLAC-MI.NET, or can be obtained by calling (231) 775-0181. Comment time is limited to 3-minutes, and unused time may not be yielded back or given to someone else to use.

III. CONSENT AGENDA

All items listed on the consent agenda are considered routine and will be enacted by one motion with roll call vote. There will be no separate discussion of these items unless a Council Member so requests it, in which event the item(s) will be removed from the consent agenda and discussed separately.

III.A. Minutes From The Work Session Held On March 17, 2025

Documents:

[MARCH 17, 2025 CITY COUNCIL WORK SESSION MINUTES.PDF](#)

III.B. Minutes From The Regular Meeting Held On March 17, 2025

Documents:

[MARCH 17, 2025 CITY COUNCIL MINUTES.PDF](#)

III.C. Minutes From The Closed Session Held On March 17, 2025

IV. PUBLIC HEARINGS

IV.A. Public Hearing - Wright And Aldrich Street Zoning Amendments

Public hearing to consider adoption of Ordinance Amending the City Zoning Map

Re: Wright Street and Aldrich Street.

Documents:

[COUNCIL COMMUNICATION ON ALDRICH STREET REZONING - CORNERSTONE MINISTRIES.PDF](#)
[RESOLUTION ADOPTING REZONING - BAXTER\(201341532.1\).PDF](#)
[ORDINANCE TO AMEND ZONING MAP - BAXTER\(201248316.1\).PDF](#)

IV.B. Public Hearing - Cadillac Lofts Brownfield Plan Amendment #2.

Documents:

[CITY COUNCIL COMMUNICATION.CADILLAC LOFTS II BF PLAN AMENDMENT APPROVAL.040725 - 1.PDF](#)
[RESOLUTION.BF PLAN APPROVAL.CITY COUNCIL.CADILLAC LOFTS II BF PLAN AMENDMENT.040725 - 2.PDF](#)
[2025-03-05 - BROWNFIELD PLAN - 207-223 S. MITCHELL - 3.PDF](#)

V. FOIA APPEAL

FOIA appeal received from Mr. Art Stevens.

VI. COMMUNICATIONS

VI.A. Craft Beer Festival Requests (Street Closure, Parking Lot Closure, Banner, Alcohol)

Documents:

[CRAFT BEER FEST FOR COUNCIL PACKET.PDF](#)

VI.B. Street Closure And Race Route Request - Cadillac Festival Of Races

Documents:

[FESTIVAL OF RACES.PDF](#)
[FESTIVAL OF RACES BULLET POINTS.PDF](#)

VI.C. Banner Request - Cadillac Farmers Market

Documents:

[CADILLAC FARMERS MARKET BANNER.PDF](#)

VI.D. Street Closure Request - Rotary Club Of Cadillac Concert

Documents:

[ROTARY CLUB CONCERT_REDACTED.PDF](#)

VII. APPOINTMENTS

VII.A. Recommendation Regarding Appointment To The Board Of Review (Masten).

Documents:

[COUNCIL COMMUNICATION - APPOINTMENT TO BOARD OF REVIEW \(MASTEN\).PDF](#)

VII.B. Appointment Of Mayor Schippers To The Planning Commission.

VII.C. Appointment Of Council Member To The Alliance For Economic Success (AES) Board.

VIII. CITY MANAGER'S REPORT

VIII.A. PFAS Update

VIII.B. Schedule A Public Hearing For April 21, 2025 To Consider Approval Of The

Fiscal Year 2026-2031 Capital Improvement Program.

VIII.C. Schedule A Public Hearing For April 21, 2025 To Discuss The 2025/2026 Annual Operating Budget.

VIII.D. Bids And Recommendation Regarding Diggins Hill Community Park Playground.

Documents:

[COUNCIL COMMUNICATION - DIGGINS HILL PLAYGROUND EXCAVATING 2025.PDF](#)

VIII.E. Recommendation Regarding Purchase Of DPW Work Truck.

Documents:

[COUNCIL COMMUNICATION - DPW WORK TRUCK 2025.PDF](#)

VIII.F. Recommendation Regarding Purchase Of Police Vehicles.

Documents:

[COUNCIL COMMUNICATION - POLICE VEHICLE REPLACEMENTS 2025.PDF](#)

IX. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

IX.A. Resolution - Introduce Ordinance To Amend Zoning Map (Pearl Street).

Adopt resolution to introduce Ordinance to Amend the Zoning Ordinance to Conditionally Rezone Property and set a public hearing for April 21, 2025.

Documents:

[RESOLUTION TO INTRODUCE PEARL ST_ ALBA VENTURES REZONING AND SET PUBLIC HEARING\(201342379.1\).PDF](#)
[CONDITIONAL REZONING AGREEMENT ALBA VENTURES_PEARL ST \(201345057.1\).PDF](#)

X. ADOPTION OF ORDINANCES AND RESOLUTIONS

X.A. Adopt Resolution Revoking Neighborhood Enterprise Zone Certificate For Cadillac Lofts.

Documents:

[CITY COUNCIL COMMUNICATION.CADILLAC LOFTS II NEZ CRA REVOCATION.040725 REV - A.PDF](#)
[CADILLAC LOFTS EXEMPTION REVOCATION LETTER 1.27.25 - B.PDF](#)
[RESOLUTION.NEZ REVOCATION.CITY COUNCIL.CADILLAC LOFTS II.040725 - C.PDF](#)

X.B. Adopt Resolution Revoking Commercial Redevelopment Exemption Certificate For Cadillac Lofts.

Documents:

CITY COUNCIL COMMUNICATION.CADILLAC LOFTS II NEZ CRA
REVOCATION.040725 REV - A.PDF
RESOLUTION.CRA REVOCATION.CITY COUNCIL.CADILLAC LOFTS
II.040725 - D.PDF

XI. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

XI.A. Corridor Improvement Authority

Documents:

[9-12-24 CIA REGULAR MEETING MINUTES.PDF](#)
[2-13-25 CIA REGULAR MEETING MINUTES.PDF](#)

XII. PUBLIC COMMENTS

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XIII. GOOD OF THE ORDER

XIV. ADJOURNMENT

City Council Special Meeting
Work Session Minutes
March 17, 2025

CALL TO ORDER

Mayor Schippers called the meeting to order at 4:16 pm.

ROLL CALL

Council Present: Elenbaas, Engels, Mayor Schippers
Council Absent: None
Staff Present: Peccia, Roberts, Dietlin, Ottjepka, Wasson

APPROVAL OF AGENDA

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

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION AND REVIEW OF THE CITY GOALS AND THE CAPITAL IMPROVEMENT PROGRAM

The following documents were provided to the City Council:

- FY2026 Mission, Vision, and Priority Programs Draft
- Preliminary forecasts for water and sewer finances
- Proposed Capital Improvement Program – For the Six (6) Fiscal Years Ending June 30, 2026 – 2031

City Manager Peccia read the updated Mission and Vision Statements.

Peccia stated there are four (4) primary goals:

- Community Development & Enhancement
- Public Safety
- Economic Health & Development
- Customer Service & Organizational Enhancement

Peccia discussed the summary of this document. There are 22 Key Priority Programs and Projects. These are ultimately the projects that we think will benefit the community. He noted that tonight two new Council Members will be selected. They will want to set up a meeting to go over processes and review these documents.

Starting with item #17, Jeff Dietlin, Director of Utilities, looked at alternatives and noted he applied for a grant last week that will be for solar concepts related to LDFA.

Peccia continued that we are also looking forward to moving on #18, still developing a more thorough Asset Management Plan.

Peccia stated #19 is well underway. On the agenda this evening will be a generous donation from the Rotary Club worth \$100,000 for playground equipment at Diggins Hill Redevelopment. Discussion ensued about bathroom facilities as part of Phase Two. He noted other concepts are in the early stages of discussion.

Peccia stated redevelopment of 8th Street Well Field Property (#20) is a primary area that they are looking at for opportunities. Another primary area of discussion would be Cadillac Junction for joint commercial use with Clam Lake Township. He discussed the Potvin Industrial Park which has property available and there may be grant monies available. He noted the Mitchell-Bentley property is around 14 acres of developable land. A visual of the map was presented.

Peccia continued with #21, noting the PFAS initiative is ongoing. The goal would be to try to get all citizens (224 parcels) connected to City water. He stated funding sources are being looked at and this will be discussed further at the regular Council meeting.

Mayor Schippers posed a question about hiring a consultant to run with this. She followed that with some examples and requested further research into this. Discussion ensued about the hiring of an environmental consultant who could handle this and how much it would cost.

Peccia highlighted the Code Enforcement program (#22), noting that the State Building Code for 2021 have now been enacted. We will be preparing to update our enforcement codes.

Moving to water and sewer discussion. Peccia noted that last year there was no increase in water/sewer rates, but that meant there was a pause on purchasing equipment and making other improvements. He used the example of Lake Mitchell Sewer Authority, how their rates are sky-high due to the infrastructure they inherited which then needed millions of dollars in repairs. He noted we cannot let the same thing happen here. He stated the recommendation from our consultant is to raise the rates 6.6% every year for the next five years. A residential user will see

about a \$45-50 a year increase with this plan. The high-volume users who are receiving a discount likely will need their rates re-evaluated as well.

Owen Roberts, Director of Finance, spoke about the analytics on rate increases. These are very substantial increases that are needed. According to the study by Handy Whitman, since 2010, the Consumer Price Index caused the water and sewer rates to go up 115%. The capital improvements projects are automatically included in these challenging price increases, so those are on pause. To provide context, there are 60 miles of water and sewer lines in our City. There are six crew members who must maintain the 3,600 water connections with one supervisor. WWTP handles 2.5 million gallons daily through 30–40-year-old lines. Six guys go daily to the lift stations and check infrastructure and there are two lab employees who cover most of their costs with outside testing. The rates have to cover the cost of operations. If we get the water hook-ups like discussed above in the PFAS initiative, that will be more connections to tend to and therefore the costs as well.

Roberts created a visual from FRED (Federal Reserve Economic Data) for data on average water and sewer rates nationally. Our average 10-year increase in water rates was 3.9 % and sewer was 2.8 % compared to the CPI 3.03 %. Average five-year totals were 6.1% for water and 3.9% for sewer while the CPI was 4.24%. Averages have gone up across the board in non-residential construction and many of our used commodities. He noted this is reflected in the spreadsheet. Roughly 1% of our water and sewer rates are about \$50,000 annually.

Engels and Peccia had a discussion on the high-volume users and their efforts to “go green.”

Dietlin noted how important it is to receive support for the infrastructure updates, so they don’t end up like LMSA.

Roberts handed out a sheet that discussed the upcoming budget for Utilities to include the increase of rates and a CIP that supports critical infrastructure and equipment. Without the dollars to support, we can’t make the necessary investments. The charts include some debts that will be coming off in a couple of years and most of them will be on the sewer side.

Roberts discussed the need for some replacement of work vehicles and facilities improvements.

Roberts moved to the topic of streets. The major street system, which accounts for 22 of the 62 miles of road, 17 miles, is considered in poor condition due to different variables. The investment in street improvements since 2015 has been \$8.5 million. The City receives \$1.4 million per year designated to street maintenance for things like snow removal, patching, and debt. One mile of local streets cost between 1.65 and 1.8 million dollars to rebuild. Resurfacing, mill and fill, and chip and seal options will be presented more due to the cost being cheaper. For example, Aldrich Street where there aren’t a lot of water connections, the estimate is almost

\$200,000 for the water and sewer portion, plus over \$400,000 for the street portion. That's 1,300 ft with laying down laterals and pipes and connections, for \$200,000. There is some General Fund usage indicated in the budget for this. The schedules from year two and year five will appear different a year from now. Roberts stated he will be plugging in more current data to go over at future discussions.

Dietlin added that if grants are awarded, that could change project schedules.

Roberts noted the Capital Improvement Program covers six years as per the rules for "Redevelopment Ready Community" certification. A capital project is defined as \$7,500 or more. He is considering updates to the purchasing ordinance, with more analysis to come. He reviewed how to read the report. He highlighted some of the items such as a Fire Marshal truck, a new aerial ladder truck, and Fire Department radio replacements. He noted soon the FD, will be mandated to improve the radios due to the communication system we are connected with through the State.

The next item discussed was the IT fund. Per Roberts, hardware investment, backups, and firewalls are all updated. He discussed our current technology and the reasons for keeping all of this up-to-date. He noted we will be forced to change our software within the next couple of years as programing is becoming obsolete.

Peccia discussed the Community Center also known as the Naval Reserve. He noted that police vehicles and upgrades to the plow trucks are also in the CIP. The public hearing will be late April to mid-May.

PUBLIC COMMENT

Andy VanAlst commented on many different city topics.

Rick Torres commented about the word "stewardship" and our lake.

Carla Moore commented about fear and lack of information.

GOOD OF THE ORDER

No comments.

ADJOURNMENT

Mayor Schippers adjourned the meeting at 5:44 pm.

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra L. Wasson, City Clerk

DRAFT

CITY COUNCIL MEETING MINUTES

March 17, 2025

Cadillac City Hall - 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

The meeting was called to order by Mayor Schippers at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Engels, Mayor Schippers

Council Absent: None

Staff Present: Peccia, Roberts, Dietlin, Wallace, Ottjepka, Homier, Wasson

APPROVAL OF AGENDA

2025-054 Approve agenda as amended.

Motion was made by Engels and supported by Elenbaas to approve the agenda as amended to add an appointment to the Lake Mitchell Improvement Board under Appointments (Item X-B) and to remove the FOIA Appeal submitted by Mr. Art Stevens.

Motion unanimously approved.

PUBLIC COMMENTS

Michael Blackmer expressed opposition to the proposed fishing pier due to parking concerns.

Bill Barnett asked that City Council meetings be televised on Spectrum again. He expressed concerns regarding PFAS and discussed the need for additional testing.

Alison Walters expressed support for the appointment of Ruthann French to City Council. (Ward Four)

John MacLeod expressed support for the appointment of Ruthann French to City Council. (Ward Four)

Joyce Oatley expressed support for the appointment of Ruthann French to City Council. (Ward Four)

Nick Nelson referenced the recent audit presentation and noted there must be a good working relationship between the City Manager and the Director of Finance.

Brad Marine expressed Open Meetings Act concerns regarding the LDFA and the Brownfield Redevelopment Authority.

Brandy Graham noted that she started a GoFundMe (Together for Cadillac PFAS Health Solutions) for residents of Cadillac that do not have the financial capability for blood testing.

Randy Lindell expressed concerns about the performance of the City Manager.

Jerika Kiley stated City Council meetings should be televised on Spectrum and asked why we are not doing these meetings on YouTube. She commented on the removal of the City Manager.

Doreen Lanc, Cadillac Area Community Foundation, noted they collaborate a lot with the City on projects. She expressed support for the appointment of Ruthann French to City Council. (Ward Four). She expressed support for the fishing pier but noted we would need to find a solution for parking.

Sam Knoph expressed concerns about parking for the proposed fishing pier. He referenced comments he made at a prior meeting regarding the Open Meetings Act.

APPOINTMENT OF WARD TWO AND WARD FOUR COUNCIL MEMBERS

Mayor Schippers thanked everyone who applied for the open City Council positions.

2025-055 Appoint Ward Two Council Member.

Motion was made by Elenbaas and supported by Engels to appoint Scott Hopkins as the Ward Two Council Member.

Engels thanked all three applicants.

Motion unanimously approved.

Engels noted again we have some great candidates. He noted he has heard from several people in the community that support Ruthann French.

2025-056 Appoint Ward Four Council Member.

Motion was made by Engels and supported by Elenbaas to appoint Ruthann French as the Ward Four Council Member.

Motion unanimously approved.

OATH OF OFFICE

The City Clerk administered the Oath of Office to Scott Hopkins (Council Member Ward Two) and Ruthann French (Council Member Ward Four).

ELECTION OF MAYOR PRO-TEM

Council Member Robert J. Engels was elected as Mayor Pro-Tem by a unanimous vote.

CONSENT AGENDA

2025-057 Approve consent agenda as presented.

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

Motion unanimously approved.

PUBLIC HEARINGS

- A. Public hearing to consider adoption of Ordinance Vacating a Portion of West Nelson Street and Reserving a Public Utility Easement in Favor of the City of Cadillac.

John Wallace, Community Development Director, noted the Planning Commission has already recommended approval of the North Lake Street Flats development project. He stated each of the two buildings will have 24 units and the Nelson Street right-of-way provides the access drive and some parking that helps support the apartment project. He noted the Planning Commission has recommended that Council approve the street vacation which is necessary to move the development project forward.

Mayor Schippers opened the public hearing.

Sam Knoph expressed concerns regarding parking for the development.

Randy Lindell expressed opposition to the development project.

Gary Pitsch noted he is the developer of the North Lake Street Flats project. He stated they are required to have 1 ½ parking spaces per unit and they will meet that requirement. He noted they have stormwater retention underneath the parking lot. He stated there is a need for workforce affordable housing.

Mayor Schippers closed the public hearing.

Peccia noted that aside from the PFAS issue the most important issue facing our community is housing.

2025-058 Adopt Ordinance 2025-01.

Motion was made by Elenbaas and supported by Engels to approve the resolution to adopt Ordinance Vacating a Portion of West Nelson Street and Reserving a Public Utility Easement in Favor of the City of Cadillac.

Engels thanked Mr. Pitsch for investing in Cadillac and he also thanked the Planning Commission for all of their hard work on this project.

French noted we have a huge housing problem in the City. She stated she would love to support something that's going to promote housing in our downtown area.

Motion unanimously approved.

FOIA APPEAL

- A. FOIA Appeal received from Mr. Brad Marine.

Peccia noted we have a FOIA Appeal from Mr. Marine. He noted the City is under no requirement to hear from the appellant, however, it has been our past practice to give them a few minutes to speak about their appeal. He stated after the appellant has spoken the City Attorney will provide additional framework and then it will go to Council for discussion.

Brad Marine discussed his original FOIA request. He noted the City granted part of his request. He stated FOIA and the Open Meetings Act (OMA) are all about transparency. He noted one of the things is the sidebar conversations going on between Mr. Peccia and the City Attorney. He stated the City Attorney wants me to believe that every single conversation that he is having with Mr. Peccia is privileged conversation. He quoted a portion of an email he received from the City Attorney which read "Discussions between the City Manager and City Attorney are entirely appropriate and necessary to ensure that Council is properly advised on legal and administrative matters". He noted the OMA specifically talks about how administrative matters are of public interest and that is because the public should be privy to any information that you have that influences your decision-making process.

Mr. Marine stated he understands the claim about not maintaining verbal records, but it does not clearly state whether written records exist. He noted if written records do exist, the City needs to provide those and redact anything that is privileged information. He asked the City to explicitly confirm whether or not any written or electronic records exist and if they do, disclose them as required by law. He noted he thinks the attorney-client privilege exemption was applied too broadly. He stated not all communication between Mr. Homier and Mr. Peccia are private conversations. He noted it only applies to legal advice and confidential discussions not administrative, policy or procedure.

Mr. Marine requested the City review the withheld records and redact only the privileged content and release all non-exempt information. He asked the City to confirm whether written or electronic records exist and disclose them according to FOIA. He noted the City should provide a clear explanation of any withheld records citing specific legal justification.

City Attorney Homier noted the request was for "All communications, written, electronic, and or verbal between Mr. Marcus Peccia and the City Attorney during open City Council Meetings for the past 12 months dating back to the 6th of March 2024". He noted he exchanged some emails with Mr. Marine letting him know that verbal requests are not subject to the Open Meetings Act (OMA) because they are not a record. He stated a record is defined as a written document and verbal communications are not a public record. He stated to the extent he has conversations with the City Manager during open meetings, those communications are related to City business and constitute attorney-client privileged information. He noted he is not giving advice in that context to the public body which is the City Council. He stated neither he nor the City Manager are members of the public body and therefore not subject to the OMA. He noted the public body has to make all decisions and deliberations in an open session, which it does. He stated he rejects the premise that City Council violated the OMA and he does not know of any specific violations of the OMA.

Homier noted that just as if he were serving in his private capacity as counsel to an individual, he would be required to maintain that confidentiality the same way he does with the City of Cadillac as our client. He stated that is what was done, and that's why we recommend that Council deny the appeal. He noted there are no such documents that are obtainable pursuant to the request, not under FOIA and not under the OMA.

Engels asked if every conversation between the City Attorney and the City Manager in an official capacity is considered attorney-client privileged or are there exceptions.

Homier stated it depends on the nature of the communications. He noted the request was for

written, electronic and/or verbal communication between Mr. Marcus Peccia and the City Attorney during open City Council Meetings. He noted he doesn't generally write documents to the City Manager when he is sitting right next to him. He stated the City Manager may ask a question about process, procedure, or legal issues and he is free to have that discussion with him as the City's Attorney. He noted it's not a violation of the OMA and it's not a violation of FOIA because it's verbal and there are no such written communications.

Homier noted each request, FOIA or otherwise, is evaluated on its own merits according to what is requested and what the City does or doesn't have, and which exemptions do or do not apply.

2025-059 Deny FOIA Appeal.

Motion was made by Elenbaas and supported by Engels to deny the FOIA Appeal.

Motion unanimously approved.

COMMUNICATIONS

A. Earth Day

Mayor Schippers noted this is a Mayor's Youth Council project.

2025-060 Approve banner and street closure for Earth Day Celebration.

Motion was made by Elenbaas and supported by French to approve the display of a banner from April 21-28, 2025 and the closure of Lake St. between Harris St. and Cass St. from 12:00 pm to 3:30 pm on April 27, 2025 for the Earth Day Celebration.

Motion unanimously approved.

B. Cadillac Area Symphony Orchestra

2025-061 Approve banner for Cadillac Area Symphony Orchestra.

Motion was made by Elenbaas and supported by French to approve the display of a banner from April 28, 2025 to May 5, 2025 for the Cadillac Area Symphony Orchestra.

Motion unanimously approved.

C. Friends of the Library

2025-062 Approve banner for Friends of the Library.

Motion was made by Engels and supported by Elenbaas to approve the display of a banner from April 7-14, 2025 for Friends of the Library.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Construction Board of Appeals.

2025-063 Approve reappointment to the Construction Board of Appeals.

Motion was made by Elenbaas and supported by Engels to approve the reappointment of Randy Norman to the Construction Board of Appeals for a 2-year term to expire on March 17, 2027.

Motion unanimously approved.

B. Recommendation regarding appointment to the Lake Mitchell Improvement Board.

2025-064 Approve appointment to the Lake Mitchell Improvement Board.

Motion was made by Elenbaas and supported by Engels to approve the appointment of Mike Coy to the Lake Mitchell Improvement Board as the City representative.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. PFAS Update

Peccia noted printed copies of the Utilities Department Facts are available tonight and are also available online at www.cadillac-mi.net under PFAS Resources. He stated he will be joining a couple of members this week from the LDFA, including the Chair Matt Schichtel, to speak with our legislators in Lansing about trying to find outside funding to help us with the PFAS issue here in terms of getting infrastructure in the ground and potentially helping with connections. He noted we have applied to one federal source as of today and will be applying to another at the end of the week. He thanked former Council Member Art Stevens for his assistance with that application today to Senator Peter's office.

Engels noted he does intend at the end of his comments to make a motion of support for the City Manager to develop a City-run one-time testing program for wells in the City limits. He stated whether we buy tests to hand out or we have someone from the Water Department do them. He noted, as a Council Member, he needs that information to make decisions, and it serves a secondary purpose of providing information to the homeowner.

Engels stated he thinks that it makes it worth spending taxpayers' money on and he doesn't think it's a very big project. He noted the EPA recommended in their quarterly reports that we make everyone in the City hook up to municipal water. He stated he doesn't know whether that is the best thing to do or not, but he believes we need to have that discussion and we're going to need this information to move forward with that decision-making process.

Peccia noted the non-EPA certified test is approximately \$80 to \$100 per unit. He stated the EPA-certified tests are around \$350. He noted there are approximately 150 private wells outside of the current Michigan PFAS Action Response Team area and if we were to purchase 150 tests at \$80/unit that would be \$12,000.

Peccia stated we trying to find outside funding for developing infrastructure for Marathon Drive and for getting those people hooked up. He noted the second phase is to also try to obtain funding that would provide the necessary infrastructure to all of the other private wells within the City. He noted there is no guarantee that we will get that funding.

Mayor Schippers asked if the costs would have to come from the Utilities Fund.

Homier stated if you are going to use it for planning purposes, you could use the Utilities Fund or the General Fund for the protection of health, safety, and welfare.

Peccia stated if this is a direction that City Council wants to take, he suggested authorizing an expenditure not to exceed \$15,000 would be appropriate.

Council and staff discussed how to move this forward, how to reach people and who is going to do the testing (homeowner or Utilities Department).

Jeff Dietlin, Director of Utilities, recommended that City personnel perform the testing. He noted the homeowner and the City would receive a copy of the results.

2025-065 Develop testing program.

Motion was made by Engels and supported by Elenbaas for the City Manager to develop a City-run, one-time testing program for wells within the City limits of Cadillac with a spending limit of \$15,000.

Motion unanimously approved.

B. Recommendation regarding 2025-2026 Road Salt.

Peccia noted the City participates in the MiDEAL State Program. He stated we anticipate the price being approximately \$75/ton and we expect to purchase about 2,000 tons resulting in an estimated cost of \$150,000.

2025-066 Approve purchase of 2025-2026 Road Salt.

Motion was made by Engels and supported by French to authorize the City to participate in the MiDEAL competitive bidding process and approve the commitment to purchase up to 2000 tons of seasonal road salt through the resulting State of Michigan contract at the unit cost bid approved by the State of Michigan.

Motion unanimously approved.

C. Bids and recommendation regarding Fire Department Nozzles.

Peccia stated we had success in receiving grant dollars that covered 100% of the cost to purchase turnout gear. He noted this freed up budgeted funds to be used to meet another significant need for the department which is nozzles. He stated four (4) bids were received and the recommendation is to award the purchase to the lowest bidder, Municipal Emergency Services, in the amount of \$15,975.25.

2025-067 Award purchase of Fire Department Nozzles.

Motion was made by Elenbaas and supported by Engels to award the purchase of hoses and nozzles to Municipal Emergency Services in the amount of \$15,975.25.

Motion unanimously approved.

D. Bids and recommendation regarding K-9 Patrol Vehicle Emergency Equipment.

Peccia noted bids were solicited for the purchase and installation of emergency equipment to be installed on the 2023 Tahoe which is being reassigned to the K-9 officer. He stated one (1) bid was received and the recommendation is to award the purchase and installation of K-9 patrol vehicle equipment to Pro Comm Inc. in the amount of \$29,304.75.

2025-068 Award purchase and installation of K-9 Patrol Vehicle Emergency Equipment.

Motion was made by Engels and supported by Elenbaas to award the purchase and installation of K-9 patrol vehicle equipment to Pro Comm Inc. in accordance with their bid.

Motion unanimously approved.

E. Recommendation regarding Equipment/Installation for Diggins Hill Rotary Playground.

Peccia noted the Rotary Club of Cadillac has been raising funds to build a playground at Diggins Hill. He stated they raised \$100,672.61 which will cover the entire cost of the equipment. He noted the Rotary Club has been working with ParkVision Infinite Play of Muskegon to help design a playground within a relatively limited budget. He stated funds for this project will come right from the Rotary Club through our General Fund which is the reason it does require a waiver of bid. He noted, separate from this, we are going to be bidding out for site grading. He stated the costs are estimated to be \$40,000.

2025-069 Waive competitive bidding regarding playground equipment.

Motion was made by Elenbaas and supported by Engels to waive competitive bidding regarding playground equipment.

Motion unanimously approved.

2025-070 Authorize purchase and installation of playground equipment.

Motion was made by Engels and supported by French to authorize the purchase and installation of playground equipment from ParkVision Infinite Play in the amount of \$99,817.14.

Motion unanimously approved.

Owen Roberts, Director of Finance, stated the grading has to be done to install the playground equipment and we did send that out for bid last week. He noted we are offering the contractors an opportunity to make a community donation as part of their bid. He stated the estimated cost of the grading is \$40,000 and that will be the City's match to Phase 1 of the Diggins Hill restoration project. He noted that will come as part of an upcoming budget amendment.

INTRODUCTION OF ORDINANCES

- A. Adopt resolution to introduce Ordinance Amending the City Zoning Map Re: Wright Street and Aldrich Street and set a public hearing for April 7, 2025.

Wallace noted the current owner of the property is Cornerstone Ministries, being represented

by Troy Baxter. He stated there are two (2) parcels, one with the church property together with some vacant property and then another larger piece of vacant property (see attachment). He noted the Planning Commission is recommending that the two (2) parcels be rezoned into the multifamily category. He stated the City does have some multifamily designated property, but the majority of that property is either built on or being targeted for other multifamily projects.

2025-071 Set public hearing for Ordinance Amending the City Zoning Map.

Motion was made by Elenbaas and supported by Engels to adopt the resolution to introduce Ordinance Amending the City Zoning Map Re: Wright Street and Aldrich Street and set a public hearing for April 7, 2025.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt resolution regarding Cadillac Lofts Brownfield Plan Amendment #2 and set a public hearing for April 7, 2025.

Peccia stated this is regarding a resolution that would amend the current Brownfield Plan that is already on site for Cadillac Lofts and set a public hearing for April 7, 2025. He noted the Brownfield Plan that they would like to have is the same plan that is on site for the North Lake Street Flats project. He stated it is a new plan that the State recently created under their Brownfield statute and it is what all of the City's residential projects are currently considering. He noted it will simplify and streamline the incentives that are on the Cadillac Lofts site.

2025-072 Set public hearing for Cadillac Lofts Brownfield Plan Amendment #2.

Motion was made by Elenbaas and supported by French to adopt the resolution regarding the Cadillac Lofts Brownfield Plan Amendment #2 and set a public hearing for April 7, 2025.

Motion unanimously approved.

- B. Adopt Resolution Authorizing Submission of Application to Department of Natural Resources Grant Program(s). (Diggins Hill Sensory Playground Development)

Peccia stated the next request is to adopt a resolution that would authorize the City to submit for a Department of Natural Resources grant program as a part of what we are hoping to be a future phase of the Diggins Hill Playground project which is to create a sensory area. He noted we are seeking approximately \$163,000 and it would require a local match of just over \$42,000.

Mayor Schippers noted she loves the idea of a sensory area being added. She stated the more we make our community accessible to children and adults with special needs, the better we make it for everybody.

Peccia stated this is a project that is listed in our joint Recreation Plan with the Cadillac Area Public Schools.

Mayor Schippers opened public comments regarding this project.

Doreen Lanc, Rotarian, stated all of the Rotary Club Members are behind this project. She noted she wrote a grant and received a matching grant from the District Rotary for three (3) benches.

Sam Knoph expressed support for the playground at Diggins Hill. He suggested including a maintenance plan for all of the projects (i.e. Sound Garden) going forward.

Mayor Schippers closed public comments regarding this project.

2025-073 Adopt Resolution Authorizing Submission of Application to DNR Grant Program(s).

Motion was made by Hopkins and supported by French to adopt Resolution Authorizing Submission of Application to Department of Natural Resources Grant Program(s).

Motion unanimously approved.

C. Adopt Resolution Authorizing Submission of Application to Trust Fund Grant Program.
(Lake Cadillac Fishing Pier Development)

Peccia stated this item is regarding another DNR Trust Fund Grant application in the amount of \$500,000 including support to fund a match of approximately \$140,000. He noted as mentioned earlier by a member of the public, parking is certainly an issue. He stated the only public parking lots within the Cadillac West Corridor area are through the DNR, both at the Carl T. Johnson Center and across the street. He noted the area where this amenity is projected to be is off of approximately 1,000 feet of public right-of-way around the causeway area that's on Lake Cadillac. He stated just because there isn't parking there, the area is still used for walking, biking, running and jogging.

Peccia noted the Cadillac West Corridor area is a very difficult area in terms of public infrastructure because it's all privately owned. He stated the Cadillac West Corridor Improvement Authority is working on trying to find ways of improving public amenities and public access. He noted this is a feature project that could help be the catalyst for a rejuvenation of that area. He stated there are no good solid answers to the public parking solution.

Mayor Schippers noted she has seen people fishing in that area quite a bit but as Mr. Blackmer brought up are people parking illegally in private parking lots. She stated putting a fishing dock there is not going to all of a sudden draw 30 people to fish. She noted she normally sees 4-5 people fishing on the dock downtown. She stated people coming from the State Park could then have that as an option to fish instead of just on the canal.

French asked if the pier would be similar to the one downtown.

Roberts stated it's just kind of a half circle that has two connecting points to the shore and a circle around.

Engels asked if it was approved by the Cadillac West Corridor Improvement Authority.

Wallace noted this project was added to the tax increment and development plan for the West Side and the Authority approved it at their last meeting.

Wallace noted Mike Blackmer has been looking for an alternative use for the baseball fields and that would be a place not far away where there could be public parking and then have a pathway created to the causeway.

Mayor Schippers opened public comments regarding this project.

Andy VanAlst expressed opposition to the proposed fishing pier.

Pat Ponczek expressed opposition to the proposed fishing pier.

Lois Ptaszek expressed opposition to the proposed fishing pier.

Brad Marine expressed opposition to the proposed fishing pier.

Sam Knoph expressed opposition to the proposed fishing pier.

Wallace noted the Cadillac West Corridor Improvement Authority, in their development plan, has proposed improvements for the causeway itself in terms of controlling traffic speed through design changes to that causeway including possibly adding a median. He stated he believes in the future we are likely to see reduced speeds and safer crossing mechanisms. He noted the City has encouraged MDOT to do a safety audit of that entire stretch of roadway and that audit should be completed shortly.

Wallace noted the goal of that Authority is to promote that business district more as a tourist district. He stated whether it's for fishing or just viewing the lake he believes it would be instrumental in driving further demand to tourist-oriented businesses in that area.

Steven Barnes expressed support for the proposed fishing pier.

Mayor Schippers closed public comments regarding this project.

French noted she appreciates all of the public comments. She noted getting the fishermen on the lake and off the bike path is something to think about.

Engels noted he views this very favorably but he would need more information to be able to vote yes on this project.

Roberts noted the grant applications are due April 1, 2025. He stated we can apply a year from now.

Engels stated it would be nice to have a presentation about the Cadillac West Improvement Authority's plan.

Roberts noted this project has a sizeable match, so we want to be thoughtful about addressing any concerns or different strategies.

2025-074 Take no action regarding Submission of Application to Trust Fund Grant Program.

Motion was made by Elenbaas and supported by Hopkins to take no action.

Motion unanimously approved.

D. Adopt Resolution Regarding MDOT Contract #24-5601. (Shared Streets and Spaces Grant (SSG) Funds)

Roberts noted this application was already approved by Council and we received a 100% grant, zero match, in the amount of \$200,000. He stated this is for permanent signing and pavement markings along shoulders, pedestrian crossings, and wayfinding signing through the lakeside district around Lake Cadillac; including shade picnic shelters at the White Pine Trailhead and at the Haynes Street Micro-Park, and tables and chairs at the Market and all together with necessary related work. He stated MDOT needs us to approve the contract and authorize the signer, which is the City Manager.

2025-075 Adopt Resolution Regarding MDOT Contract #24-5601.

Motion was made by Hopkins and supported by Elenbaas to adopt the Resolution regarding MDOT Contract #24-5601.

Motion unanimously approved.

PUBLIC COMMENTS

Carla Moore commented on sharing water testing results with homeowners, having greater social media presence, having dedicated grant writers for PFAS grants, and placing meetings on the City calendar. She congratulated the new Council Members and reminded them of their responsibility to the citizens of Cadillac.

Brandy Graham commented on lack of trust regarding the City performing the water testing.

Susan Giftos, Cadillac Advocates for Clean Water, noted she has been working with many organizations and residents regarding water testing. She stated she has been sworn in as the Deputy Supervisor for Haring Twp. and she requested a written proposal for the Mary Street and Seneca Place area.

Andy VanAlst talked about restoring trust within the community.

Brad Marine noted the City Charter establishes clear guidelines for oversight of the City Manager. He expressed concerns about the performance of the City Manager.

Randy Lindell expressed concerns about faded street signs, proposed housing projects, and water and sewer rates.

Sam Knoph expressed support for Council taking action on PFAS testing but in his opinion, it is a little too late. He suggested changing the order of the end of agenda.

GOOD OF THE ORDER

Elenbaas welcomed the two new Council Members and noted there will be an election in November for

anyone that is interested.

Engels noted from the City's perspective we are working on PFAS from several angles. He stated we are developing plans to hook people up, talking about reducing the future PFAS imprint, and exploring ways to clean up the environment if that is possible. He noted we don't know the source of the PFAS and we don't know if the current LDFA apparatus can be helpful in cleaning that up out of the groundwater or out of the environment. He stated other steps that we may take to reduce the spread of PFAS in the environment include disposing of our biosolids in a different way and providing further treatment to the treated water entering the Clam River from the Wastewater Treatment Plant if we decided that was needed. He noted we may end up working to provide sewer hookups as well as water hookups to the surrounding areas like we do the LMSA to decrease the number of septic tanks contaminating the groundwater.

Engels stated the LDFA is doing a good job of exploring what happened in the past and making sure we're doing the best job possible moving forward. He noted he hears some people saying we need to move on and start searching for solutions and some people are saying they want immediate accountability for the missteps that were made. He stated both sides need to be patient and as leaders in the community we need to do both of those things.

Engels noted he believes we probably need to have a meeting where we explore a comprehensive solution and it might involve hiring a consultant. He stated he believes we also need to have a meeting where we review some of the things that happened in the past. He noted we need to make sure that we have permanent solution controls in place so that the same mistakes aren't made again. He stated when you talk about healing and building trust you have a comprehensive plan moving forward and you have a retrospective view of what went wrong or how we could do better.

French stated she is thankful for the honor of serving on Council. She noted she agrees with the comments made by Council Member Engels. She stated she has a history with the origins of the LDFA but she needs to be brought up to speed with the current LDFA situation. She noted she is interested in being part of the task force mentioned by Mayor Schippers. She stated she would like to try and bring solutions and healing to our community so that we can all be working together. She noted if the citizens groups have information that Council can use she asked that it be shared with her so she's better informed about what they are doing and how Council might utilize their efforts.

Hopkins stated he appreciates the opportunity to be on Council and to be part of the solution. He noted he agrees with what everyone else has said.

Mayor Schippers stated that although she has not engaged with many of the emails, she has read everything. She noted part of our plan moving forward is to create a strategic plan that involves the groups that have been doing this and other members of the community. She stated next week we are starting to put together a plan for how to move forward, creating that plan and then implementing that plan. She noted from this point forward we are changing direction. She stated we have been working on this in a reactionary way for a long time and we have lots of information. She noted we have more information to come and we are ready to start pulling all of these pieces together.

Mayor Schippers thanked everyone for their engagement, their involvement and noted we are ready to work together and bring some good solutions to the table. She thanked staff for all of the work they do and all of the work they have done with this and as things are revealed their effort and their work are going to become more explicit.

CLOSED SESSION

Adjourn to closed session pursuant to MCL 15.268(1)(h) to consider a confidential written legal opinion, which is exempt from discussion or disclosure by state or federal statute.

2025-076 Adjourn to closed session.

Motion was made by Elenbaas and supported by Engels to adjourn to closed session pursuant to MCL 15.268(1)(h) to consider a confidential written legal opinion, which is exempt from discussion or disclosure by state or federal statute.

Motion unanimously approved.

2025-077 Return to open session.

Motion was made by Engels and supported by French to return to open session.

Motion unanimously approved.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra Wasson, City Clerk

REZONING APPLICATION

534 ALDRICH STREET(10-41-00-089-00 AND 10-41-00-100-00)

(CORNERSTONE MINISTRIES CHURCH AND VACANT LAND)

R-2 SINGLE-FAMILY RESIDENTIAL TO RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Cornerstone Ministries

Applicant Representative: Troy Baxter

534 Aldrich Street

Cadillac, MI 49601

Location Map

Existing Land Use:

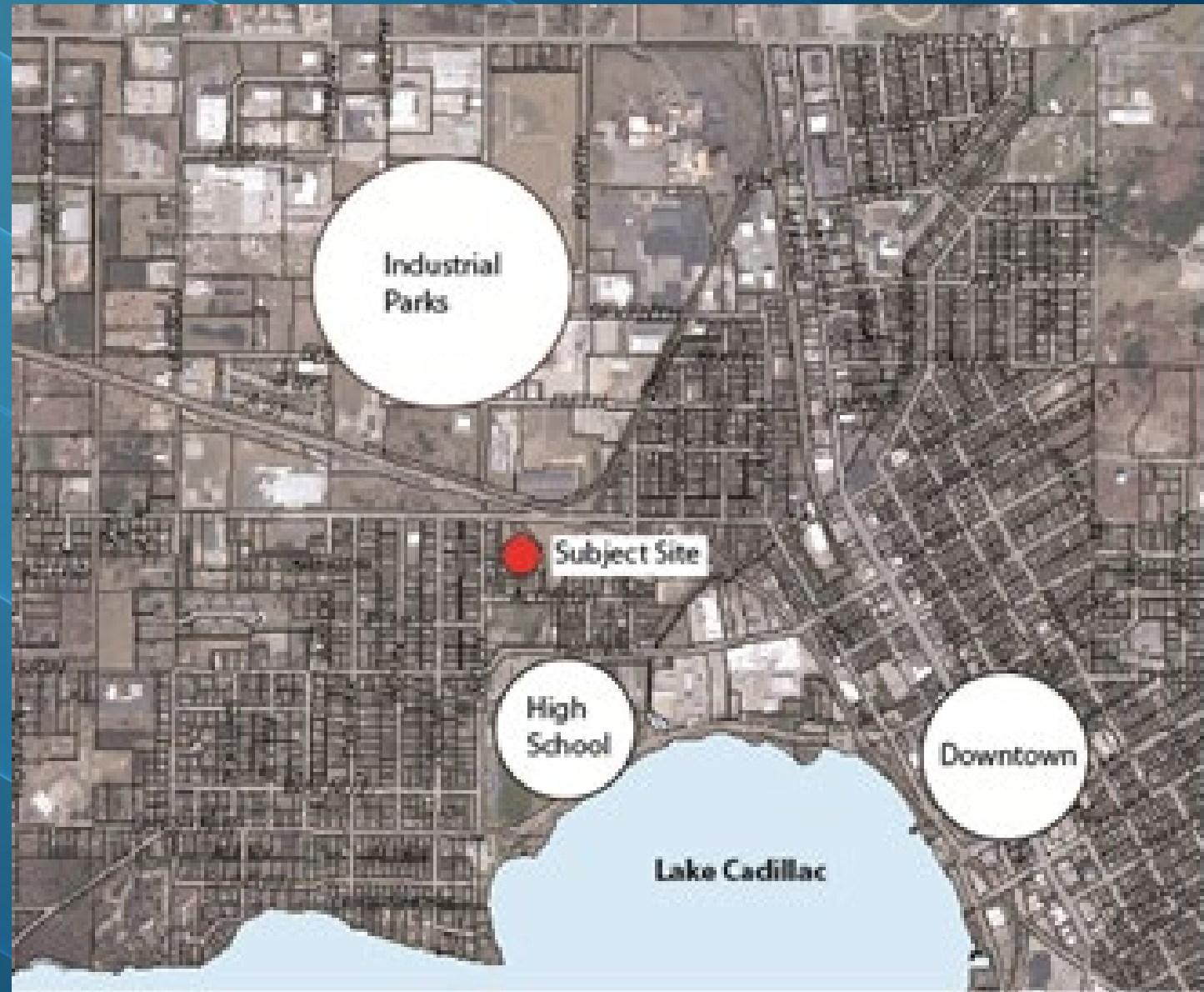
Single-family on the west and south sides of the properties.

Industrial uses to the north.

Institution use to the south
(School site).



Proximity Map



April 7, 2025

COUNCIL COMMUNICATION

Re: Rezoning of property at 534 Aldrich (parcel number 10-041-00-089-00) and parcel number 10-041-00-100-00 from the R-2 Single-family Residential District to the RM-1 Multiple-Family District.

The Cadillac Planning Commission held a public hearing on February 24, 2025 on a rezoning application from Cornerstone Ministries (applicant representative – Troy Baxter) to rezone the property at 534 Aldrich Street (parcel number 10-041-00-089-00) and parcel number 10-041-00-100-00 from R-2 Single-Family Residential District to the RM-1 Multiple-Family Residential District. The Planning Commission by unanimous vote, voted to recommend to the city council that the rezoning application be approved. See aerial photo of the site and photo of the church below.



The property at 534 Aldrich houses the current Cornerstone Ministries Church. The rezoning was prompted by an anticipated sale of the property for multiple-family development. At present there is very limited undeveloped property which is zoned either RM-1 or RM-2 for a developer to pursue multiple-family development in the city. These parcels have close proximity to the industrial parks, the high school and downtown making it an attractive site for multiple-family development.

Recommended Action

To approve the rezoning application by Cornerstone Ministries to rezone parcels 10-041-00-089-00 and parcel number 10-041-00-100-00 from R-2 Single-Family Residential District to the RM-1 Multiple-Family Residential District.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. _____

**RESOLUTION TO INTRODUCE ORDINANCE AMENDING THE CITY ZONING MAP RE:
WRIGHT ST AND ALDRICH ST AND TO SET A PUBLIC HEARING**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on the 7th day of April, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, Cornerstone Tabernacle (the "Owner") owns real property in the City of Cadillac located at Wright St and 534 Aldrich St and legally described as follows:

PART OF LOTS 19 & 20. BLK 130 COM. ON N LINE OF LOT 20. 116 FT. E OF NW COR: S 317.8 FT: E 288 FT: S 118 FT: E 104.8 FT: N 4DEG 45 MIN W 230.91 FT; N 45 DEG 53 MIN W 152.04 FT: W 152.73 FT: N 100 FT: W 112 FT. TO POB ASSESSMENT PLAT NO 1, CITY OF CADILLAC

PART OF LOT 19, BLK 130, COM 354 FT E OF SW COR: E 50 FT: N 150 FT: W 50 FT: S 150 FT TO BEG AND COM. AT PT. ON N LINE OF LOT 19, 116 FT. E OF NW COR: S 146.8 FT: E 45 FT: S 21 FT: E 50 FT: S 6 FT: E 53 FT: N 6 FT: E 140 FT: N 167.8 FT: W 288 FT TO POB, ASSESSMENT PLAT 1, CITY OF CADILLAC

and whose tax identification numbers are 10-041-00-100-00 and 10-041-00-089-00 (hereinafter the "Parcels"); and

WHEREAS, the Parcels are currently zoned R-2, One-Family Residential District; and

WHEREAS, the Owner submitted an application (the "Application") to the City Planning Commission requesting that the Parcels be rezoned to RM-1 Multiple-Family Residential District; and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on February 24, 2025; and

WHEREAS, the City Planning Commission has recommended that the City Council amend the City Zoning Map to rezone the Parcels to the RM-1 District; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed amendments on April 7, 2025; and

WHEREAS, the City Council desires to consider adopting the proposed rezoning.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. The City adopts the Ordinance Amending City Zoning Map (the "Ordinance," attached as Exhibit A).
2. The Ordinance shall be filed with the City Clerk.
3. The City Clerk is directed to publish a Notice of Adoption within 7 days.
4. A copy of the Ordinance shall be available for examination at the office of the City Clerk, and copies may be provided for a reasonable charge.
5. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 7th day of April, 2025.

Sandra Wasson
Cadillac City Clerk

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

ORDINANCE NO. _____

ORDINANCE AMENDING THE CITY ZONING MAP RE: WRIGHT ST AND ALDRICH ST AND TO SET A PUBLIC HEARING

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends the City Zoning Map to change the R-2, One-Family Residential District zoning designation and established use district as shown on the City Zoning Map for the real property located at Wright St and 534 Aldrich St and legally described as:

PART OF LOTS 19 & 20. BLK 130 COM. ON N LINE OF LOT 20. 116 FT. E OF NW COR: S 317.8 FT: E 288 FT: S 118 FT: E 104.8 FT: N 4DEG 45 MIN W 230.91 FT; N 45 DEG 53 MIN W 152.04 FT: W 152.73 FT: N 100 FT: W 112 FT. TO POB ASSESSMENT PLAT NO 1, CITY OF CADILLAC

PART OF LOT 19, BLK 130, COM 354 FT E OF SW COR: E 50 FT: N 150 FT: W 50 FT: S 150 FT TO BEG AND COM. AT PT. ON N LINE OF LOT 19, 116 FT. E OF NW COR: S 146.8 FT: E 45 FT: S 21 FT: E 50 FT: S 6 FT: E 53 FT: N 6 FT: E 140 FT: N 167.8 FT: W 288 FT TO POB, ASSESSMENT PLAT 1, CITY OF CADILLAC

(Tax identification No. 10-041-00-100-00 and 10-041-00-089-00) (the "Parcels")

to the RM-1 Multiple-Family Residential District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 4.

This Ordinance shall take effect twenty (20) days after its adoption.

Approved this ____ day of _____, 2025

April 7, 2025

Council Communication

Re: Cadillac Lofts II Brownfield Plan Amendment

The Cadillac Lofts Brownfield Plan was originally approved by the Cadillac Brownfield Redevelopment Authority and the City Council in 2019 to provide for capture of future increased incremental revenues to reimburse certain Environmental, Site Preparation and Infrastructure Eligible Activities. The project also received Neighborhood Enterprise Zone (NEZ) and Community Redevelopment Act (Act 255) tax abatements. In 2020, a Brownfield Plan amendment was approved to provide for reimbursement of public infrastructure costs, after the State withdrew support for a Community Development Block Grant (CDBG).

Cadillac Lofts Phase I was completed in 2020 with approximately half of the public infrastructure and has been a significant addition to downtown Cadillac. The second phase was delayed due to COVID and the tremendous increase in construction costs and interest rates.

Because of those increased construction costs and interest rates, financing for Phase II has been incredibly challenging. Cadillac Lofts has secured private financing with the support of State and Federal funding, but a financing gap remains between the development costs and revenues.

Amendments to Act 381 provide for the financing gap for housing projects that serve households with incomes at or below 120% Area Median Income (AMI) to qualify as a Brownfield Eligible Activity that can be reimbursed through future tax capture.

Brownfield Plan Amendment #2 for Cadillac Lofts is proposed to include Housing TIF Eligible Activities to fill the project financing gap and allow Cadillac Lofts Phase II to proceed and finish the public infrastructure improvements. In addition, the Neighborhood Enterprise Zone (NEZ) and Community Redevelopment Act (Act 255) tax abatements are proposed to be terminated.

The Brownfield Plan Amendment #2 was presented to and approved by the City of Cadillac Brownfield Redevelopment Authority at their March 12, 2025 meeting, with a recommendation for City Council Approval. The public hearing was established by City Council at the March 17, 2025 meeting, noticed in accordance with Act 381, and held on April 7, 2025.

Attached is a resolution for consideration by the City Council to approve the Cadillac Lofts Brownfield Plan Amendment #2 to support the development of Cadillac Lofts II, including workforce housing in the City of Cadillac.

Recommended Action

Adopt the attached resolution to approve Cadillac Lofts Brownfield Plan Amendment #2.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT #2
CADILLAC LOFTS**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on April 7, 2025 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

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

WHEREAS, the City Council established the Cadillac Brownfield Redevelopment Authority ("CBRA") under the procedures in Act 381 on December 6, 1996 to facilitate the redevelopment of Brownfields within the City of Cadillac; and,

WHEREAS, Cadillac Lofts Phase I was completed in 2020 with approximately half of the public infrastructure and has been a significant addition to downtown Cadillac; however, the second phase was delayed due to COVID and the tremendous increase in construction costs and interest rates; and

WHEREAS, Because of those increased construction costs and interest rates, financing for Phase II has been incredibly challenging; however, Cadillac Lofts has secured private financing with the support of State and Federal funding, but a financing gap remains between the development costs and revenues; and

WHEREAS, Amendments to Act 381 provide for the financing gap for housing projects that serve households with incomes at or below 120% Area Median Income (AMI) to qualify as a Brownfield Eligible Activity that can be reimbursed through future tax capture; and

WHEREAS, Brownfield Plan Amendment #2 for Cadillac Lofts is proposed to include Housing TIF Eligible Activities to fill the project financing gap and allow Cadillac Lofts Phase II to proceed and finish the public infrastructure improvements; and

WHEREAS, on March 12, the CBRA reviewed, approved, and recommended approval of the Cadillac Lofts Brownfield Plan Amendment #2 to the City Council, finding the Brownfield Plan Amendment met the requirements of Act 381 and constitutes a public purpose of workforce housing,

increased private investment and economic development, providing jobs and increased property tax value; and

WHEREAS, the City Council has determined that the Brownfield Plan Amendment meets the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, providing jobs, and increased property tax value; and

Whereas, a public hearing on the Brownfield Plan Amendment has been noticed and held on April 7, 2025 and notices to taxing jurisdictions have been provided in compliance with the requirements of Act 381;

Whereas, the City Council has reviewed the Brownfield Plan Amendment and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan Amendment meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan Amendment, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable;
- (b) The proposed method of financing the costs of Eligible Activities through developer sources is feasible, as described in Section 2.4 of the Brownfield Plan Amendment;
- (c) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, including complying with environmental due diligence and due care requirements and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.2 of the Brownfield Plan Amendment; and
- (d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan Amendment is reasonable, as calculated in Table 2 of the Brownfield Plan Amendment, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan Amendment and expenses reviewed and approved by the Cadillac Brownfield Redevelopment Authority; and

Now, Therefore, the City Council of the City of Cadillac, Wexford County, Michigan resolves as follows:

1. Pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Cadillac City Council hereby approves the Cadillac Lofts Brownfield Plan Amendment #2.

2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 7st day of April, 2025.

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

**CITY OF CADILLAC
BROWNFIELD REDEVELOPMENT AUTHORITY**

***AMENDMENT #2
CADILLAC LOFTS BROWNFIELD PLAN***

**Cadillac Lofts
207 and 223 S. Mitchell Street
Cadillac, Michigan 49601**

Prepared For:

Cadillac Brownfield Redevelopment Authority
200 N. Lake Street
Cadillac, Michigan 49601
Contact: Marcus Peccia, Chair
Email: mpeccia@cadillac-mi.net
Phone: 231-775-0181

Prepared By:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact: Dave Van Haaren | Connor Zook
dave.vanhaaren@triterra.us | connor.zook@triterra.us
Phone: 517-853-2152

March 5, 2025

Approved by the City of Cadillac BRA on _____
Concurrence by the City of Cadillac DDA on _____
Approved by the Cadillac City Council on _____

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Summary of Soil Sampling Results North Portion of Site

Figure 4: Summary of Soil Sampling Results South Portion of Site

Figure 4A: Summary of Soil Sampling Results – Former Wellington Dry Cleaners and Former G&D Party Store Area

Figure 5: Summary of Groundwater Sampling Results

Figure 6: Summary of Soil Gas Sampling Results

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Soil Analytical Data Summary

Table 5: Groundwater Analytical Data Summary

Table 6: Soil Gas Analytical Data Summary

ATTACHMENTS

Attachment A: Site Plans

PROJECT SUMMARY

Project Name:	Cadillac Lofts
Developer:	Cadillac Lofts, LLC and Cadillac Lofts 2, LLC (the “Developer”) 502 E. Cesar E Chavez, Suite A Lansing, Michigan 48906 Marilyn Chromka
Property Location:	207 and 223 S. Mitchell Street (Formerly 201, 207, 215 Mitchell Street and 208 E. Cass Street) Cadillac, Michigan 49601
Parcel Information:	10-086-00-196-01, 10-086-00-196-02, 10-086-00-196-03, and 10-086-00-196-04
Type of Eligible Property:	“Facility” and “Housing property”
Project Description:	This is an amendment to the Cadillac Brownfield Redevelopment Authority’s Cadillac Lofts Brownfield Plan, approved on April 15, 2019. This is the second amendment (first amendment approved on May 18, 2020) to the Brownfield Plan. The purpose of the amendment is to: 1) update the definition of the eligible property, including parcel numbers, boundaries, and legal descriptions of the four parcels located at 215 Mitchell Street (herein referred to as the “Property” or “eligible property”), 2) update/realign proposed eligible activity costs based on current redevelopment plans for construction of the Phase II building, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline. Brownfield eligible activities include EGLE pre-approved activities, housing development activities such as site preparation, infrastructure improvements, gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and interest on eligible activities.
Total Capital Investment:	Total capital investment is estimated at \$26,400,000 of which \$5,699,440 is currently proposed for Brownfield Reimbursement to the City and the Developer.

Estimated Job

Creation/Retention:

The redevelopment is anticipated to generate 15 new full-time equivalent jobs.

Duration of Plan:

The duration of the Plan includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer and the City of Cadillac (the "City") for 30 years.

Total Captured Tax Increment Revenue:

\$6,365,164

Distribution of New Taxes Paid	
Developer Reimbursement	\$4,498,385
City Reimbursement	\$1,201,055
<i>Sub-Total Reimbursement</i>	<i>\$5,699,440</i>
State Brownfield Revolving Fund	\$244,806
BRA Plan Administrative Fees	\$223,235
Local Brownfield Revolving Fund (LBRF)	\$197,683
<i>Sub-Total LBRF Deposits, Administrative Fees, New Taxes</i>	<i>\$665,723</i>
Grand Total	<i>\$6,365,164</i>

1.0 INTRODUCTION

The City of Cadillac Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Cadillac City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Cadillac, Michigan.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Cadillac Lofts: The first phase of the project is complete and included the construction of a four-story apartment complex (“Building 1”) comprised of commercial storefronts and 44 residential units. Total investment into Phase I is approximately \$9,800,000 of which approximately \$71,935 was eligible for Developer reimbursement. An additional \$450,000 worth of infrastructure improvements, combined with \$189,785 in interest, was completed by the City and is eligible for reimbursement through the Brownfield Plan. An additional \$2,205,475, is eligible for Developer Reimbursement through MSHDA gap financing. Currently no units in this building are income restricted. With the adoption of this amendment, the Developer is committed to begin income certifying select units, in accordance with MSHDA reporting requirements.

Cadillac Lofts 2: The second phase of the project includes the complete redevelopment of parcel 10-086-00-196-02 located on the southern portion of the subject property. Redevelopment plans include the construction of a new approximately 37,208-square foot, four-story mixed-use commercial and residential building (“Building 2”) mirroring Building 1. Building 2 will include a 1,300 square foot commercial space on the first floor, a 992 square foot community space on the first floor, and a total of 50 residential units throughout the first and fourth floors. The new parking lot, the majority of which was constructed during the first phase of the project, will be completed along Shelby Street, and will service both buildings. The development, in total, will include 118 parking spaces. Total investment into Phase II is estimated at \$16,632,953. Phase II anticipates \$2,220,975 in eligible activities reimbursable to the Developer, and \$561,270 in eligible infrastructure improvements, brownfield review, and brownfield implementation costs completed by the City.

Project Entirety: The total anticipated investment into the redevelopment project is estimated at \$26,400,000. The development will result in the complete redevelopment of vacant and contaminated property in the City of Cadillac. This development will dramatically improve the appearance of the Property. The Project will significantly increase density to the area, provide additional support to existing retail establishments in the city, and create jobs. Furthermore, the developer is committed to creating and providing long-term affordable housing units in downtown Cadillac.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

The redevelopment has created 35 new full-time equivalent jobs to date.

1.2 Eligible Property Information

This Plan is presented to support the Developer in the redevelopment of four parcels of land, located at 207 and 223 S. Mitchell Street (formerly 201, 207, 215 Mitchell Street and 208 E. Cass Street) in Cadillac, Michigan, Wexford County, Michigan (the “Property”). The location of the Property is depicted in Figure 1.

The Property consists of four contiguous parcels of land totaling approximately 3.5 acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
207 S. Mitchell Street	10-086-00-196-01	Facility and Housing Property
223 S. Mitchell Street	10-086-00-196-02	Facility and Housing Property
No Address	10-086-00-196-03	Housing Property and Adjacent and Contiguous
No Address	10-086-00-196-04	Housing Property and Adjacent and Contiguous

The Property is zoned special land use permit (SLU) and is located within the City of Cadillac Downtown Development Authority (DDA) district.

The Property is surrounded by active residential and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

According to a Phase I ESA prepared by Otwell Mawby for the Property and dated March of 2023 “However, by 1884, the subject property was developed with multiple commercial retail/service businesses and residential structures. These uses remained relatively unchanged until the 1940’s. During the 1940’s, a portion of a grocery store and Wellington Cleaners, a dry cleaner, were constructed. In 1962, the subject property and areas to the north were purchased by GDO Investments and the remaining residential structures were removed, and the grocery store building was renovated and expanded. In 1978, a party store, G & D Party Store was constructed in the southwestern portion of the subject

property. Between approximately 1982 and 1985 several commercial buildings located along Mitchell Street were demolished. By 2009, the dry cleaners were vacant and eventually demolished. Use of the subject property remained unchanged until 2018 when the subject property and the adjoining property to the north were purchased for redevelopment. Between 2018 and 2022, the onsite buildings were demolished, and the property has consisted of surface parking lot spaces and/ or undeveloped vacant areas.”

1.2.1 Environmental

Environmental assessments and investigations (e.g. Phase I ESAs, Phase II ESAs) known to have been performed at the Property occurred from 2009 through 2023. Soil and groundwater contamination is known to exist across portions of the Property; Concentrations of tetrachloroethene, mercury, and lead in soil and tetrachloroethene in groundwater exist on the Property above the Part 201 Residential Generic Cleanup Criteria. The Property meets the definition of a “facility”, as defined by Section 20101(s) of PA 451, Part 201, as amended.

According to Otwell Mawby’s Brownfield Grant/Loan Final Report dated December of 2023 “Work Plan #4 included an assessment of potential soil gas concentrations in the vicinity of the planned Building #2....The investigation activities were completed in January and February 2021 and included installation of two sub-slab VaporPins® and six gas wells, identified as SG-6 through SG-13, were installed within the footprint of the proposed building (Building #2)...The soil gas samples were obtained and submitted for laboratory analysis of VOCs. Laboratory analytical results from the initial event indicated that at two (SG-7 and SG-8) of the eight locations, soil gas samples contained constituents at concentrations in excess of the VIAC. None of the other samples contained any constituents at concentrations in excess of the VIAC. Based on the results of the sampling, EGLE staff requested a second soil gas sampling event be completed to include collection of samples from each of the eight previously sampled locations. The results of the second sampling event indicated that two (SG-7 and SG-8) of the eight collected soil gas samples contained constituents at concentrations in excess of the VIAC...Based on the exceedances, a soil vapor mitigation system or other mitigation measures were determined to be warranted. Based on discussions with EGLE staff it was determined that completion of the third and fourth quarterly sampling events were not warranted.”

1.2.2 Specific Housing Need

The City of Cadillac has identified a specific need for multifamily housing. This is supported, and outlined in, the City of Cadillac 2015 Master Plan, the most recent plan available.

In 2015, the City of Cadillac adopted the “City of Cadillac Master Plan” (the plan). According to the plan “Many young professionals and others have delayed home purchases, preferring to rent. Factors such as these have increased the demand for rental housing.” (pg. 21). This

project aims to address the demand for rental housing, whose popularity has only increased in the work from home, post-pandemic, culture we find ourselves currently in. Under Housing and Neighborhood Plan Objectives – Multi Family the plan states “Encourage the placement of medium to high-density apartments and residential condominium complexes within or near the Central Business District. (pg.28)” This development will create a high-density apartment complex within the Central Business District. Further, two lines down on page 28 the plan states “Provide opportunity for multiple-family housing to be integrated into mixed-use development projects.” This project accomplishes exactly that, with planned commercial storefronts on the first floor of the building and residential units on the remaining floors. Within the section of the plan dedicated to the Central Business District there is a list of goals and objectives (pg. 30-31), some of these addressed by this project include:

- “Buildings that provide a mix of uses including housing and offices on upper stories with higher activity uses at street level;
- The development of market rate housing through the use of existing buildings and/or construction of new ones;
- Improved visual connection between Mitchell Street and Lake Cadillac;
- A downtown that is aesthetically pleasing with a range of well-maintained streetscape amenities;
- Revitalize the following underutilized sites as mixed-use developments: - Southeast corner of Mitchell and Cass Streets – commercial and housing.”

In addition, Housing North retained Bowen National Research to conduct a “Housing Needs Assessment” for northwest Michigan counties which was published in 2023. According to the study, Wexford County, and more specifically Cadillac, has a need for housing. Of the twelve conventional rental properties surveyed in Cadillac, all have occupancy rates of 100% and two are age restricted to senior citizens (Addendum A-(57-62)). With occupancy at 100% for all properties, there is a pent-up demand for housing units within the City, especially those that are not age restricted.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing gap financing, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period the lesser of, 30 years or the term of the reimbursement. This project in its entirety (building one and two) is expected to create 94 total housing units, of which 19 (20.2%) will utilize Housing TIF. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

1.2.3 Job Growth Data

According to data gathered from the United States Census Bureau and compiled in a “Work Area Profile Report” the five year (2017-2021) total job count for the City of Cadillac is down from 7,580 to 7,172 jobs a -5.4% decrease. However, it should be noted that an upward trend exists from 2020 through 2021 of 7,119 jobs to 7,172 jobs, presumptively as the job

market recovers from the Covid-19 pandemic. This assumption is further supported when we look at the five-year year-to-year trend, with pandemic years 2019-2020 having the only negative trend from their respective previous years. As the job market in Cadillac continues to recover, additional housing units will be required to support the growing workforce. The Work Area Profile Report is provided as Attachment B.

1.2.4 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Cadillac, a qualified local governmental unit (QLGU) under MCL 125.2782(k); (c) two of the parcels (10-086-00-196-01 and 10-086-00-196-02) comprising the Property are a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (d) all parcels meet the definition of a “Housing property” under Section 2(y)(ii), and (e) the parcels 10-086-00-196-03 and 10-086-00-196-05 are adjacent and contiguous to the “facility” parcels and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcels. Figures 3-6 depict environmental impact on the Property; refer to Tables 5-7 for parameter specific summaries of analytical results.

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

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer and City will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support the redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE pre-approved activities, housing development activities such as site preparation, gap financing for income qualified housing units, preparation of a Brownfield Plan and Act 381 Work Plan, and their respective amendments. Eligible activities proposed by the City include infrastructure improvements.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

2.2 Summary of Eligible Activities

The total cost of activities eligible for Developer and City reimbursement from tax increment revenues is projected to be \$5,699,440. The eligible activities are summarized in the table on the following page.

Summary of Eligible Activities		Split of Costs between Developer and the City	
		Developer	City
EGLE Eligible Activities	Cost		
Pre-Approved Activities	\$16,215	\$16,215	
Total Environmental Eligible Activities	\$16,215	\$16,215	
MSF Eligible Activities			
Site Preparation	\$41,943	\$41,943	
Infrastructure Improvements	\$987,770		\$987,770
Sub-Total MSF Non-Environmental Eligible Activities	\$1,029,713	\$41,943	\$987,770
Brownfield Plan Preparation	\$12,409	\$12,409	
Brownfield Plan Amendment 1	\$4,868	\$4,868	
Interest	\$189,785		\$189,785
Total MSF Non-Environmental Eligible Activities	\$1,236,775	\$59,220	\$1,177,555
MSHDA Eligible Activities	Cost		
Gap Financing for Income Qualified Housing Units	\$4,410,950	\$4,410,950	
Sub-Total MSHDA Non-Environmental Eligible Activities	\$4,410,950	\$4,410,950	
Brownfield Plan Amendment 2	\$7,500	\$7,500	
Act 381 Work Plan Amendment	\$4,500	\$4,500	
Brownfield Plan Review and Approval	\$3,500		\$3,500
Brownfield Plan Implementation	\$20,000		\$20,000
Total MSHDA Non-Environmental Eligible Activities	\$4,446,450	\$4,422,950	\$23,500
Total Eligible Cost for Reimbursement	\$5,699,440	\$4,498,385	\$1,201,055

A detailed breakdown of eligible activities is provided in Table 1 and 4, Brownfield Eligible Activities and Housing TIF Financing Gap Cap Calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement, this Brownfield Plan and the MSHDA Act 381 Work Plan will dictate the total cost of eligible activities subject to reimbursement. As long as the total cost limit described in this Brownfield Plan and the MSHDA Act 381 Work Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within Housing Development Eligible Activities after the Brownfield Plan is approved.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The Property is located within the City of Cadillac DDA district. The DDA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an Interlocal Agreement will be executed between the BRA and DDA, to allow 100% of the DDA's incremental revenue to be passed through the BRA and used for purposes identified in the Brownfield Plan.

The initial taxable value of the property as determined by the initial brownfield plan and its first amendment is \$551,090. This is the initial taxable value for this Brownfield Plan.

The projected taxable value is phased in over 2 years with an estimated final taxable value of \$4,143,928 in 2027. The actual taxable value will be determined by the City Assessor after the development is completed.

It is projected that the BRA will capture tax increment revenues from 2020 through 2049 to allow for reimburse the Developer for eligible activity costs, BRA capture to administer the Brownfield Plan, and LBRF capture.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan, except those to be completed by the City. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities, except those to be completed by the City, are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Plan is projected to be 31 years total with 30 years of tax capture after the first year of tax capture anticipated as 2020. The duration of the Plan includes 30 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement and BRA Administration	Total New Taxes
School Operating		\$1,945,593	\$1,945,593
State Education Tax		\$649,014	\$649,014
City Operating		\$1,457,557	\$1,457,557
County Allocated		\$719,639	\$719,639
Wex-Miss ISD		\$659,456	\$659,456
Police/Fire Ret		\$280,877	\$280,877
DDA		\$199,866	\$199,866
Public Safety		\$153,899	\$153,899
Council/Aging		\$106,139	\$106,139
Library		\$79,596	\$79,596
CWTA		\$63,683	\$63,683
Animal Control		\$21,217	\$21,217
MSUE		\$18,030	\$18,030
Veterans Affairs		\$10,598	\$10,598
School Debt	\$587,849		\$587,849
Total	\$587,849 (8.45%)	\$6,365,164 (91.55%)	\$6,953,014

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Attachment A. The general Property location and boundaries are shown on Figures 2 through 4.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

Eligible Property		
Address	Tax ID	Legal Description
207 S. Mitchell Street	10-086-00-196-01	THAT PART OF BLK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE, NOW THE CITY OF CADILLAC SEC. 4 T21N R9W; BEG AT NWLY COR OF LOT 6, BLK 7 OF SAID PLAT; ALONG THE SOUTHERLY ROW OF E CASS ST N 60'11'31" E 164.23 FT; S 29'51'38" E 54.34 FT; S 48'08'22" W 82.02 FT; S 29'51'38" E 78.50 FT; S 60'08'22" W 84 FT TO EASTERLY TO ROW OF BUS US-131 (MITCHELL ST); ALONG SAID ROW N 29'51'38" W 150.05 FT TO THE NWLY COR OF LOT 6 BLK 7 OF SAID PLAT AND POB. CONT 0.41 A M/L SUB TO EASMENTS AND RESTRICTIONS OF RECORD. SPLIT/COMBINED ON 08/15/2019 FROM 10-086-00-196-00, 10-086-00-198-00, 10-086-00-207-00, 10-086-00-280-00;
223 S. Mitchell Street	10-086-00-196-02	PART OF BLK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE NOW THE CITY OF CADILLAC, COMM AT NWLY COR OF LOT 6, BLK 7 OF SAID PLAT; ALONG THE EASTERLY ROW OF BUS US 131 (MITHCELL ST) S 29'51'38" E 150.05 FT TO POB; CONT ALONG SAID ELY ROW S 29'51'38" E 150.04 FT TO THE SWLY COR OF LOT 1 BLK 7 OF SAID PLAT AND THE NORTHERLY ROW OF E CHAPIN ST; ALONG SAID NLY ROW N 60'22'47" E 163 FT; N 29'51'38" W 55.43 FT; S 72'08'22" W 80.77 FT; N 29'51'38" W 78.50 FT; S 60'08'22" W 84 FT TO THE EASTERLY ROW OF BUS US 131 AND POB. CONT 0.41 A M/L SUB EASEMENTS AND REST OF

		REC. SPLIT/COMBINED ON 08/15/2019 FROM 10-086-00- 196-00, 10-086-00-198-00, 10- 086-00-207-00, 10-086-00-280- 00;
No Address	10-086-00-196-03	PART OF BLK 7 MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE NOW THE CITY OF CADILLAC AND THAT PART OF VACATED SHELBY ST SEC 4 T21N R9W COMM AT THE NWLY COR OF LOT 6 BLK 7 OF SAID PLAT; ALONG SLY ROW OF E CASS ST N 60'11'31" E 164.23 FT TO THE POB; CONT ALONG SIAD ROW N 60'11'31" E 134.01 FT; S 75'37'06" E 26.79 FT; S 29'51'38" E 260.12 FT; S 15'53'50" W 31.87 FT TO NLY ROW OF E CHAPIN ST; ALONG SAID NLY ROW S 60'22'47" W 131.60 FT; N 29'51'38" W 55.43 FT; S 72'08'22" W 80.77 FT; N 29'51'38" W 157 FT; N 48'08'22" E 82.02 FT; N 29'51'38" 54.34 FT TO THE SLY ROW OF E CASS ST AND POB EXC HAT PT OF VAC SHELBY ST DESC AS COM AT NW'LY COR OF LOT 6 BLK 7 OF SD PLAT; N60*11'31"E 298.24 FT; S75*37'06"E 15.40 FT TO POB; S75*37'06"E 11.39 FT; S2 9*51'38"E 260.12 FT; S15*53'50"W 11.42 FT; N29*51'20"W 276.04 FT TO POB. CONT 1.32 A M/L SUB TO EASEMENTS AND REST OF REC SPLIT/COMBINED ON 08/15/2019 FROM 10-086-00- 196-00, 10-086-00-198-00, 10- 086-00-207-00, 10-086-00-280- 00;
No Address	10-086-00-196-04	THAT PART OF BLK 12 MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE NOW THE CITY OF CADILLAC SEC 4 T21N R9W BEG AT NELY COR OF LOT 9 BLK 12 OF SAID PLAT; ALONG ELY LINE OF SAID

		LOT 9 S 29'37'40" E 145.10 FT; S 60'17'10" W 99.98 FT ALONG TH NLY LINE OF AN ALLEY; N 29'28'15" W 60.16 FT; S 60'10'04" W 50.42 FT; N 29'51'50" W 84.64 FT TO TH SLY ROW OF E CASS ST; ALONG SAID SLY ROW N 60'07'50" E 150.59 FT TO THE NELY COR OF LOT 9 BLK 12 OF SAID PLAT AND POB CONT 0.43 A M/L SUB TO EASEMENTS AND RESTICTIONS OR REC SPLIT/COMBINED ON 08/15/2019 FROM 10-086-00- 196-00, 10-086-00-198-00, 10- 086-00-207-00, 10-086-00-280- 00;
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The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Cadillac, a qualified local governmental unit (QLGU) under MCL 125.2782(k); (c) two of the parcels (10-086-00-196-01 and 10-086-00-196-02) comprising the Property are a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (d) all parcels meet the definition of a “Housing property” under Section 2(y)(ii), and (e) the parcels 10-086-00-196-03 and 10-086-00-196-05 are adjacent and contiguous to the “facility” parcels and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcels. Figures 3-6 depict environmental impact on the Property; refer to Tables 5-7 for parameter specific summaries of analytical results.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

2.9 Estimates of Residents and Displacement of Individuals/Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Other Materials that the Authority or Governing Body Considers Pertinent

The City of Cadillac has requested \$817,925 in Brownfield Redevelopment Grant funds from EGLE. The grant is intended to offset other eligible EGLE Department Specific Activities. Those activities outlined as grant activities are intended to be reimbursed to the Developer under the grant and are not subject to Brownfield TIR reimbursement to the Developer. Any activities reimbursed through the grant will not be requested for reimbursement through tax increment financing. Eligible activity expenditures under the grant and Brownfield tax increment financing may be monitored by the EGLE to ensure reimbursements are not duplicated between the grant and TIR.

The Authority and the Cadillac City Council, with the concurrence of the Cadillac DDA, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

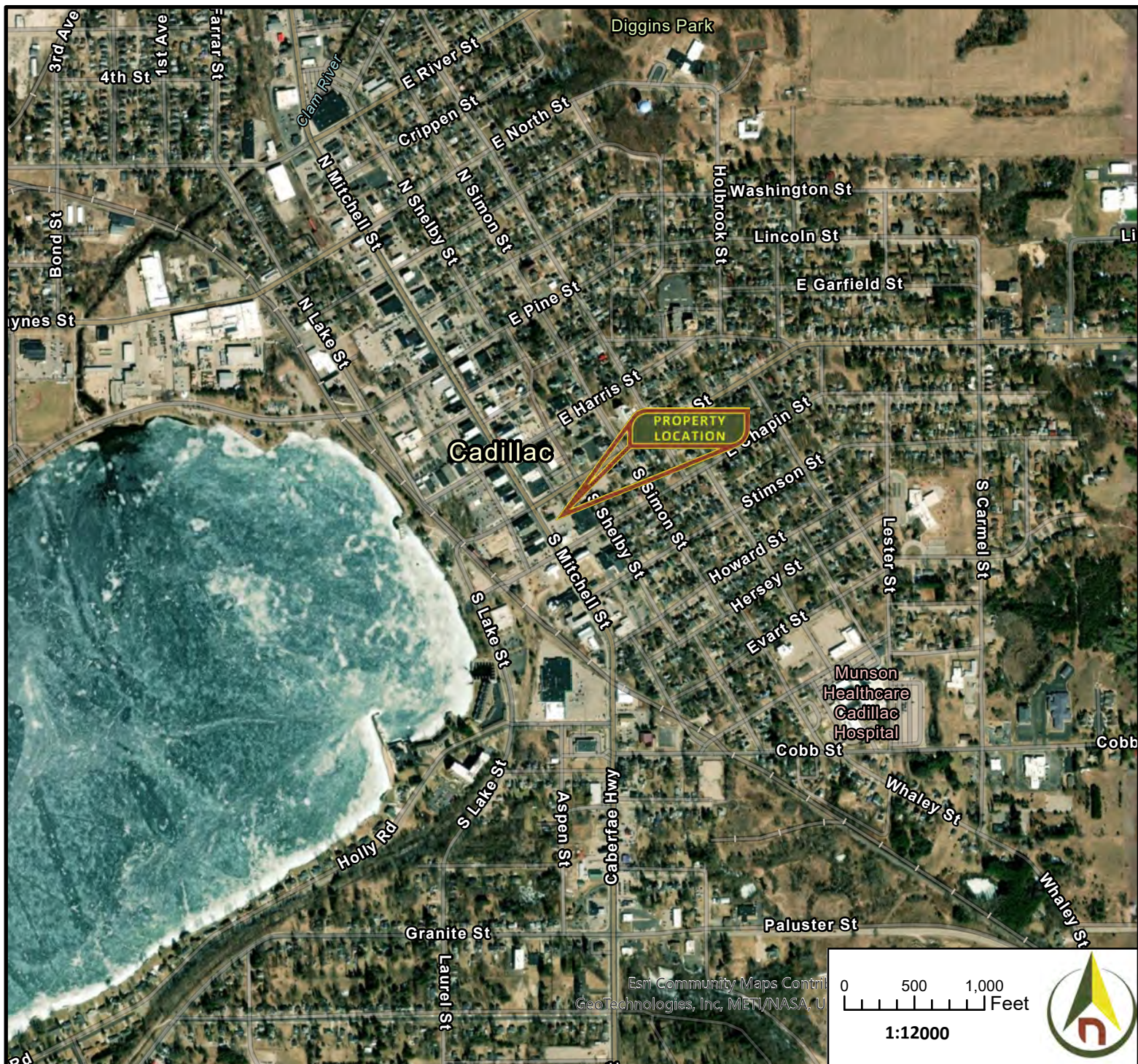
Figure 3: Summary of Soil Sampling Results North Portion of Site

Figure 4: Summary of Soil Sampling Results South Portion of Site

Figure 4A: Summary of Soil Sampling Results – Former Wellington Dry Cleaners and Former G&D Party Store Area

Figure 5: Summary of Groundwater Sampling Results

Figure 6: Summary of Soil Gas Sampling Results



TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

215 S. MITCHELL STREET
CADILLAC, MICHIGAN 49601

WEXFORD COUNTY
T21N, R09W, SECTION 04

PROJECT NUMBER 24-3768





TRI TERRA

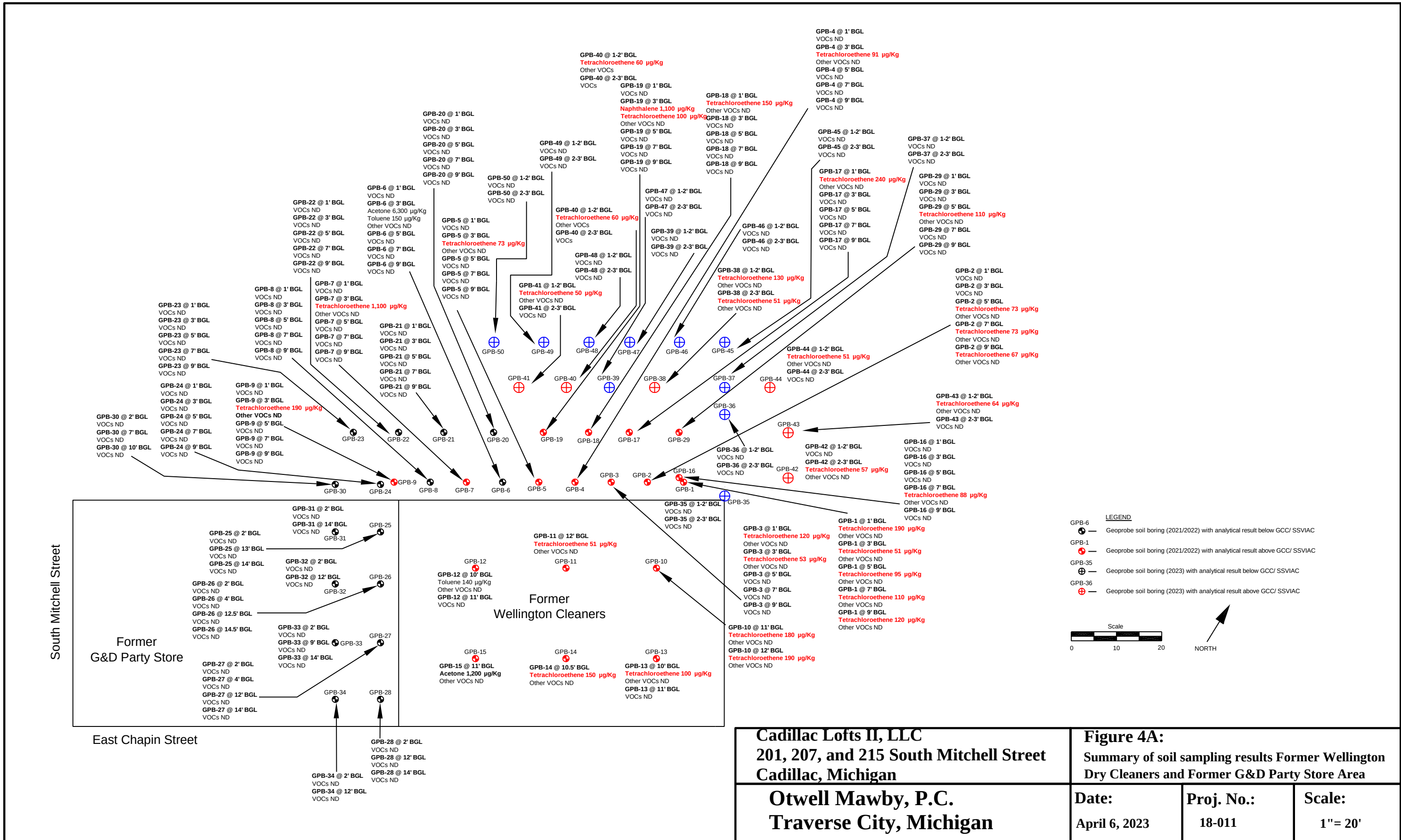
FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER 24-3768

**215 S. MITCHELL STREET
CADILLAC, MICHIGAN 49601**

**CREATED BY: CZ
12/9/2024**



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Table 1
Brownfield Eligible Activities
Cadillac Lofts
Cadillac, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION			PROJECT PHASE and REIMBURSEMENT ENTITY			
					EGLE ACTIVITIES	MSF ACTIVITIES	MSHDA ACTIVITIES	Cadillac Lofts		Cadillac Lofts 2	
								Dev.	City	Dev.	City
EGLE ELIGIBLE ACTIVITIES											
Pre-Approved Activities											
Phase I Environmental Site Assessments	1	LS	\$ 2,000	\$ 2,000	\$ 2,000			\$ 2,000			
Phase II Site Investigations	1	LS	\$ 8,015	\$ 8,015	\$ 8,015			\$ 8,015			
Baseline Environmental Assessments	1	LS	\$ 1,200	\$ 1,200	\$ 1,200			\$ 1,200			
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 5,000	\$ 5,000	\$ 5,000			\$ 1,500		\$ 3,500	
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 16,215	\$ 16,215	\$ -	\$ -	\$ 12,715	\$ -	\$ 3,500	\$ -
MSF/MSHDA ELIGIBLE ACTIVITIES											
Site Preparation											
Geotechnical Engineering and Design	1	LS	\$ 7,333	\$ 7,333		\$ 7,333		\$ 7,333			
Compaction & Sub-base Preparation	1	LS	\$ 6,500	\$ 6,500		\$ 6,500		\$ 6,500			
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 18,500	\$ 18,500		\$ 18,500		\$ 18,500			
Surveying and Staking for Site Preparation Activities	1	LS	\$ 1,510	\$ 1,510		\$ 1,510		\$ 1,510			
Temporary Fencing / Site Control - During Site Preparation Activities	1	LS	\$ 8,100	\$ 8,100		\$ 8,100		\$ 8,100			
Subtotal Site Preparation Activities				\$ 41,943	\$ -	\$ 41,943	\$ -	\$ 41,943			
Infrastructure Improvements											
Public Infrastructure and Parking	1	LS	\$ 987,770	\$ 987,770		\$ 987,770			\$ 450,000		\$ 537,770
Subtotal Infrastructure Improvement Activities				\$ 987,770		\$ 987,770	\$ -		\$ 450,000		\$ 537,770
Housing Activities											
Gap Financing for Income Qualified Housing Units	1	LS	\$ 4,410,950	\$ 4,410,950		\$ -	\$ 4,410,950	\$ 2,205,475		\$ 2,205,475	
Subtotal MSHDA Gap Financing				\$ 4,410,950		\$ -	\$ 4,410,950	\$ 2,205,475		\$ 2,205,475	
MSF/MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 5,440,663	\$ -	\$ 1,029,713	\$ 4,410,950	\$ 2,247,418	\$ 450,000	\$ 2,205,475	\$ 537,770
MSF/MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 5,456,878	\$ 16,215	\$ 1,029,713	\$ 4,410,950	\$ 2,260,133	\$ 450,000	\$ 2,208,975	\$ 537,770
Brownfield Plan Preparation	1	LS	\$ 12,409	\$ 12,409		\$ 12,409		\$ 12,409	\$ -		
Brownfield Plan Amendment 1	1	LS	\$ 4,868	\$ 4,868		\$ 4,868		\$ 4,868			
Brownfield Plan Amendment 2	1	LS	\$ 7,500	\$ 7,500			\$ 7,500			\$ 7,500	
Brownfield Plan Review and Approval	1	LS	\$ 3,500	\$ 3,500			\$ 3,500			\$ 3,500	
Brownfield Plan Implementation	1	LS	\$ 20,000	\$ 20,000			\$ 20,000			\$ 20,000	
Act 381 Work Plan Amendment	1	LS	\$ 4,500	\$ 4,500			\$ 4,500			\$ 4,500	
Interest (Originally Approved)				\$ 189,785		\$ 189,785			\$ 189,785		
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 5,699,440	\$ 16,215	\$ 1,236,775	\$ 4,446,450	\$ 2,277,410	\$ 639,785	\$ 2,220,975	\$ 561,270
State Brownfield Revolving Fund				\$ 244,806							
BRA Administrative Fees				\$ 223,235							
Local Brownfield Revolving Fund (LBRF)				\$ 197,683							
GRAND TOTAL				\$ 6,365,164							
					0.28%	21.70%	78.02%				

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 1b
Housing TIF Financing Gap Cap Calculation
Cadillac Lofts
Cadillac, MI

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Wexford	Studio	\$ 739	\$ 1,848	\$ 900	\$ 948	6	12	23	\$ 1,569,060
Wexford	Studio	\$ 739	\$ 1,848	\$ 950	\$ 898	6	12	23	\$ 1,486,260
Wexford	1	\$ 744	\$ 1,860	\$ 1,060	\$ 800	7	12	23	\$ 1,545,600
Total Housing Subsidy						19	\$ 4,600,920		
Approved Housing Subsidy Request							\$ 4,410,950		
Other Housing Activities Request							\$ -		
Total Housing Development Eligible Activity Request							\$ 4,410,950		

Table 2
Tax Increment Revenue Capture Estimates
Cadillac Lofts
Cadillac, MI

Estimated Taxable Value (TV) Increase Rate:		1.75% per year															
Calendar Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plan Year		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Base Taxable Value (TV)		\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090
Estimated New TV								\$ 2,083,699	\$ 4,143,928	\$ 4,216,447	\$ 4,290,235	\$ 4,365,314	\$ 4,441,707	\$ 4,519,437	\$ 4,598,527	\$ 4,679,001	\$ 4,760,884
Total Incremental Difference								\$ 1,532,609	\$ 3,592,838	\$ 3,665,357	\$ 3,739,145	\$ 3,814,224	\$ 3,890,617	\$ 3,968,347	\$ 4,047,437	\$ 4,127,911	\$ 4,209,794
NEZ RATE		26.95															
School Capture		Millage Rate															
School Operating		18.0000	\$ 3,725	\$ 6,933	\$ 7,342	\$ 7,945	\$ 8,550	\$ 9,201	\$ 39,968	\$ 64,671	\$ 65,976	\$ 67,305	\$ 68,656	\$ 70,031	\$ 71,430	\$ 72,854	\$ 74,302
State Education Tax (SET)		6.0000	\$ 1,805	\$ 2,346	\$ 2,487	\$ 2,709	\$ 2,850	\$ 2,998	\$ 13,176	\$ 21,557	\$ 21,992	\$ 22,435	\$ 22,885	\$ 23,344	\$ 23,810	\$ 24,285	\$ 24,767
School Total:		24.0000 40.74%	\$ 5,530	\$ 9,279	\$ 9,830	\$ 10,654	\$ 11,400	\$ 12,199	\$ 53,144	\$ 86,228	\$ 87,969	\$ 89,739	\$ 91,541	\$ 93,375	\$ 95,240	\$ 97,138	\$ 99,070
Local Capture		Millage Rate															
City Operating		13.4922	\$ 3,027	\$ 5,079	\$ 5,381	\$ 5,832	\$ 6,240	\$ 6,677	\$ 29,681	\$ 48,475	\$ 49,454	\$ 50,449	\$ 51,462	\$ 52,493	\$ 53,542	\$ 54,609	\$ 55,695
County Allocated		6.6615	\$ 1,495	\$ 2,508	\$ 2,657	\$ 2,879	\$ 3,081	\$ 3,297	\$ 14,655	\$ 23,934	\$ 24,417	\$ 24,908	\$ 25,408	\$ 25,917	\$ 26,435	\$ 26,962	\$ 27,498
Wex-Miss ISD		6.1044	\$ 1,370	\$ 2,298	\$ 2,434	\$ 2,639	\$ 2,823	\$ 3,021	\$ 13,429	\$ 21,932	\$ 22,375	\$ 22,825	\$ 23,284	\$ 23,750	\$ 24,224	\$ 24,707	\$ 25,198
Police/Fire Ret		2.6000	\$ 583	\$ 979	\$ 1,037	\$ 1,124	\$ 1,202	\$ 1,287	\$ 5,720	\$ 9,341	\$ 9,530	\$ 9,722	\$ 9,917	\$ 10,116	\$ 10,318	\$ 10,523	\$ 10,733
DDA		1.8501	\$ 415	\$ 697	\$ 738	\$ 800	\$ 856	\$ 916	\$ 4,070	\$ 6,647	\$ 6,781	\$ 6,918	\$ 7,057	\$ 7,198	\$ 7,342	\$ 7,488	\$ 7,637
Public Safety		1.4246	\$ 320	\$ 536	\$ 568	\$ 616	\$ 659	\$ 705	\$ 3,134	\$ 5,118	\$ 5,222	\$ 5,327	\$ 5,434	\$ 5,543	\$ 5,653	\$ 5,766	\$ 5,881
Council/Aging		0.9825	\$ 220	\$ 370	\$ 392	\$ 425	\$ 454	\$ 486	\$ 2,161	\$ 3,530	\$ 3,601	\$ 3,674	\$ 3,747	\$ 3,823	\$ 3,899	\$ 3,977	\$ 4,056
Library		0.7368	\$ 165	\$ 277	\$ 294	\$ 318	\$ 341	\$ 365	\$ 1,621	\$ 2,647	\$ 2,701	\$ 2,755	\$ 2,810	\$ 2,867	\$ 2,924	\$ 2,982	\$ 3,041
CWTA		0.5895	\$ 132	\$ 222	\$ 235	\$ 255	\$ 273	\$ 292	\$ 1,297	\$ 2,118	\$ 2,161	\$ 2,204	\$ 2,248	\$ 2,294	\$ 2,339	\$ 2,386	\$ 2,433
Animal Control		0.1964	\$ 44	\$ 74	\$ 78	\$ 85	\$ 91	\$ 97	\$ 432	\$ 706	\$ 720	\$ 734	\$ 749	\$ 764	\$ 779	\$ 795	\$ 811
MSUE		0.1669	\$ 37	\$ 63	\$ 67	\$ 72	\$ 77	\$ 83	\$ 367	\$ 600	\$ 612	\$ 624	\$ 637	\$ 649	\$ 662	\$ 676	\$ 689
Veterans Affairs		0.0981	\$ 22	\$ 37	\$ 39	\$ 42	\$ 45	\$ 49	\$ 216	\$ 352	\$ 360	\$ 367	\$ 374	\$ 382	\$ 389	\$ 397	\$ 405
Local Total:		34.9030 59.26%	\$ 7,831	\$ 13,140	\$ 13,919	\$ 15,086	\$ 16,142	\$ 17,272	\$ 76,782	\$ 125,401	\$ 127,932	\$ 130,507	\$ 133,128	\$ 135,794	\$ 138,507	\$ 141,268	\$ 144,076
Total Capturable Taxes:		58.9030 100.00%	\$ 13,361	\$ 22,419	\$ 23,749	\$ 25,740	\$ 27,542	\$ 29,471	\$ 129,927	\$ 211,629	\$ 215,901	\$ 220,247	\$ 224,669	\$ 229,169	\$ 233,748	\$ 238,406	\$ 243,146
Non-Capturable Millages		Millage Rate															
School Debt		5.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,583	\$ 20,120	\$ 20,526	\$ 20,939	\$ 21,360	\$ 21,787	\$ 22,223	\$ 22,666	\$ 23,116
Total Non-Capturable Taxes:		5.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,583	\$ 20,120	\$ 20,526	\$ 20,939	\$ 21,360	\$ 21,787	\$ 22,223	\$ 22,666	\$ 23,116

Notes: Planned termination of the PA 255 CFE and PA 147 NEZ

Table 2
Tax Increment Revenue Capture Estimates
Cadillac Lofts
Cadillac, MI

Estimated Taxable Value (TV) Increase Rate:		1.75%														
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049		
Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
Capture Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Base Taxable Value (TV)	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090	\$ 551,090		
Estimated New TV	\$ 4,844,199	\$ 4,928,973	\$ 5,015,230	\$ 5,102,996	\$ 5,192,299	\$ 5,283,164	\$ 5,375,619	\$ 5,469,692	\$ 5,565,412	\$ 5,662,807	\$ 5,761,906	\$ 5,862,739	\$ 5,965,337	\$ 6,069,731		
Total Incremental Difference	\$ 4,293,109	\$ 4,377,883	\$ 4,464,140	\$ 4,551,906	\$ 4,641,209	\$ 4,732,074	\$ 4,824,529	\$ 4,918,602	\$ 5,014,322	\$ 5,111,717	\$ 5,210,816	\$ 5,311,649	\$ 5,414,247	\$ 5,518,641		

NEZ RATE		26.95																												
School Capture		Millage Rate																												
School Operating	18.0000		\$	77,276	\$	78,802	\$	80,355	\$	81,934	\$	83,542	\$	85,177	\$	86,842	\$	88,535	\$	90,258	\$	92,011	\$	93,795	\$	95,610	\$	97,456	\$	99,336
State Education Tax (SET)	6.0000		\$	25,759	\$	26,267	\$	26,785	\$	27,311	\$	27,847	\$	28,392	\$	28,947	\$	29,512	\$	30,086	\$	30,670	\$	31,265	\$	31,870	\$	32,485	\$	33,112
School Total:	24.0000	40.74%	\$	103,035	\$	105,069	\$	107,139	\$	109,246	\$	111,389	\$	113,570	\$	115,789	\$	118,046	\$	120,344	\$	122,681	\$	125,060	\$	127,480	\$	129,942	\$	132,447

Local Capture		Millage Rate																												
City Operating	13.4922		\$	57,923	\$	59,067	\$	60,231	\$	61,415	\$	62,620	\$	63,846	\$	65,094	\$	66,363	\$	67,654	\$	68,968	\$	70,305	\$	71,666	\$	73,050	\$	74,459
County Allocated	6.6615		\$	28,599	\$	29,163	\$	29,738	\$	30,323	\$	30,917	\$	31,523	\$	32,139	\$	32,765	\$	33,403	\$	34,052	\$	34,712	\$	35,384	\$	36,067	\$	36,762
Wex-Miss ISD	6.1044		\$	26,207	\$	26,724	\$	27,251	\$	27,787	\$	28,332	\$	28,886	\$	29,451	\$	30,025	\$	30,609	\$	31,204	\$	31,809	\$	32,424	\$	33,051	\$	33,688
Police/Fire Ret	2.6000		\$	11,162	\$	11,382	\$	11,607	\$	11,835	\$	12,067	\$	12,303	\$	12,544	\$	12,788	\$	13,037	\$	13,290	\$	13,548	\$	13,810	\$	14,077	\$	14,348
DDA	1.8501		\$	7,943	\$	8,100	\$	8,259	\$	8,421	\$	8,587	\$	8,755	\$	8,926	\$	9,100	\$	9,277	\$	9,457	\$	9,641	\$	9,827	\$	10,017	\$	10,210
Public Safety	1.4246		\$	6,116	\$	6,237	\$	6,360	\$	6,485	\$	6,612	\$	6,741	\$	6,873	\$	7,007	\$	7,143	\$	7,282	\$	7,423	\$	7,567	\$	7,713	\$	7,862
Council/Aging	0.9825		\$	4,218	\$	4,301	\$	4,386	\$	4,472	\$	4,560	\$	4,649	\$	4,740	\$	4,833	\$	4,927	\$	5,022	\$	5,120	\$	5,219	\$	5,319	\$	5,422
Library	0.7368		\$	3,163	\$	3,226	\$	3,289	\$	3,354	\$	3,420	\$	3,487	\$	3,555	\$	3,624	\$	3,695	\$	3,766	\$	3,839	\$	3,914	\$	3,989	\$	4,066
CWTA	0.5895		\$	2,531	\$	2,581	\$	2,632	\$	2,683	\$	2,736	\$	2,790	\$	2,844	\$	2,900	\$	2,956	\$	3,013	\$	3,072	\$	3,131	\$	3,192	\$	3,253
Animal Control	0.1964		\$	843	\$	860	\$	877	\$	894	\$	912	\$	929	\$	948	\$	966	\$	985	\$	1,004	\$	1,023	\$	1,043	\$	1,063	\$	1,084
MSUE	0.1669		\$	717	\$	731	\$	745	\$	760	\$	775	\$	790	\$	805	\$	821	\$	837	\$	853	\$	870	\$	887	\$	904	\$	921
Veterans Affairs	0.0981		\$	421	\$	429	\$	438	\$	447	\$	455	\$	464	\$	473	\$	483	\$	492	\$	501	\$	511	\$	521	\$	531	\$	541
Local Total:	34.9030	59.26%	\$	149,842	\$	152,801	\$	155,812	\$	158,875	\$	161,992	\$	165,164	\$	168,391	\$	171,674	\$	175,015	\$	178,414	\$	181,873	\$	185,392	\$	188,973	\$	192,617
Total Capturable Taxes:	58.9030	100.00%	\$	252,877	\$	257,870	\$	262,951	\$	268,121	\$	273,381	\$	278,733	\$	284,179	\$	289,720	\$	295,359	\$	301,095	\$	306,933	\$	312,872	\$	318,915	\$	325,064

Non-Capturable Millages		Millage Rate																											
School Debt	5.6000	\$	24,041	\$	24,516	\$	24,999	\$	25,491	\$	25,991	\$	26,500	\$	27,017	\$	27,544	\$	28,080	\$	28,626	\$	29,181	\$	29,745	\$	30,320	\$	30,904
Total Non-Capturable Taxes:	5.6000	\$	24,041	\$	24,516	\$	24,999	\$	25,491	\$	25,991	\$	26,500	\$	27,017	\$	27,544	\$	28,080	\$	28,626	\$	29,181	\$	29,745	\$	30,320	\$	30,904

Notes:

Total New Taxes	Pass-Through	Captured
\$ 1,945,593	\$ -	\$ 1,945,593
\$ 649,014	\$ -	\$ 649,014
\$ 2,594,607	\$ -	\$ 2,594,607

\$ 1,457,557	\$ -	\$ 1,457,557
\$ 719,639	\$ -	\$ 719,639
\$ 659,456	\$ -	\$ 659,456
\$ 280,877	\$ -	\$ 280,877
\$ 199,866	\$ -	\$ 199,866
\$ 153,899	\$ -	\$ 153,899
\$ 106,139	\$ -	\$ 106,139
\$ 79,596	\$ -	\$ 79,596
\$ 63,683	\$ -	\$ 63,683
\$ 21,217	\$ -	\$ 21,217
\$ 18,030	\$ -	\$ 18,030
\$ 10,598	\$ -	\$ 10,598
\$ 3,770,557	\$ -	\$ 3,770,557
\$ 6,365,164	\$ -	\$ 6,365,164

\$ 587,849	\$ 587,849	\$ -
\$ 587,849	\$ 587,849	\$ -

\$ 6,953,014	\$ 587,849	\$ 6,365,164
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
Cadillac Lofts
Cadillac, MI

Developer/City Projected Reimbursement			Proportionality	School & Local Taxes	Local-Only Taxes	Total
State			41.0%	\$ 2,337,086	\$ -	\$ 2,337,086
Local			59.0%	\$ 3,362,354	\$ -	\$ 3,362,354
TOTAL	Dev.	City		\$ 5,699,441	\$ -	\$ 5,699,441
EGLE	0.4%	0%		\$ 16,215		
MSF	1.3%	98.0%		\$ 1,236,775		
MSHDA	98.3%	2.0%		\$ 4,446,450		

Estimated Total Years of Plan: 30

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 244,806
BRA Administrative Fees	\$ 223,235
Local Brownfield Revolving Fund	\$ 197,683

* During the life of the Plan

Termination of NEZ and PA 255

Calendar Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035																
Plan Year		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17																
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16																
Available Tax Increment Revenue (TIR)																																	
Total State Tax Capture Available		\$	5,530	\$	9,279	\$	9,830	\$	10,654	\$	11,400	\$	12,199	\$	53,144	\$	86,228	\$	87,969	\$	89,739	\$	91,541	\$	93,375	\$	95,240	\$	97,138	\$	99,070	\$	101,035
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		\$	902	\$	1,173	\$	1,244	\$	1,355	\$	1,425	\$	1,499	\$	6,588	\$	10,779	\$	10,996	\$	11,217	\$	11,443	\$	11,672	\$	11,905	\$	12,142	\$	12,384	\$	12,629
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available State TIR)		\$	-	\$	-	\$	-	\$	-	\$	-	\$	535	\$	2,328	\$	3,435	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
State TIR Available for Reimbursement to Developer		\$	4,628	\$	8,106	\$	8,586	\$	9,299	\$	9,975	\$	10,165	\$	44,228	\$	72,015	\$	76,972	\$	78,522	\$	80,099	\$	81,703	\$	83,335	\$	84,996	\$	86,686	\$	88,406
Total Local Tax Capture Available		\$	7,831	\$	13,140	\$	13,919	\$	15,086	\$	16,142	\$	17,272	\$	76,782	\$	125,401	\$	127,932	\$	130,507	\$	133,128	\$	135,794	\$	138,507	\$	141,268	\$	144,076	\$	146,934
Capture for BRA Administrative Fees (6%)		\$	-	\$	-	\$	-	\$	-	\$	969	\$	1,036	\$	4,607	\$	7,524	\$	7,676	\$	7,830	\$	7,988	\$	8,148	\$	8,310	\$	8,476	\$	8,645	\$	8,816
Capture for Local Brownfield Revolving Fund (LBRF) (5%)		\$	-	\$	-	\$	-	\$	-	\$	-	\$	812	\$	3,609	\$	5,894	\$	6,013	\$	6,134	\$	6,257	\$	6,382	\$	6,510	\$	6,640	\$	6,772	\$	6,906
Local TIR Available for Reimbursement to Developer		\$	7,831	\$	13,140	\$	13,919	\$	15,086	\$	15,174	\$	15,424	\$	68,567	\$	111,983	\$	114,243	\$	116,543	\$	118,883	\$	121,264	\$	123,687	\$	126,152	\$	128,660	\$	131,212
Total State & Local TIR Available for Reimbursement to Developer and City		\$	12,458	\$	21,246	\$	22,505	\$	24,386	\$	25,148	\$	25,589	\$	112,795	\$	183,998	\$	191,216	\$	195,065	\$	198,982	\$	202,967	\$	207,022	\$	211,148	\$	215,346	\$	219,618
DEVELOPER (Available State and Local TIR)		Beginning Balance													Termination of PA 255 and NEZ																		
		\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,498,385	\$ 4,464,569	\$ 4,359,551	\$ 4,247,314	\$ 4,131,228	\$ 4,011,226	\$ 3,887,238	\$ 3,759,195	\$ 3,627,026	\$ 3,490,658	\$ 3,350,019														
MSF Eligible Activities		\$ 59,220	\$ 59,220	\$ 59,220	\$ 59,220	\$ 59,220	\$ 59,220	\$ 59,220	\$ 59,220	\$ 58,775	\$ 57,393	\$ 55,915	\$ 54,387	\$ 52,807	\$ 51,175	\$ 49,489	\$ 47,749	\$ 45,954	\$ 44,102														
State Tax Reimbursement		\$ 24,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156	\$ 522	\$ 587	\$ 607	\$ 628	\$ 649	\$ 671	\$ 693	\$ 715	\$ 738														
Local Tax Reimbursement		\$ 34,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289	\$ 861	\$ 891	\$ 921	\$ 952	\$ 983	\$ 1,015	\$ 1,047	\$ 1,080	\$ 1,114														
EGLE Eligible Activities		\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,215	\$ 16,093	\$ 15,715	\$ 15,310	\$ 14,892	\$ 14,459	\$ 14,012	\$ 13,550	\$ 13,074	\$ 12,583	\$ 12,076														
State Tax Reimbursement		\$ 6,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43	\$ 143	\$ 161	\$ 166	\$ 172	\$ 178	\$ 184	\$ 190	\$ 196	\$ 202														
Local Tax Reimbursement		\$ 9,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79	\$ 236	\$ 244	\$ 252	\$ 261	\$ 269	\$ 278	\$ 287	\$ 296	\$ 305														
MSHDA Eligible Activities		\$ 4,422,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,422,950	\$ 4,389,701	\$ 4,286,444	\$ 4,176,089	\$ 4,061,950	\$ 3,943,960	\$ 3,822,051	\$ 3,696,155	\$ 3,566,202	\$ 3,432,122	\$ 3,293,841														
State Tax Reimbursement		\$ 1,816,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,648	\$ 38,969	\$ 43,843	\$ 45,367	\$ 46,917	\$ 48,494	\$ 50,099	\$ 51,732	\$ 53,394	\$ 55,085														
Local Tax Reimbursement		\$ 2,606,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,601	\$ 64,289	\$ 66,511	\$ 68,772	\$ 71,073	\$ 73,414	\$ 75,796	\$ 78,220	\$ 80,686	\$ 83,196														
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,816	\$ 105,018	\$ 112,237	\$ 116,086	\$ 120,003	\$ 123,988	\$ 128,043	\$ 132,169	\$ 136,367	\$ 140,639														
CITY (Fixed at \$78,000 annually)		Beginning Balance													Termination of PA 255 and NEZ																		
		\$ 1,201,055	\$ 1,201,055	\$ 1,184,627	\$ 1,162,122	\$ 1,137,737	\$ 1,112,588	\$ 1,087,000	\$ 1,008,020	\$ 929,041	\$ 850,062	\$ 771,083	\$ 692,104	\$ 613,125	\$ 534,145	\$ 455,166	\$ 376,187	\$ 297,208															
MSF Eligible Activities		\$ 1,177,555	\$ 1,177,555	\$ 1,161,127	\$ 1,138,622	\$ 1,114,237	\$ 1,089,088	\$ 1,063,500	\$ 985,500	\$ 907,500	\$ 829,500	\$ 751,500	\$ 673,500	\$ 595,500	\$ 517,500	\$ 439,500	\$ 361,500	\$ 283,500															
State Tax Reimbursement		\$ 480,376	\$ -	\$ 6,317	\$ 8,586	\$ 9,299	\$ 9,975	\$ 10,165	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980	\$ 31,980														
Local Tax Reimbursement		\$ 697,179	\$ -	\$ 10,111	\$ 13,919	\$ 15,086	\$ 15,174	\$ 15,424	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020	\$ 46,020														
MSHDA Eligible Activities		\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 22,521	\$ 21,542	\$ 20,563	\$ 19,583	\$ 18,604	\$ 17,625	\$ 16,646	\$ 15,667	\$ 14,688	\$ 13,708															
State Tax Reimbursement		\$ 9,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401	\$ 401														
Local Tax Reimbursement		\$ 13,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578	\$ 578														
TOTAL ANNUAL CITY REIMBURSEMENT		\$ -	\$ 16,428	\$ 22,505	\$ 24,386	\$ 25,148	\$ 25,589	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979	\$ 78,979														
LBRF (5% of available State and Local TIR)		Beginning Balance													Termination of PA 255 and NEZ																		
		\$ -	\$ 12,458	\$ 17,276	\$ 17,276	\$ 17,276	\$ 17,276	\$ 18,623	\$ 24,560	\$ 33,888	\$ 39,901	\$ 46,035	\$ 52,292	\$ 58,674	\$ 65,184	\$ 71,824	\$ 78,595	\$ 85,501															
Capture		\$ -	\$ 12,458	\$ 17,276	\$ 17,276	\$ 17,276	\$ 17,276	\$ 18,623	\$ 24,560	\$ 33,888	\$ 39,901	\$ 46,035	\$ 52,292	\$ 58,674	\$ 65,184	\$ 71,824	\$ 78,595	\$ 85,501															
State Tax Reimbursement		\$ 12,715	\$ 4,628	\$ 1,790	\$ -	\$ -	\$ -	\$ 535	\$ 2,328	\$ 3,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -														
Local Tax Reimbursement		\$ 184,968	\$ 7,831	\$ 3,028	\$ -	\$ -	\$ -	\$ 812	\$ 3,609	\$ 5,894	\$ 6,013	\$ 6,134	\$ 6,257	\$ 6,382	\$ 6,510	\$ 6,640	\$ 6,772	\$ 6,906															
TOTAL ANNUAL LBRF REIMBURSEMENT		\$ -	\$ 12,458	\$ 4,818	\$ -	\$ -	\$ -	\$ 1,347	\$ 5,937	\$ 9,329	\$ 6,013	\$ 6,134	\$ 6,257	\$ 6,382	\$ 6,510	\$ 6,640	\$ 6,772	\$ 6,906															

Table 3
Tax Increment Revenue Reimbursement Allocation Table
Cadillac Lofts
Cadillac, MI

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTALS															
	18	19	20	21	22	23	24	25	26	27	28	29	30	31																
	17	18	19	20	21	22	23	24	25	26	27	28	29	30																
Available Tax Increment Revenue (TIR)																														
Total State Tax Capture Available	\$	103,035	\$	105,069	\$	107,139	\$	109,246	\$	111,389	\$	113,570	\$	115,789	\$	118,046	\$	120,344	\$	122,681	\$	125,060	\$	127,480	\$	129,942	\$	132,447		
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	12,879	\$	13,134	\$	13,392	\$	13,656	\$	13,924	\$	14,196	\$	14,474	\$	14,756	\$	15,043								\$	244,806			
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available State TIR)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
State TIR Available for Reimbursement to Developer	\$	90,155	\$	91,936	\$	93,747	\$	95,590	\$	97,465	\$	99,374	\$	101,315	\$	103,291	\$	105,301	\$	122,681	\$	125,060	\$	127,480	\$	129,942	\$	132,447	\$	0
Total Local Tax Capture Available	\$	149,842	\$	152,801	\$	155,812	\$	158,875	\$	161,992	\$	165,164	\$	168,391	\$	171,674	\$	175,015	\$	178,414	\$	181,873	\$	185,392	\$	188,973	\$	192,617		
Capture for BRA Administrative Fees (6%)	\$	8,991	\$	9,168	\$	9,349	\$	9,533	\$	9,720	\$	9,910	\$	10,103	\$	10,300	\$	10,501	\$	10,705	\$	10,912	\$	11,124	\$	11,338	\$	11,557	\$	223,235
Capture for Local Brownfield Revolving Fund (LBRF) (5%)	\$	7,043	\$	7,182	\$	7,323	\$	7,467	\$	7,614	\$	7,763	\$	7,914	\$	8,069	\$	8,226	\$	8,385	\$	8,548	\$	8,713	\$	8,882	\$	9,053	\$	-
Local TIR Available for Reimbursement to Developer	\$	133,809	\$	136,452	\$	139,140	\$	141,876	\$	144,659	\$	147,491	\$	150,373	\$	153,305	\$	156,288	\$	159,324	\$	162,413	\$	165,555	\$	168,753	\$	172,007		
Total State & Local TIR Available for Reimbursement to Developer and City	\$	223,965	\$	228,387	\$	232,887	\$	237,466	\$	242,124	\$	246,865	\$	251,688	\$	256,596	\$	261,589	\$	282,005	\$	287,472	\$	293,035	\$	298,695	\$	304,454		
DEVELOPER (Available State and Local TIR)																														
	\$	3,205,034	\$	3,055,626	\$	2,901,718	\$	2,714,731	\$	2,473,586	\$	2,227,701	\$	1,976,992	\$	1,721,376	\$	1,460,766	\$	1,179,740	\$	893,247	\$	601,191	\$	303,475	\$	(0)		
MSF Eligible Activities	\$	42,194	\$	40,227	\$	38,200	\$	35,739	\$	32,564	\$	29,327	\$	26,027	\$	22,662	\$	19,231	\$	15,531	\$	11,759	\$	7,915	\$	3,995	\$	(0)		
State Tax Reimbursement	\$	761	\$	784	\$	808	\$	896	\$	1,278	\$	1,303	\$	1,329	\$	1,355	\$	1,381	\$	1,610	\$	1,641	\$	1,673	\$	1,705	\$	1,738	\$	24,316
Local Tax Reimbursement	\$	1,148	\$	1,183	\$	1,218	\$	1,476	\$	1,897	\$	1,934	\$	1,972	\$	2,011	\$	2,050	\$	2,090	\$	2,131	\$	2,172	\$	2,214	\$	2,257	\$	34,904
EGLE Eligible Activities	\$	11,553	\$	11,014	\$	10,460	\$	9,786	\$	8,916	\$	8,030	\$	7,126	\$	6,205	\$	5,266	\$	4,253	\$	3,220	\$	2,167	\$	1,094	\$	(0)		
State Tax Reimbursement	\$	208	\$	215	\$	221	\$	270	\$	350	\$	357	\$	364	\$	371	\$	378	\$	441	\$	449	\$	458	\$	467	\$	476	\$	6,658
Local Tax Reimbursement	\$	314	\$	324	\$	334	\$	404	\$	519	\$	530	\$	540	\$	551	\$	561	\$	572	\$	583	\$	595	\$	606	\$	618	\$	9,557
MSHDA Eligible Activities	\$	3,151,287	\$	3,004,385	\$	2,853,058	\$	2,669,207	\$	2,432,106	\$	2,190,344	\$	1,943,839	\$	1,692,509	\$	1,436,270	\$	1,159,956	\$	878,268	\$	591,109	\$	298,386	\$	(0)		
State Tax Reimbursement	\$	56,805	\$	58,555	\$	60,336	\$	73,638	\$	95,436	\$	97,312	\$	99,221	\$	101,164	\$	103,140	\$	120,229	\$	122,568	\$	124,947	\$	127,368	\$	129,832	\$	1,816,101
Local Tax Reimbursement	\$	85,749	\$	88,347	\$	90,990	\$	110,213	\$	141,665	\$	144,450	\$	147,283	\$	150,166	\$	153,099	\$	156,084	\$	159,121	\$	162,211	\$	165,355	\$	168,555	\$	2,606,849
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$	144,985	\$	149,408	\$	153,908	\$	186,987	\$	241,145	\$	245,885	\$	250,709	\$	255,616	\$	260,610	\$	281,026	\$	286,493	\$	292,056	\$	297,716	\$	303,475	\$	4,498,386
CITY (Fixed at \$78,000 annually)																														
	\$	218,229	\$	139,250	\$	60,270	\$	9,792	\$	8,813	\$	7,833	\$	6,854	\$	5,875	\$	4,896	\$	3,917	\$	2,938	\$	1,958	\$	979	\$	0		
MSF Eligible Activities	\$	205,500	\$	127,500	\$	49,500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
State Tax Reimbursement	\$	31,980	\$	31,980	\$	31,980	\$	20,295	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	480,376
Local Tax Reimbursement	\$	46,020	\$	46,020	\$	46,020	\$	29,205	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	697,179
MSHDA Eligible Activities	\$	12,729	\$	11,750	\$	10,771	\$	9,792	\$	8,813	\$	7,833	\$	6,854	\$	5,875	\$	4,896	\$	3,917	\$	2,938	\$	1,958	\$	979	\$	-		
State Tax Reimbursement	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	401	\$	9,635
Local Tax Reimbursement	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	578	\$	13,865
TOTAL ANNUAL CITY REIMBURSEMENT	\$	78,979	\$	78,979	\$	78,979	\$	50,479	\$	979	\$	979	\$	979	\$	979	\$	979	\$	979	\$	979	\$	979	\$	979	\$	979	\$	1,201,055
LBRF (5% of available State and Local TIR)																														
	\$	92,544	\$	99,726	\$	107,049	\$	114,516	\$	122,130	\$	129,892	\$	137,807	\$	145,875	\$	154,101	\$	162,486	\$	171,034	\$	179,748	\$	188,630	\$	197,683		
Capture	\$	92,544	\$	99,726	\$	107,049	\$	114,516	\$	122,130	\$	129,892	\$	137,807	\$	145,875	\$	154,101	\$	162,486	\$	171,034	\$	179,748	\$	188,630	\$	197,683		
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	12,715
Local Tax Reimbursement	\$	7,043	\$	7,182	\$	7,323	\$	7,467	\$	7,614	\$	7,763	\$	7,914	\$	8,069	\$	8,226	\$	8,385	\$	8,548	\$	8,713	\$	8,882	\$	9,053	\$	184,968
TOTAL ANNUAL LBRF REIMBURSEMENT	\$	7,043	\$	7,182	\$	7,323	\$	7,467	\$	7,614	\$	7,763	\$	7,914	\$	8,069	\$	8,226	\$	8,385	\$	8,548	\$	8,713	\$	8,882	\$	9,053	\$	197,683
Grand Total															\$	6,365,164														

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/18/2021) Residential Soil*	HA-1 3.0' BGL 1/15/2010	HA-2 3.0' BGL 1/15/2010	HA-3 3.0' BGL 1/15/2010	HA-4 3.0' BGL 1/15/2010	GP-1 3.0' BGL 1/15/2010
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	23,000,000	2.9E+8 (C)	2.6E+05 (EE) st	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - MI Metals												
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	NA	NA	NA	NA	600
Barium (B)	7440393	75,000	1.E+06	G =2.9E+5	4.E+07	NLV	No SS Criteria	NA	NA	NA	NA	2,400
Cadmium (B)	7440439	1,200	6,000	G=2,600, X	550,000	NLV	No SS Criteria	NA	NA	NA	NA	ND
Chromium (B,H)	16065831	18,000	1.0E+9 E	G=2.1E+9	3.E+06	NLV	No SS Criteria	NA	NA	NA	NA	3,000
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	NA	NA	NA	NA	8,000
Lead (B)	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	NA	NA	NA	NA	35,000
Mercury (B,Z)	Varies	130	1,700	50 (M); 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	NA	NA	NA	NA	ND
Silver (B)	7440224	1,000	4,500	100 (M); 27	3.E+06	NLV	No SS Criteria	NA	NA	NA	NA	ND
Zinc (B)	7440666	47,000	2.E+06	G=1.2E+5	2.E+08	NLV	No SS Criteria	NA	NA	NA	NA	31,000
Other Metals	Varies	Varies	Varies	Varies	Varies	Varies	No SS Criteria	NA	NA	NA	NA	ND
	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/18/2021) Residential Soil*	GP-1 23.5' BGL 1/14/2010	GP-2 3.0' BGL 1/14/2010	GP-2 11.0' BGL 1/14/2010	GP-3 3.5' BGL 1/14/2010	GP-3 11.5' BGL 1/14/2010
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE) st	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - MI Metals												
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	200	400	200	200	300
Barium	7440393	75,000	1.E+06	G =2.9E+5	4.E+07	NLV	No SS Criteria	7,000	8,000	6,000	5,000	9,000
Cadmium	7440439	1,200	6,000	G=2,600, X	550,000	NLV	No SS Criteria	ND	ND	ND	ND	ND
Chromium	16065831	18,000	1.0E+9 E	G=2.1E+9	3.E+06	NLV	No SS Criteria	2,000	2,000	ND	2,000	3,000
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	1,000	8,000	ND	1,000	2,000
Lead	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	ND	37,000	ND	200	2,000
Mercury	Varies	130	1,700	50 (M); 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	ND	71	ND	ND	ND
Silver	7440224	1,000	4,500	100 (M); 27	3.E+06	NLV	No SS Criteria	ND	ND	ND	ND	ND
Zinc	7440666	47,000	2.E+06	G=1.2E+5	2.E+08	NLV	No SS Criteria	3,000	13,000	1,000	4,000	5,000
Various Metals	Various	Varies	Varies	Varies	Varies	Varies	No SS Criteria	ND	ND	ND	ND	ND
	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/18/2021) Residential Soil*	GP-4 6.0' BGL 1/14/2010	GP-5 4.0' BGL 1/14/2010	GP-5 11.0' BGL 1/14/2010	GP-6 2.0' BGL 1/14/2010	GP-6 11.0' BGL 1/14/2010
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE) st	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	136	ND	143	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - MI Metals												
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	200	200	200	2,600	200
Barium	7440393	75,000	1.E+06	G =2.9E+5	4.E+07	NLV	No SS Criteria	6,000	10,000	6,000	149,000	2,000
Cadmium	7440439	1,200	6,000	G=2,600, X	550,000	NLV	No SS Criteria	ND	ND	ND	300	ND
Chromium	16065831	18,000	1.0E+9 E	G=2.1E+9	3.E+06	NLV	No SS Criteria	ND	6,000	ND	6,000	ND
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	ND	11,000	ND	26,000	ND
Lead	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	ND	13,000	ND	135,000	ND
Mercury	Varies	130	1,700	50 (M); 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	ND	ND	ND	ND	ND
Silver	7440224	1,000	4,500	100 (M); 27	3.E+06	NLV	No SS Criteria	ND	ND	ND	100	ND
Zinc	7440666	47,000	2.E+06	G=1.2E+5	2.E+08	NLV	No SS Criteria	2,000	19,000	2,000	164,000	1,000
Various Metals	Various	Varies	Varies	Varies	Varies	Varies	No SS Criteria	ND	ND	ND	ND	ND
	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/18/2021) Residential Soil*	MW-3 10.0' BGL 3/22/2010	MW-4 10.0' BGL 3/22/2010	MW-4 35.0' BGL 3/22/2010	MW-5 10.0' BGL 3/22/2010	Soil Duplicate GP-3/3.5' 1/14/2010
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE) st	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	128	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - MI Metals												
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	ND	NA	NA	400	200
Barium	7440393	75,000	1.E+06	G =2.9E+5	4.E+07	NLV	No SS Criteria	ND	NA	NA	12,000	4,000
Cadmium	7440439	1,200	6,000	G=2,600, X	550,000	NLV	No SS Criteria	ND	NA	NA	ND	ND
Chromium	16065831	18,000	1.0E+9 E	G=2.1E+9	3.E+06	NLV	No SS Criteria	ND	NA	NA	2,000	ND
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	5,000	NA	NA	7,000	ND
Lead	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	ND	NA	NA	ND	ND
Mercury	Varies	130	1,700	50 (M); 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	ND	ND	ND	ND	ND
Silver	7440224	1,000	4,500	100 (M); 27	3.E+06	NLV	No SS Criteria	ND	ND	ND	ND	ND
Zinc	7440666	47,000	2.E+06	G=1.2E+5	2.E+08	NLV	No SS Criteria	6,000	NA	NA	4,000	2,000
Various Metals	Various	Varies	Varies	Varies	Varies	Varies	No SS Criteria	ND	NA	NA	ND	ND
	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/18/2021) Residential Soil*	B-1 13-13.5 2/5/2018	B-1 24.5-25 2/5/2018	B-2 13-13.5 2/5/2018	B-2 24.5-25 2/5/2018	B-3 15-5.5 2/5/2018
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE) st	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - MI Metals												
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	600	380	610	620	1,300
Barium	7440393	75,000	1.E+06	G =2.9E+5	4.E+07	NLV	No SS Criteria	5,400	2,500	5,700	4,100	20,000
Cadmium	7440439	1,200	6,000	G=2,600, X	550,000	NLV	No SS Criteria	ND	ND	ND	ND	ND
Chromium	16065831	18,000	1.0E+9 E	G=2.1E+9	3.E+06	NLV	No SS Criteria	1,700	1,800	1,600	1,300	2,900
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	1,400	1,100	1,200	1,100	2,700
Lead	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	ND	ND	ND	ND	6,600
Mercury	Varies	130	1,700	50 (M); 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	ND	ND	ND	ND	ND
Silver	7440224	1,000	4,500	100 (M); 27	3.E+06	NLV	No SS Criteria	ND	ND	ND	ND	ND
Zinc	7440666	47,000	2.E+06	G=6.5E+4	2.E+08	NLV	No SS Criteria	ND	11,000	4,000	3,300	17,000
Selenium (B)	7782492	410	4,000	400	3.E+06	NLV	No SS Criteria	ND	ND	ND	ND	ND
Various Metals	Various	Varies	Varies	Varies	Varies	Varies	No SS Criteria	ND	ND	ND	ND	ND

Notes:
NA = Not Applicable
ND = Not Detected
NC = No Criteria
* The VIAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42 ft), and USDA soil type of sand.
C = The criterion developed under R 299.20 to R 299.26 exceeds the chemical-specific soil saturation screening level (Csa). The person proposing or implementing response activity shall document whether additional response activity is required to control free-phase liquids or NAPL to protect against risks associated with free-phase liquids by using methods appropriate for the free-phase liquids present. Development of a site-specific Csat or methods presented in R 299.22, R 299.24(5), and R 299.26(8) may be conducted for the relevant exposure pathways.
EE = The acceptable air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substances may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for these hazardous substances is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a United States Environmental Protection Agency Integrated Risk Information System (IRIS) acute reference concentration, or EGLE's Air Quality Division acute initial threshold screening level (ITSL).
I = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased, at a cost as the time of adoption of these rules of \$45, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044- 00155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.
M = The health based SSVIAC may be below target detection limits (TDL). In accordance with Sec. 201.20a(10) when the TDL for a hazardous substance is greater than the developed SSVIAC, the TDL is used to evaluate the risk posed from the pathway.
nc = Non-Carcinogenic
st = Short-term (i.e., less than chronic exposure).
X = The groundwater surface water interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
I = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased, at a cost as the time of adoption of these rules of \$45, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044- 00155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.
ID = Insufficient Data

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Ottwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	B-3 8.5-9 2/8/2018	B-10 4-4.5 2/6/2018		
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	1.0E+06 (EE) st	ND	ND		
Tetrachloroethene	127184	NA	1,000	1,200 (X)	2.0E+5 (C)	11,000	1,400 (EE) st	ND	ND		
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND		
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND		
Analyte - MI Metals											
Arsenic	7440382	5,800	4,600	4,600	7,600	NLV	No SS Criteria	1,300	2,900		
Barium	7440393	75,000	1E+06	G ~2.3E+5	4E+07	NLV	No SS Criteria	16,000	110,000		
Cadmium	7440436	1,200	6,000	G~2,600, X	550,000	NLV	No SS Criteria	ND	970		
Chromium	18065531	18,000	1.0E+9 E	G~2.1E+9	3E+06	NLV	No SS Criteria	2,200	5,500		
Copper	7440508	32,000	6.E+06	G=5.2E+4	2.E+07	NLV	No SS Criteria	1,900	7,800		
Lead	7439921	21,000	700,000	G=4.4E+6, X	400,000	NLV	No SS Criteria	3,100	500,000		
Mercury	Varies	130	1,700	50 (M), 1.2	160,000	8.4E+6 ug/m3 (GG)	22 (M) nc	ND	350		
Silver	7440224	1,000	4,500	100 (M), 27	3.E+06	NLV	No SS Criteria	ND	ND		
Zinc	7440666	47,000	2.E+06	G=6.5E+4	2.E+08	NLV	No SS Criteria	8,800	220,000		
Selenium	7782492	410	4,000	400	3.E+06	NLV	No SS Criteria	ND	400		
Various Metals	Various	Varies	Varies	Varies	Varies	Varies	No SS Criteria	ND	ND		
Analyte - PNAs											
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	350		
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	ND	760		
Other PNAs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND		

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	HA-1 13.0' 2/26/2018	HA2 12.0' 2/26/2019	HA-1 8.0' 2/27/2019	HA-2 8.0' 2/27/2019	HA-3 8.0' 2/27/2019
1,2,4-Trimethylbenzene (I)	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	49,000	3,000	ND	ND	ND
1,3,5-Trimethylbenzene (I)	106678	NA	1,800	1,100	3.2E+7 (C)	2.6E+6 (C)	100 (JT) nc	15,000	870	ND	ND	270
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	NA	NA	ND	ND	460
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	NA	NA	ND	ND	ND
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	NA	NA	ND	ND	ND
Benzene (I)	71432	NA	100	4,000 (X)	180,000	1,800	1.7 (M) ca	640	ND	ND	ND	ND
Ethylbenzene (I)	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	8,100	ND	ND	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	NA	NA	ND	ND	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	74 (M) ca	NA	NA	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	NA	NA	ND	ND	ND
n-Propylbenzene (I)	103651	NA	1,800	ID	2,500,000	ID	1,800 (DD) dev	NA	NA	ND	ND	ND
Tetrachloroethene	127184	NA	1,000	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	11,000	ND	ND	ND	ND
Xylenes (I, Total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	38,000	ND	ND	ND	ND
m,p-Xylene (I)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	26,000	ND	ND	ND	ND
o-Xylene (I)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	11,000	ND	ND	ND	58
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	NA	NA	ND	ND	ND
Analyte - PNAs												
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	1.3E+07 nc	4,300	ND	ND	ND	2,500
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	6,300	ND	ND	ND	2,500
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	34,000	ND	ND	ND	8,300
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	12,000	ND	ND	ND	1,000
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	13,800	ND	ND	ND	2,600
Other PNAs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	HA-3 20.0' 2/27/2019	HA-4 8.0' 2/27/2019	HA-9 9.0' 2/27/2019	HA-9 15.0' 2/27/2019	HA-9 22.0' 2/27/2019
1,2,4-Trimethylbenzene (I)	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	110	ND	4,100	ND	ND
1,3,5-Trimethylbenzene (I)	106678	NA	1,800	1,100	3.2E+7 (C)	2.6E+6 (C)	100 (JT) nc	130	ND	13,000	180	370
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	ND	ND	6,000	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	1,600	ND	29,000	870	880
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND	ND	ND	ND	ND
Benzene (I)	71432	NA	100	4,000 (X)	180,000	1,800	1.7 (M) ca	ND	ND	ND	ND	ND
Ethylbenzene (I)	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND	ND	2,700	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	4,800	ND	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	74 (M) ca	ND	ND	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND	ND	1,400	ND	ND
n-Propylbenzene (I)	103651	NA	1,800	ID	2,500,000	ID	1,800 (DD) dev	ND	ND	3,000	ND	ND
Tetrachloroethene	127184	NA	1,000	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND	ND	3,600	ND	ND
Xylenes (I, Total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	13,000	ND	ND
m,p-Xylene (I)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	8,700	ND	ND
o-Xylene (I)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	54	ND	4,000	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - PNAs												
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND	ND	1,500	1,700	ND
Acenaphthylene	208968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND	ND	ND	ND	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	ND	ND	1,100	970	ND
Benzofluoranthene (Q)	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND	ND	ND	ND	ND
Benzofluorene	50326	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Benzofluoranthene	205992	NA	NLL	NLL	20,000	ID	NA	ND	ND	ND	ND	ND
Benzofluorene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND	ND	ND	ND	ND
Benzofluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND	ND	ND	ND	ND
Chrysene (Q)	218019	NA	NLL	NLL	2,000,000	ID	NA	ND	ND	ND	ND	ND
Dibenzofluoranthene	53703	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	ND	ND	ND	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND	ND	770	870	ND
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	440	ND	4,300	6,200	570
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	1,300	1,800	ND
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	ND	ND	2,100	2,500	ND
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND	ND	ND	ND	ND

Notes:
NA = Not Applicable
ND = Not Detected
NC = No Criteria

Results compared to EGLE Criteria Lookup Tables, June 25, 2018 and the SSVIAC, dated February 8, 202.
= GCC and/or SSVIAC Exceedance

* The VIAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42 ft), and USDA soil type of sand.
C = The criterion developed under R 299.20 to R 299.26 exceeds the chemical-specific soil saturation screening level (Csa). The person proposing or implementing response activity shall document whether additional response activity is required to control free-phase liquids or NAPL to protect against risks associated with free-phase liquids by using methods appropriate for the free-phase liquids present. Development of a site-specific Csat or methods presented in R 299.22, R 299.24(5), and R 299.26(5) may be conducted for the relevant exposure pathways.

EE = The acceptable air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substance may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for these hazardous substances is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a United States Environmental Protection Agency Integrated Risk Information System (IRIS) acute reference concentration, or EGLE's Air Quality Division acute initial threshold screening level (ITS1).

I = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased, at a cost as set forth in the fee schedule, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044-00155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.

M = The health based SSVIAC may be below target detection limits (TDL). In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed SSVIAC, the TDL is used to evaluate the risk posed from the pathway.

nc = Non-Carcinogenic
st = Short-term (i.e., less than chronic exposure)
X = The groundwater surface water interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
I = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased, at a cost as set forth in the fee schedule, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044-00155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.
ID = Insufficient Data

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	HA-10 6.0' 3/5/2019	HA-11 6.0' 3/5/2019	HA-12 4.0' 3/5/2019	HA-13 4.0' 3/5/2019	VS-1 18.0' 3/1/2019
1,2,4-Trimethylbenzene	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	160	48	ND	ND	21,000
1,3,5-Trimethylbenzene	109678	NA	1,800	1,100	3.2E+7 (C)	2.8E+6 (C)	100 (JT) nc	110	ND	ND	ND	7,100
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	30	ND	ND	ND	8,900
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	17,000	12,000	ND	ND	46,000
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND	ND	ND	ND	ND
Benzene	71432	NA	100	4,000 (X)	180,000	1,600	1.7 (M) ca	ND	ND	ND	ND	370
Ethylbenzene	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND	ND	ND	ND	5,400
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	1,100	320	ND	ND	5,700
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND	ND	ND	ND	2,800
n-Propylbenzene	103651	NA	1,600	ID	2,500,000	ID	1,800 (DD) dev	ND	ND	ND	ND	5,100
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene	106883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND	ND	ND	ND	6,400
Xylene (total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	22,000
m,p-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	15,000
o-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	6,600
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - PNAs												
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND	ND	ND	ND	ND
Acenaphthylene	208968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND	ND	ND	ND	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	51	4,900	73	380	ND
Benzo(a)anthracene	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND	ND	ND	ND	ND
Benzo(a)pyrene	50328	NA	NLL	NLL	2,000	NLV	NA	ND	ND	110	390	ND
Benzo(b)fluoranthene	205992	NA	NLL	NLL	20,000	ID	NA	ND	ND	120	620	ND
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND	ND	ND	200	ND
Benzo(k)fluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND	ND	48	180	ND
Chrysene	218019	NA	NLL	NLL	2,000,000	ID	NA	ND	ND	120	530	ND
Dibenzo(a,h)anthracene	53703	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	61	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	ND	220	1,300	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND	5,100	ND	ND	1,800
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND	ND	ND	190	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	620	29,000	ND	ND	13,000
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	50	1,200	ND	ND	4,100
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	370	1,300	120	630	3,600
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND	140	200	1,200	ND

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	VS-2 18.0' 3/1/2019	VS-3 18.0' 3/1/2019	VS-4 18.0' 3/1/2019	VS-5 18.0' 3/1/2019	VS-6 23.0' 3/1/2019
1,2,4-Trimethylbenzene	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	ND	320	ND	25,000	150
1,3,5-Trimethylbenzene	109678	NA	1,800	1,100	3.2E+7 (C)	2.8E+6 (C)	100 (JT) nc	ND	ND	ND	8,900	ND
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	ND	ND	ND	11,000	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	2,200	ND	60,000	810
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND	ND	ND	ND	ND
Benzene	71432	NA	100	4,000 (X)	180,000	1,600	1.7 (M) ca	ND	ND	ND	ND	ND
Ethylbenzene	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND	ND	ND	ND	5,400
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	9,800	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND	ND	ND	2,700	ND
n-Propylbenzene	103651	NA	1,600	ID	2,500,000	ID	1,800 (DD) dev	ND	ND	ND	5,900	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene	106883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND	ND	ND	7,400	ND
Xylene (total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	290	ND	25,000	ND
m,p-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	190	ND	17,000	ND
o-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	7,800	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - PNAs												
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND	ND	ND	ND	ND
Acenaphthylene	208968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND	ND	ND	ND	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	ND	ND	ND	ND	740
Benzo(a)anthracene	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND	ND	ND	ND	ND
Benzo(a)pyrene	50328	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Benzo(b)fluoranthene	205992	NA	NLL	NLL	20,000	ID	NA	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND	ND	ND	ND	ND
Chrysene	218019	NA	NLL	NLL	2,000,000	ID	NA	ND	ND	ND	ND	ND
Dibenzo(a,h)anthracene	53703	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	ND	ND	ND	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND	ND	ND	4,200	ND
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	ND	ND	24,000	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	6,900	ND
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	ND	ND	ND	10,000	ND
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	VS-6 18.0' 3/15/2019	VS-7 18.0' 3/15/2019	VS-8 18.0' 3/15/2019	VS-9 18.0' 3/15/2019	VS-10 23.0' 3/15/2019
Analyte - VOCs												
1,2,4-Trimethylbenzene	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	109678	NA	1,800	1,100	3.2E+7 (C)	2.8E+6 (C)	100 (JT) nc	ND	ND	ND	ND	ND
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	ND	ND	ND	ND
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND	ND	ND	ND	ND
Benzene	71432	NA	100	4,000 (X)	180,000	1,600	1.7 (M) ca	ND	ND	ND	ND	ND
Ethylbenzene	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND	ND	ND	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	ND	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
n-Propylbenzene	103651	NA	1,600	ID	2,500,000	ID	1,800 (DD) dev	ID	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene	106883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND	ND	ND	ND	ND
Xylene (total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
m,p-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
o-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - PNAs												
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND	ND	ND	ND	ND
Acenaphthylene	208968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND	ND	ND	ND	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	ND	ND	ND	ND	ND
Benzo(a)anthracene	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND	ND	ND	ND	ND
Benzo(a)pyrene	50328	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Benzo(b)fluoranthene	205992	NA	NLL	NLL	20,000	ID	NA	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND	ND	ND	ND	ND
Chrysene	218019	NA	NLL	NLL	2,000,000	ID	NA	ND	ND	ND	ND	ND
Dibenzo(a,h)anthracene	53703	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	ND	ND	ND	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	ND	ND	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	ND	ND
Phenanthrene	285019	NA	2,600	2,100	3.E+08	3.E+08	3.1E+06	ND	ND	ND	ND	ND
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND	ND	ND	ND	ND

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Ottwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	VS-10 26.0' 3/15/2019	VS-1 8.5' 3/26/2019	VS-2 5.0' 3/26/2019	VS-3 5.0' 3/26/2019	VS-4 5.0' 3/26/2019
Analyte - VOCs												
1,2,4-Trimethylbenzene	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	108678	NA	1,800	1,100	3.2E+7 (C)	2.6E+6 (C)	100 (JT) nc	ND	ND	ND	ND	ND
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	ND	ND	ND	ND
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND	ND	ND	ND	ND
Benzene	71432	NA	100	4,000 (X)	180,000	1,600	1.7 (M) ca	ND	ND	ND	ND	ND
Ethylbenzene	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND	ND	ND	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	ND	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND	ND	ND	ND	ND
n-Propylbenzene	103651	NA	1,600	ID	2,500,000	ID	1,800 (DD) dev	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND	ND	ND	ND	ND
Xylene (total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
m,p-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
o-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND
Analyte - PNAs												
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND	ND	ND	ND	ND
Acenaphthylene	209968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND	ND	ND	ND	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	ND	ND	ND	ND	ND
Benzo(a)anthracene	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND	ND	ND	ND	ND
Benzo(a)pyrene	50328	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
205992	205992	NA	NLL	NLL	20,000	ID	NA	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND	ND	ND	ND	ND
Chrysene	218019	NA	NLL	NLL	2,000,000	ID	NA	ND	ND	ND	ND	ND
Dibenz(a,h)anthracene	53703	NA	NLL	NLL	2,000	NLV	NA	ND	ND	ND	ND	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND	ND	ND	ND	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND	ND	ND	ND	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND	ND	ND	ND	ND
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	ND	ND	ND	ND	ND
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	VS-5 5.0' 3/26/2019
Analyte - VOCs								
1,2,4-Trimethylbenzene	95636	NA	2,100	570	3.2E+7 (C)	4.3E+6 (C)	150 (JT) nc	ND
1,3,5-Trimethylbenzene	108678	NA	1,800	1,100	3.2E+7 (C)	2.6E+6 (C)	100 (JT) nc	ND
1,2,3-Trimethylbenzene	526738	NC	NC	NC	NC	NC	270 (JT) nc	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND
1,2-Dichloroethane	107062	NA	100	7,200 (X)	91,000	2,100	0.82 (M) ca	ND
Benzene	71432	NA	100	4,000 (X)	180,000	1,600	1.7 (M) ca	ND
Ethylbenzene	100414	NA	1,500	360	2.2E+7 (C)	87,000	12 (M) ca	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND
Methyl tert-butyl ether	1634044	NA	800	1.4E+05 (X)	2.E+06	9.9E+06 (C)	3.8 (M) ca	ND
Isopropylbenzene	98828	NA	91,000	3,200	2.2E+05 (C)	4.0E+05 (C)	3.8 (M) ca	ND
n-Propylbenzene	103651	NA	1,600	ID	2,500,000	ID	1,800 (DD) dev	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND
Toluene	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+05 (C)	3,700 nc	ND
Xylene (total)	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND
m,p-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND
o-Xylene	1330207	NA	5,600	980	4.1E+08 (C)	6.3E+06 (C)	280 (J) nc	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND
Analyte - PNAs								
Acenaphthene	83329	NA	300,000	8,700	4.E+07	2.E+08	2.1E+05 nc	ND
Acenaphthylene	209968	NA	5,900	ID	2.E+06	2.E+06	DATA	ND
Anthracene	120127	NA	41,000	ID	2.E+08	1.0E+09 (D)	13,000,000	ND
Benzo(a)anthracene	56553	NA	NLL	NLL	20,000	NLV	1.6E+05 (MM) mut	ND
Benzo(a)pyrene	50328	NA	NLL	NLL	2,000	NLV	NA	ND
205992	205992	NA	NLL	NLL	20,000	ID	NA	ND
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	3.E+06	NLV	NA	ND
Benzo(k)fluoranthene	207089	NA	NLL	NLL	200,000	NLV	NA	ND
Chrysene	218019	NA	NLL	NLL	2,000,000	ID	NA	ND
Dibenz(a,h)anthracene	53703	NA	NLL	NLL	2,000	NLV	NA	ND
Fluoranthene	206440	NA	730,000	5,500	5.E+07	1.0E+9 (D)	NA	ND
Fluorene	86737	NA	390,000	5,300	3.E+07	6.E+08	4.7E+05 nc	ND
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLL	20,000	NLV	NA	ND
2-Methylnaphthalene	91576	NA	57,000	4,200	8.E+06	3.E+06	1,700 nc	ND
Naphthalene	91203	NA	35,000	730	2.E+07	250,000	67 (M) ca	ND
Phenanthrene	85018	NA	5,600	2,100	2.E+06	3.E+06	1,700 nc	ND
Pyrene	129000	NA	480,000	ID	3.E+07	1.0E+09 (D)	2.5E+07 nc	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-1 1.0' BGL 5/14/2021	GPB-1 3.0' BGL 5/14/2021	GPB-1 5.0' BGL 5/14/2021	GPB-1 7.0' BGL 5/14/2021	GPB-1 9.0' BGL 5/14/2021
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	190	51	95	110	120
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-2 1.0' BGL 5/14/2021	GPB-2 3.0' BGL 5/14/2021	GPB-2 5.0' BGL 5/14/2021	GPB-2 7.0' BGL 5/14/2021	GPB-2 9.0' BGL 5/14/2021
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	73	73	67
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-3 1.0' BGL 5/14/2021	GPB-3 3.0' BGL 5/14/2021	GPB-3 5.0' BGL 5/14/2021	GPB-3 7.0' BGL 5/14/2021	GPB-3 9.0' BGL 5/14/2021
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-4 1.0' BGL 5/14/2021	GPB-4 3.0' BGL 5/14/2021	GPB-4 5.0' BGL 5/14/2021	GPB-4 7.0' BGL 5/14/2021	GPB-4 9.0' BGL 5/14/2021
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-5 1.0' BGL 5/14/2021	GPB-5 3.0' BGL 5/14/2021	GPB-5 5.0' BGL 5/14/2021	GPB-5 7.0' BGL 5/14/2021	GPB-5 9.0' BGL 5/14/2021
Analyte - VOCs												
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	73	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+07 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

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Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-1 1.0' BGL 5/14/2021	GPB-1 3.0' BGL 5/14/2021	GPB-1 5.0' BGL 5/14/2021	7.0' BGL 5/14/2021	9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	73	73	67
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-2 1.0' BGL 5/14/2021	GPB-2 3.0' BGL 5/14/2021	GPB-2 5.0' BGL 5/14/2021	7.0' BGL 5/14/2021	9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	73	73	67
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-3 1.0' BGL 5/14/2021	GPB-3 3.0' BGL 5/14/2021	GPB-3 5.0' BGL 5/14/2021	7.0' BGL 5/14/2021	9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	120	53	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-4 1.0' BGL 5/14/2021	GPB-4 3.0' BGL 5/14/2021	GPB-4 5.0' BGL 5/14/2021	GPB-4 7.0' BGL 5/14/2021	GPB-4 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-5 1.0' BGL 5/14/2021	GPB-5 3.0' BGL 5/14/2021	GPB-5 5.0' BGL 5/14/2021	GPB-5 7.0' BGL 5/14/2021	GPB-5 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	73	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-6 1.0' BGL 5/14/2021	GPB-6 3.0' BGL 5/14/2021	GPB-6 5.0' BGL 5/14/2021	GPB-6 7.0' BGL 5/14/2021	GPB-6 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	6300	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	150	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-7 1.0' BGL 5/14/2021	GPB-7 3.0' BGL 5/14/2021	GPB-7 5.0' BGL 5/14/2021	GPB-7 7.0' BGL 5/14/2021	GPB-7 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	100	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-8 1.0' BGL 5/14/2021	GPB-8 3.0' BGL 5/14/2021	GPB-8 5.0' BGL 5/14/2021	GPB-8 7.0' BGL 5/14/2021	GPB-8 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-9 1.0' BGL 5/14/2021	GPB-9 3.0' BGL 5/14/2021	GPB-9 5.0' BGL 5/14/2021	GPB-9 7.0' BGL 5/14/2021	GPB-9 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	190	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-10 1.0' BGL 5/14/2021	GPB-10 12.0' BGL 5/14/2021	GPB-11 12.0' BGL 5/14/2021	GPB-12 10.0' BGL 5/14/2021	GPB-12 11.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	140	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-13 1.0' BGL 5/14/2021	GPB-13 11.0' BGL 5/14/2021	GPB-14 11.0' BGL 5/14/2021	GPB-15 11.0' BGL 5/14/2021	GPB-15 11.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	1,200	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	100	ND	150	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-16 1.0' BGL 5/14/2021	GPB-16 3.0' BGL 5/14/2021	GPB-16 5.0' BGL 5/14/2021	GPB-16 7.0' BGL 5/14/2021	GPB-16 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	88	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-17 1.0' BGL 5/14/2021	GPB-17 3.0' BGL 5/14/2021	GPB-17 5.0' BGL 5/14/2021	GPB-17 7.0' BGL 5/14/2021	GPB-17 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	150	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-18 1.0' BGL 5/14/2021	GPB-18 3.0' BGL 5/14/2021	GPB-18 5.0' BGL 5/14/2021	GPB-18 7.0' BGL 5/14/2021	GPB-18 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	720	8.10E+06	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	540	ND	ND
Naphthalene	91203	NA	35,000	430	1.60E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	1,100	ND	ND	ND
Tetrachloroethene	127194	NA	100	1,200 (X)	2.0E+5 (C)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	100	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-19 1.0' BGL 5/14/2021	GPB-19 3.0' BGL 5/14/2021	GPB-19 5.0' BGL 5/14/2021	GPB-19 7.0' BGL 5/14/2021	GPB-19 9.0' BGL 5/14/2021
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
2-Methylnaphthalene	91576	NA	57,000	720	8.10E+06	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	540	ND	ND
Naphthalene	91203	NA	35,000</										

Notes: Results compared to EGLE Criteria Lookup Tables, June 25, 2018 and the SSVIAC, dated February 8, 2021

NA = Not Applicable
■ = GCC and/or SSVIAC Exceedance

ND = Not Detected

■ The VIAAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42 ft), and USDA soil type of sand.

■ The criterion derived under R 299.20 to R 299.26 exceeds the chemical-specific saturation screening level (Csat). The person proposing or implementing response activity shall document whether additional response activity is required to control free-phase liquids or NAPL, to protect against risks associated with free-phase liquids (using methods appropriate for the free-phase liquids present. Development of a site-specific Csat or methods presented in R 299.22, R 299.24/5, and R 299.26(b)) can be conducted for the relevant exposure pathways.

EE = associated air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substance may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for these hazardous substances is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a United States Environmental Protection Agency Integrated Risk Information System (IRIS) acute reference concentration, or EGLE's Air Quality Division acute initial threshold screening level (ITSL).

■ Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased from the time of adoption of these rules of \$45, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044- 0155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.

M = The health based SSVIAC may be below target detection limits (TDL). In accordance with Sec. 2102a(10) when the TDL for a hazardous substance is greater than the developed SSVIAC, the TDL is used to evaluate the risk posed from the pathway.

nc = Non-Chronoconcentric

st = Short-term (i.e., less than chronic exposure)

X = The Groundwater Surface Water Interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-0110
Soil Analytical Data Summary

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-20 1.0* BGL 5/31/2022	GPB-20 3.0* BGL 5/31/2022	5.0* BGL 5/31/2022	7.0* BGL 5/31/2022	9.0* BGL 5/31/2022
Acetone (I)	75741	NA	15,000	2,30E+07	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-22 1.0* BGL 5/31/2022	GPB-22 3.0* BGL 5/31/2022	5.0* BGL 5/31/2022	7.0* BGL 5/31/2022	9.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-23 1.0* BGL 5/31/2022	GPB-23 3.0* BGL 5/31/2022	GPB-23 5.0* BGL 5/31/2022	GPB-23 7.0* BGL 5/31/2022	GPB-23 9.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-24 2.0* BGL 5/31/2022	GPB-24 4.0* BGL 5/31/2022	GPB-24 6.0* BGL 5/31/2022	GPB-24 8.0* BGL 5/31/2022	GPB-24 10.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-25 1.0* BGL 5/31/2022	GPB-25 3.0* BGL 5/31/2022	GPB-25 5.0* BGL 5/31/2022	GPB-25 7.0* BGL 5/31/2022	GPB-25 9.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-26 2.0* BGL 5/31/2022	GPB-26 4.0* BGL 5/31/2022	GPB-26 12.0* BGL 5/31/2022	14.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-27 2.0* BGL 5/31/2022	GPB-27 4.0* BGL 5/31/2022	GPB-27 12.0* BGL 5/31/2022	14.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-28 2.0* BGL 5/31/2022	GPB-28 12.0* BGL 5/31/2022	14.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-29 1.0* BGL 5/31/2022	GPB-29 3.0* BGL 5/31/2022	GPB-29 5.0* BGL 5/31/2022	GPB-29 7.0* BGL 5/31/2022	GPB-29 9.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	119	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-30 2.0* BGL 5/31/2022	GPB-30 7.0* BGL 5/31/2022	GPB-30 10.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-31 2.0* BGL 5/31/2022	GPB-31 14.0* BGL 5/31/2022	GPB-32 2.0* BGL 5/31/2022	GPB-32 12.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-33 2.0* BGL 5/31/2022	GPB-33 14.0* BGL 5/31/2022	GPB-33 2.0* BGL 5/31/2022	GPB-34 14.0* BGL 5/31/2022	GPB-34 2.0* BGL 5/31/2022
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-35 1.0-2.0* BGL 3/22/2023	GPB-35 2.0-3.0* BGL 3/22/2023	GPB-36 1.0-2.0* BGL 3/22/2023	GPB-36 2.0-3.0* BGL 3/22/2023
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-37 1.0-2.0* BGL 3/22/2023	GPB-37 2.0-3.0* BGL 3/22/2023	GPB-38 1.0-2.0* BGL 3/22/2023	GPB-38 2.0-3.0* BGL 3/22/2023
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-39 1.0-2.0* BGL 3/22/2023	GPB-39 2.0-3.0* BGL 3/22/2023	GPB-40 1.0-2.0* BGL 3/22/2023	GPB-39 2.0-3.0* BGL 3/22/2023
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND

Analyte - VOCs		CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-39 1.0-2.0* BGL 3/22/2023	GPB-39 2.0-3.0* BGL 3/22/2023	GPB-40 1.0-2.0* BGL 3/22/2023	GPB-40 2.0-3.0* BGL 3/22/2023
Acetone (I)	67641	NA	15,000	34,000	2,30E+07	2.9E+8 (C)	2.6E+05 (EE)	2.6E+05 (EE)	ND	ND	ND	ND
Tetrachloroethene	127184	NA	100	1,200 (X)	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND
Toluene (I)	108883	NA	16,000	5,400								

Notes: Results compared to EGLE Criteria Lookup Tables, June 25, 2018 and the SSVIAC, dated February 8, 2021

NA = Not Applicable
= GGC and/or SSVIAC Exceedance

ND = Not Detected

- * The VIAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42'), and USDA soil type of sand.
- * The C criterion developed under R 299.20 to R 299.26 exceeds the chemical-specific saturation screening level (Csat). The person proposing or implementing exposure activity shall document whether additional exposure activity is required to control free-phase liquids or NAPL to protect against risks associated with free-phase liquids by using methods appropriate for the free-phase liquids present. Development of a site-specific Csat or methods presented in R 299.22, R 299.24(s), and R 299.26(b) may be conducted for the relevant exposure pathways.
- * The A criterion developed under R 299.20 to R 299.26 exceeds the available hazard quotient (AHC) for the relevant exposure activity. The AHC is the ratio of the available hazard quotient (AHC) to the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a United States Environmental Protection Agency Integrated Risk Information System (IRIS) acute reference concentration, or EGLE's Air Quality Division acute initial threshold screening level (ITSL).
- = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased for a fee as set forth in these rules of \$45, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044-10155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.
- M = The health based SSVIAC may be below target detection limits (TDL). In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed SSVIAC, the TDL is used to evaluate the risk posed from the pathway.
- nc = Non-Chronotoxic
- at = Short-term (i.e., less than chronic exposure)
- X = The groundwater surface water interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

Table 4
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011C
Soil Analytical Data Summary

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-41 1.0-2.0' BGL 3/22/2023	GPB-41 2.0-3.0' BGL 3/22/2023	GPB-42 1.0-2.0' BGL 3/22/2023	GPB-42 2.0-3.0' BGL 3/22/2023	
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	50	ND	ND	57	
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-43 1.0-2.0' BGL 3/22/2023	GPB-43 2.0-3.0' BGL 3/22/2023	GPB-44 1.0-2.0' BGL 3/22/2023	GPB-44 2.0-3.0' BGL 3/22/2023	
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	84	ND	81	ND	
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-45 1.0-2.0' BGL 3/22/2023	GPB-45 2.0-3.0' BGL 3/22/2023	GPB-46 1.0-2.0' BGL 3/22/2023	GPB-46 2.0-3.0' BGL 3/22/2023	
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-47 1.0-2.0' BGL 3/22/2023	GPB-47 2.0-3.0' BGL 3/22/2023	GPB-48 1.0-2.0' BGL 3/22/2023	GPB-48 2.0-3.0' BGL 3/22/2023	
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	

Analyte - VOCs	CAS #	EGLE Part 201 Statewide Default Background Criteria	EGLE Part 201 Drinking Water Protection Criteria	EGLE Part 201 Groundwater Surface Water Interface Protection Criteria	EGLE Part 201 Direct Contact Criteria	EGLE Part 201 Soil Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific (SS) Residential Volatilization to Indoor Air Criteria (VIAC) (2/8/2021) Residential Soil*	GPB-49 1.0-2.0' BGL 3/22/2023	GPB-49 2.0-3.0' BGL 3/22/2023	GPB-50 1.0-2.0' BGL 3/22/2023	GPB-50 2.0-3.0' BGL 3/22/2023	
Acetone (I)	67641	NA	15,000	34,000	2.30E+07	2.9E+8 (C)	2.6E+05 (EE)	ND	ND	ND	ND	
Tetrachloroethene	127184	NA	100	1,200 (X)	2.0E+5 (C)	11,000	6.2 (M) (EE) st	ND	ND	ND	ND	
Toluene (I)	108883	NA	16,000	5,400	5.0E+7 (C)	3.3E+5 (C)	3,700 nc	ND	ND	ND	ND	
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	

Notes:
 NA = Not Applicable
 ND = Not Detected
 * The VIAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42 ft), and USDA soil type of sand.
 C = The criterion developed under R 299.20 to R 299.26 exceeds the chemical-specific soil saturation screening level (Csat). The person proposing or implementing response activity shall document whether additional response activity is required to control free-phase liquids or NAPL to protect against risks associated with free-phase liquids by using methods appropriate for the free-phase liquids present. Development of a site-specific Csat or methods presented in R 299.22, R 299.24(5), and R 299.26(6) may be conducted for the relevant exposure pathways.
 EE = The acceptable air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substance may cause adverse human health effects for less than chronic exposures (i.e. short-term or acute). The AAC for these hazardous substances is the acute or intermediate minimum risk level (MRL) developed by the Agency for Toxic Substances and Disease Registry (ATSDR), a United States Environmental Protection Agency Integrated Risk Information System (IRIS) acute reference concentration, or EGLE's Air Quality Division acute initial threshold screening level (ITSL).
 I = Hazardous substance may exhibit the characteristic of ignitability as defined in 40 C.F.R. §261.21 (revised as of July 1, 2001), which is adopted by reference in these rules and is available for inspection at the DEQ, 525 West Allegan Street, Lansing, Michigan. Copies of the regulation may be purchased, at a cost as of the time of adoption of these rules of \$45, from the Superintendent of Documents, Government Printing Office, Washington, DC 20401 (stock number 869-044-00155-1), or from the DEQ, Remediation and Redevelopment Division (RRD), 525 West Allegan Street, Lansing, Michigan 48933, at cost.
 M = The health based SSVIAC may be below target detection limits (TDL). In accordance with Sec. 20120a(10) when the TDL for a hazardous substance is greater than the developed SSVIAC, the TDL is used to evaluate the risk posed from the pathway.
 nc = Non-Carcinogenic
 st = Short-term (i.e., less than chronic exposure).
 X = The groundwater surface water interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

Table 5
Cadillac Lofts Property
South Mitchell Street
City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011
Groundwater Analytical Data Summary

Analyte - VOCs	CAS #	EGLE Part 201 Residential Drinking Water Criteria	EGLE Part 201 Groundwater Surface Water Interface Criteria	EGLE Part 201 Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	EGLE Site-Specific Groundwater Not In Contact (GWNIC), February 8, 2021*	MW-1 3/22/2010	MW-2 3/22/2010	MW-3 3/22/2010	MW-4 3/22/2010	MW-5 3/22/2010
Tetrachloroethene	127184	5.0 (A)	60 (X)	25,000	26 (DD)	ND	ND	ND	6	6
Various VOCs	Various	Various	Various	Various	Various	ND	ND	ND	ND	ND
Analyte - Metals										
Barium	7440393	2,000	G=440,X	NLV	NA	200	ND	100	ND	ND
Chromium	16065831	100 (A)	G=74,X	NLV	NA	ND	ND	ND	1	ND
Copper	7440508	1,000 (E)	G=9	NLV	NA	15	5	4	4	6
Various Metals	Varies	Varies	Varies	Varies	NA	ND	ND	ND	ND	ND

Notes:

ND = Not Detected

[Shaded Box] = GCC and/ or SSVIAC Exceedence

All results listed in parts per billion

Results compared to EGLE Criteria Lookup Tables, Dec. 21, 2020 and the SSVIAC, dated February 8, 2021

* The VIAC are restricted site-specific criteria that apply to a residential house with a slab-on-grade foundation, the depth to groundwater submitted for this site (i.e. 42 ft), and USDA soil type of sand.

NA = Site specific criteria not provided

A = Criterion is the State of Michigan drinking water standard established pursuant to section 5 of 1976 PA 399, MCL 325.1005

E = Criterion is the aesthetic drinking water value, as required by Section 20120a(5) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A notice of aesthetic impact may be employed as an institutional control. 1,400 is the health-based drinking water value for copper.

G = Groundwater surface water interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water. 100 CaCO3/L was used for the hardness value.

X = The groundwater surface water interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

DD = Hazardous substance causes developmental effects. Residential SSVIAC are protective of both prenatal exposure using a pregnant female receptor and postnatal exposure using a child receptor. Nonresidential SSVIAC are protective of prenatal exposure using a pregnant female receptor. Prenatal developmental effects may occur after an acute (i.e. short-term) or full-term exposure.

Table 6
Cadillac Lofts Property
South Mitchell Street, City of Cadillac, Wexford County, Michigan
Ottwell Mawby, P.C. Project Number: 18-011
Soil Gas Analytical Data Summary

Parameter	Chemical Abstract Number (CAS Number)	EGLE Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC), February 8, 2021	VP-1 2/7/18	VP-2 2/7/18	SG-1* 2/7/18	SG-2* 2/7/18	SG-3* 2/7/18			
Acetone	67641	1.0E+06 (EE) st	64	ND	ND	ND	ND			
Benzene	71432	110 ca	ND	ND	ND	ND	ND			
1,3 Butadiene	106990	NC	0.91	ND	ND	ND	ND			
2-Butadiene	590192	NC	ND	ND	ND	ND	ND			
Chloroethane	75003	1.4E+05 nc	ND	ND	ND	ND	ND			
Chloroform	67663	37 ca	ND	5.9	ND	ND	ND			
Chloromethane	74873	3,100 nc	ND	ND	ND	ND	ND			
Dichlorodifluoromethane	75718	11,000 nc	ND	ND	ND	ND	ND			
1,3,-Dichlorobenzene	541731	100 nc	ND	ND	ND	ND	ND			
1,4-Dichlorobenzene	106467	220 ca	ND	ND	ND	ND	ND			
1,1-Dichloroethane	75343	530 ca	ND	ND	ND	ND	ND			
1,1-Dichloroethylene	75354	7,000 nc	ND	ND	ND	ND	ND			
cis-1,2-Dichloroethylene	156592	280 nc	ND	ND	ND	ND	ND			
trans-1,2-Dichloroethylene	156605	2,800 nc	ND	ND	ND	ND	ND			
Ethylbenzene	100414	340 ca	ND	ND	ND	ND	ND			
n-Heptane	142825	1.2e+05 nc	ND	60	ND	ND	ND			
n-Hexane	110543	24,000 nc	ND	72	ND	ND	ND			
Methyl-tert-butyl ether (MTBE)	1634044	3,300 ca	ND	ND	ND	ND	ND			
Tetrachloroethylene	127184	1,400 (EE) st	330	1,600	380	ND	ND			
Toluene	108883	1.7E+05 nc	41	45	ND	ND	ND			
Trichlorofluoromethane	75694	15,000 nc	ND	ND	ND	ND	ND			
Trichloroethylene	79016	67 (DD) dev	15	5.5	27	ND	2.9			
1,2,4-Trimethylbenzene	95636	2,100 (JT) nc	ND	ND	ND	ND	ND			
1,3,5-Trimethylbenzene	108678	2,100 (JT) nc	ND	ND	ND	ND	ND			
Vinyl chloride	75014	54 (MM) mut	ND	ND	ND	ND	ND			
Xylenes	1330207	7,600 (J) nc	ND	ND	ND	ND	ND			
Other VOCs	Varies	Varies	ND	ND	ND	ND	ND			

Table 6
Cadillac Lofts Property
South Mitchell Street, City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011
Soil Gas Analytical Data Summary

Parameter	Chemical Abstract Number (CAS Number)	EGLE Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC), February 8, 2021	SG-1 2/1/21	SG-2 5/7/21	SG-3 2/1/21	SG-4 5/7/21	SG-5 2/1/21			
Acetone	67641	1.0E+06 (EE) st	ND	ND	ND	ND	ND			
Benzene	71432	110 ca	ND	ND	ND	ND	ND			
2-Butadiene	590192	NC	ND	ND	ND	ND	ND			
Chloroethane	75003	1.4E+05 nc	ND	ND	ND	ND	ND			
Chloroform	67663	37 ca	ND	ND	ND	ND	ND			
Chloromethane	74873	3,100 nc	ND	ND	ND	ND	ND			
Dichlorodifluoromethane	75718	11,000 nc	ND	ND	ND	ND	92			
1,3,-Dichlorobenzene	541731	100 nc	ND	ND	ND	ND	ND			
1,4-Dichlorobenzene	106467	220 ca	ND	ND	ND	ND	ND			
1,1-Dichloroethane	75343	530 ca	ND	ND	ND	ND	ND			
1,1-Dichloroethylene	75354	7,000 nc	ND	ND	ND	ND	ND			
cis-1,2-Dichloroethylene	156592	280 nc	ND	ND	ND	ND	ND			
trans-1,2-Dichloroethylene	156605	2,800 nc	ND	ND	ND	ND	ND			
Ethylbenzene	100414	340 ca	ND	ND	ND	ND	ND			
n-Hexane	110543	24,000 nc	ND	ND	ND	ND	ND			
Methyl-tert-butyl ether (MTBE)	1634044	3,300 ca	ND	ND	ND	ND	ND			
Tetrachloroethylene	127184	1,400 (EE) st	ND	ND	ND	ND	ND			
Toluene	108883	1.7E+05 nc	ND	ND	ND	ND	ND			
Trichlorofluoromethane	75694	15,000 nc	ND	ND	ND	53	120			
Trichloroethylene	79016	67 (DD) dev	ND	ND	ND	ND	ND			
1,2,4-Trimethylbenzene	95636	2,100 (JT) nc	ND	ND	ND	ND	ND			
1,3,5-Trimethylbenzene	108678	2,100 (JT) nc	ND	ND	ND	ND	ND			
Vinyl chloride	75014	54 (MM) mut	ND	ND	ND	ND	ND			
Xylenes	1330207	7,600 (J) nc	ND	ND	ND	ND	ND			
Other VOCs	Varies	Varies	ND	ND	ND	ND	ND			

Table 6
Cadillac Lofts Property
South Mitchell Street, City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011
Soil Gas Analytical Data Summary

Parameter	Chemical Abstract Number (CAS Number)	EGLE Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC), February 8, 2021	SG-6 2/1/21	SG-6 5/7/21	SG-7 2/1/21	SG-7 5/7/21	SG-8 2/1/21	SG-8 5/7/21	SG-9 2/1/21	SG-9 5/7/21
Acetone	67641	1.0E+06 (EE) st	ND	ND	190	ND	ND	ND	ND	ND
Benzene	71432	110 ca	ND	ND	ND	ND	ND	ND	ND	ND
2-Butadiene	590192	NC	ND	ND	ND	ND	ND	49	ND	ND
Chloroethane	75003	1.4E+05 nc	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	67663	37 ca	ND	21	ND	ND	ND	ND	ND	ND
Chloromethane	74873	3,100 nc	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	75718	11,000 nc	ND	ND	72	ND	57	47	ND	31
1,3,-Dichlorobenzene	541731	100 nc	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	106467	220 ca	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	75343	530 ca	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	75354	7,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	156592	280 nc	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethylene	156605	2,800 nc	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	100414	340 ca	ND	ND	ND	ND	ND	ND	ND	ND
n-Hexane	110543	24,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	1634044	3,300 ca	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	127184	1,400 (EE) st	ND	ND	55,000**	64,000	11,000	6,000**	ND	53
Toluene	108883	1.7E+05 nc	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	75694	15,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	79016	67 (DD) dev	ND	ND	69	77	9.2	7.6	ND	ND
1,2,4-Trimethylbenzene	95636	2,100 (JT) nc	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	108678	2,100 (JT) nc	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	75014	54 (MM) mut	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes	1330207	7,600 (J) nc	ND	ND	ND	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND

Table 6
Cadillac Lofts Property
South Mitchell Street, City of Cadillac, Wexford County, Michigan
Ottwell Mawby, P.C. Project Number: 18-011
Soil Gas Analytical Data Summary

Parameter	Chemical Abstract Number (CAS Number)	EGLE Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC), February 8, 2021	SG-10 2/1/21	SG-10 5/7/21	SG-11 2/1/21	SG-11 5/7/21	SG-12 2/1/21	SG-12 5/7/21	SG-13 2/1/21	SG-13 5/7/21
Acetone	67641	1.0E+06 (EE) st	100	ND	ND	ND	ND	ND	ND	ND
Benzene	71432	110 ca	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	75003	1.4E+05 nc	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	67663	37 ca	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	74873	3,100 nc	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	75718	11,000 nc	ND	ND	ND	50	42	36	38	33
1,3,-Dichlorobenzene	541731	100 nc	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	106467	220 ca	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	75343	530 ca	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	75354	7,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	156592	280 nc	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethylene	156605	2,800 nc	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	100414	340 ca	ND	ND	ND	ND	ND	ND	ND	ND
n-Hexane	110543	24,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	1634044	3,300 ca	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	127184	1,400 (EE) st	100	170	280	250	ND	ND	ND	ND
Toluene	108883	1.7E+05 nc	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	75694	15,000 nc	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	79016	67 (DD) dev	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	95636	2,100 (JT) nc	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	108678	2,100 (JT) nc	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	75014	54 (MM) mut	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes	1330207	7,600 (J) nc	ND	ND	ND	ND	ND	ND	ND	ND
Other VOCs	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND

Table 6
Cadillac Lofts Property
South Mitchell Street, City of Cadillac, Wexford County, Michigan
Otwell Mawby, P.C. Project Number: 18-011
Soil Gas Analytical Data Summary

Notes:

Results compared to Michigan Department of Environment, Great Lakes and Energy (EGLE) Site-Specific Volatilization to Indoor Air Criteria, February 8, 2021. The Criteria **Bold/ Shade = Detected concentration is above the noted EGLE Site-Specific VIAC.**

** Compound with a response that exceeded the highest standard in the initial calibration range of the instrument for that specific analysis.

All concentrations shown in ug/m³ (micrograms per cubic meter)

ca = Carcinogenetic;

dev = Developmental

DD = Hazardous substance causes developmental effects. Residential VIAP screening levels are protective of both prenatal exposure using a pregnant female receptor and

EE = The acceptable air concentration (AAC) for the volatile hazardous substances is not derived using standard equations. The hazardous substance may cause adverse human

J = Hazardous substance may be present in several isomer forms. Isomer-specific concentrations must be added together for comparison to criteria.

JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that it is the sole isomer detected;

MM = Hazardous substance is a carcinogen with a mutagenic mode of action. The cancer potency values used in calculating VIAP screening levels are modified using age-

mut = Mutagenic cancer

NA = Not Analyzed

NC = No Criteria

nc = Non-Carcinogenetic

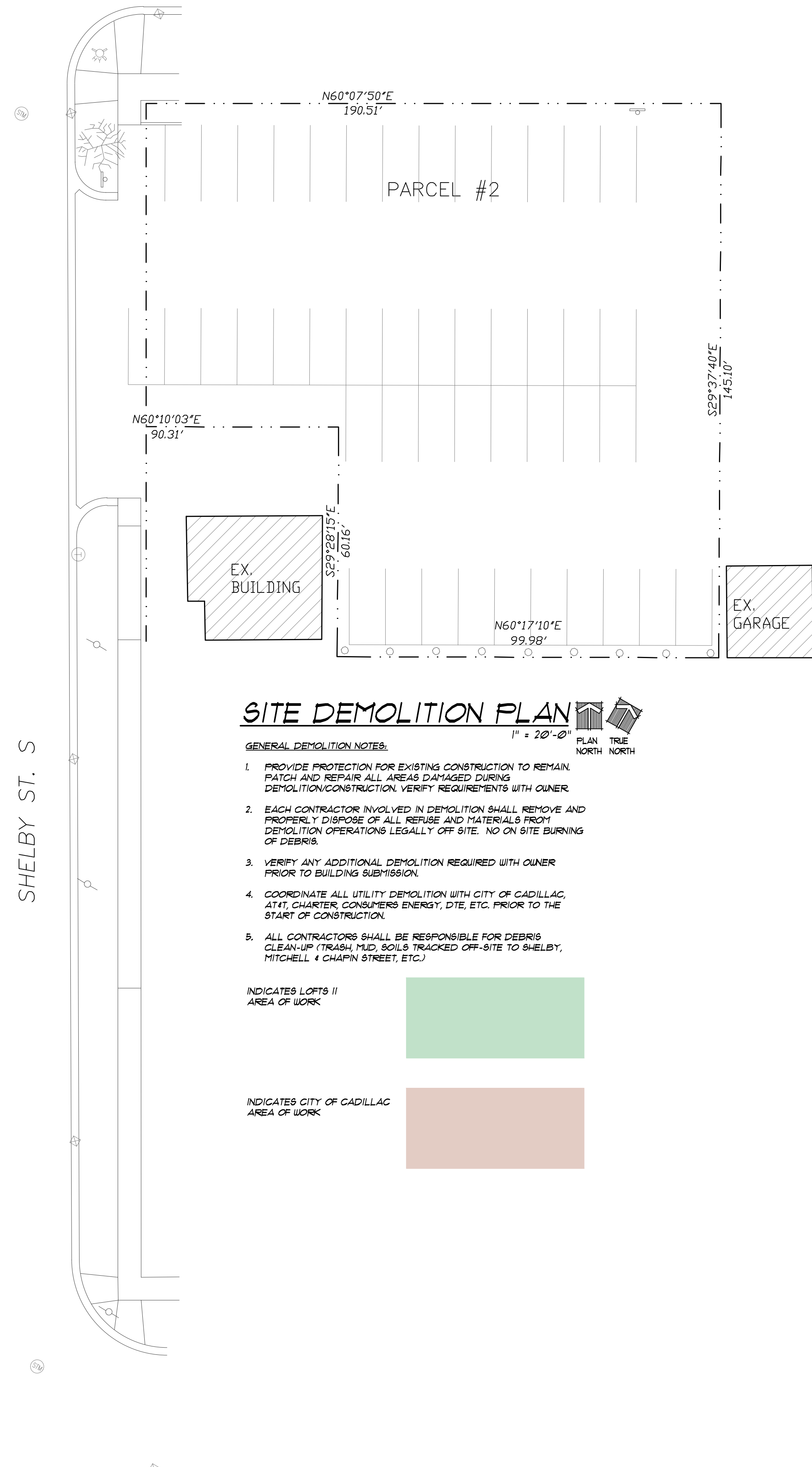
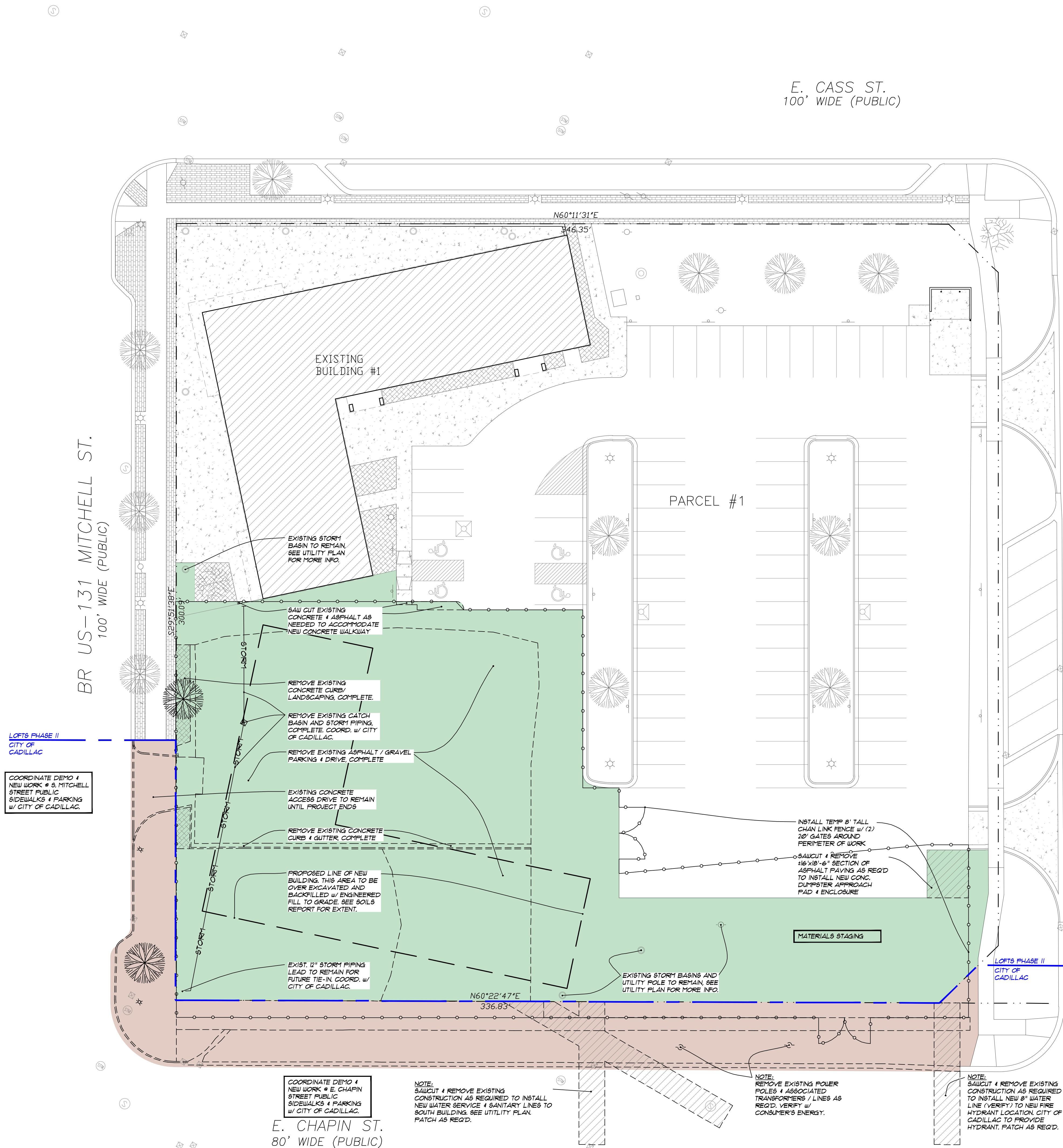
ND = Not Detected

NSL = No Screening Level Established

st = Short-term (i.e., less than chronic exposure)

ATTACHMENT A

Site Plans



ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT

THE
DK
DESIGN GROUP

1104 S. MITCHELL ST.
CADILLAC, MICHIGAN 49601
(231) 779-4002
(231) 779-4022 FAX

Proposed Mixed Use Development for:
Cadillac Lofts LLC - Phase II
207 S. Mitchell Street
Cadillac, MI 49601

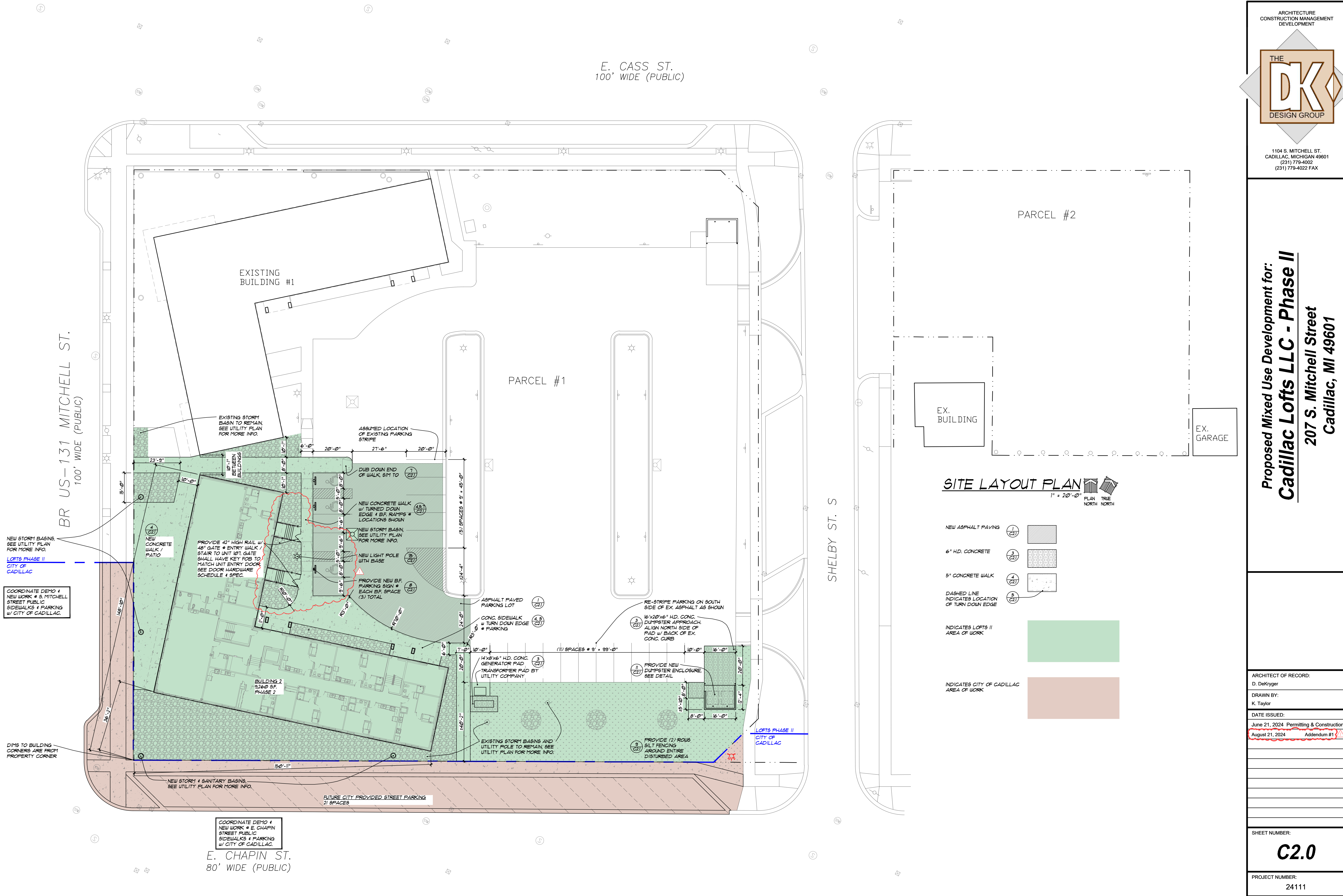
ARCHITECT OF RECORD:
D. DeKryger

DRAWN BY:
K. Taylor

DATE ISSUED:
June 21, 2024 Permitting & Construction
August 21, 2024 Addendum #1

SHEET NUMBER:
C1.0

PROJECT NUMBER:
24111



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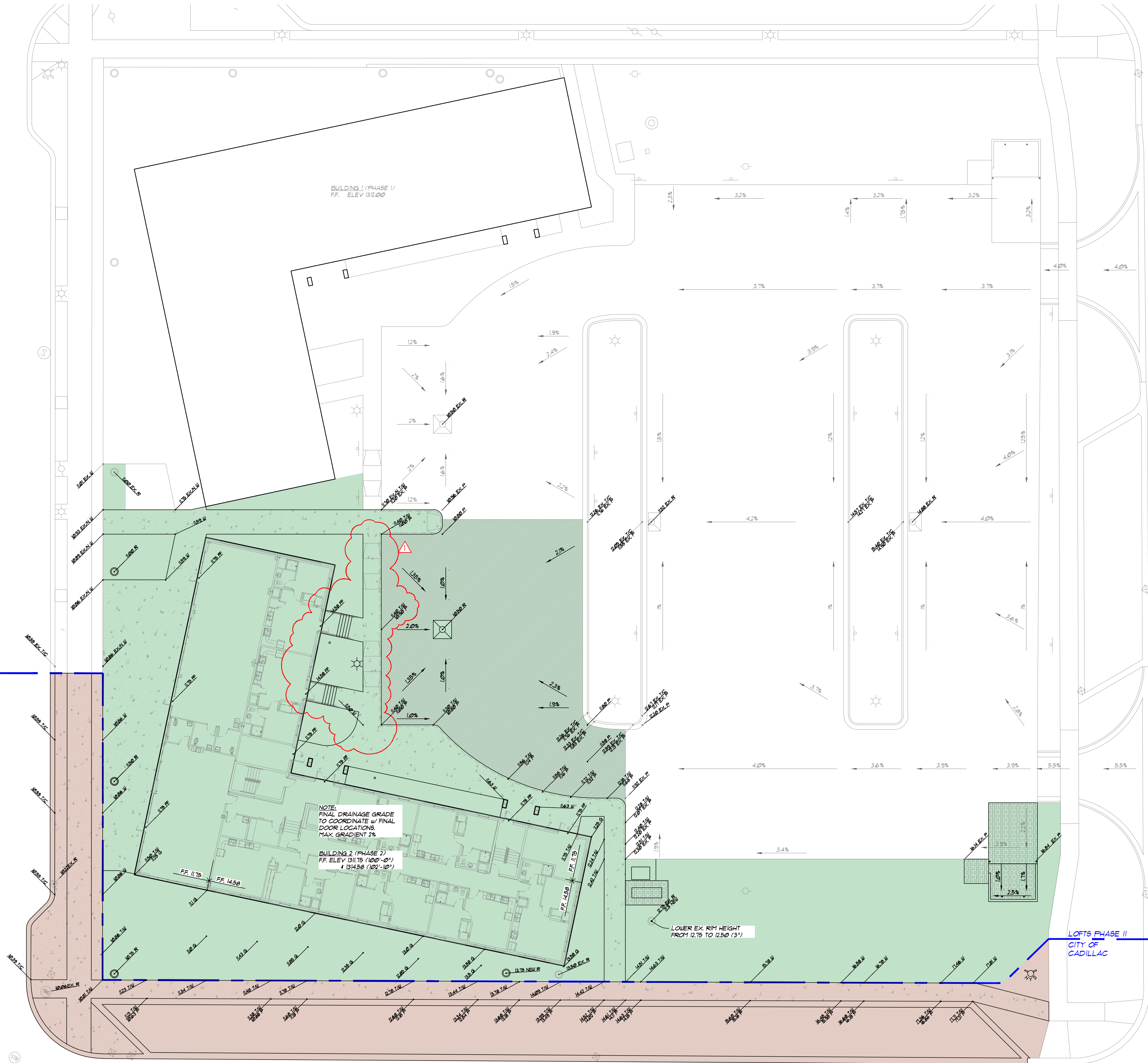
DRAWN BY:
K. Taylor

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C2.0

PROJECT NUMBER:
24111

LOFTS PHASE II
CITY OF
CADILLAC



SITE GRADING PLAN

1/16" = 1'-0" PLAN TRUE NORTH

- NOTE:
- PLEASE ADD 1300 TO ALL PROPOSED GRADES EXCEPT AT BUILDING 1 AND BUILDING 2 FFE'S
 - CONTRACTOR TO VERIFY ALL GRADES & EXISTING ELEMENTS AND CITY PROVIDED ELEMENTS TO CONFIRM NEW WORK MEETS AT EDGES AND IS SLOPED AS INTENDED.

- EXISTING
- NEW
- TOP OF CURB
- TOP OF WALK
- RIM
- PAVING / BOTTOM OF CURB
- WALK
- GRADE
- 5% SLOPE OF PAVING

INDICATES LOFTS II AREA OF WORK

INDICATES CITY OF CADILLAC AREA OF WORK

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CADILLAC, MICHIGAN 49601
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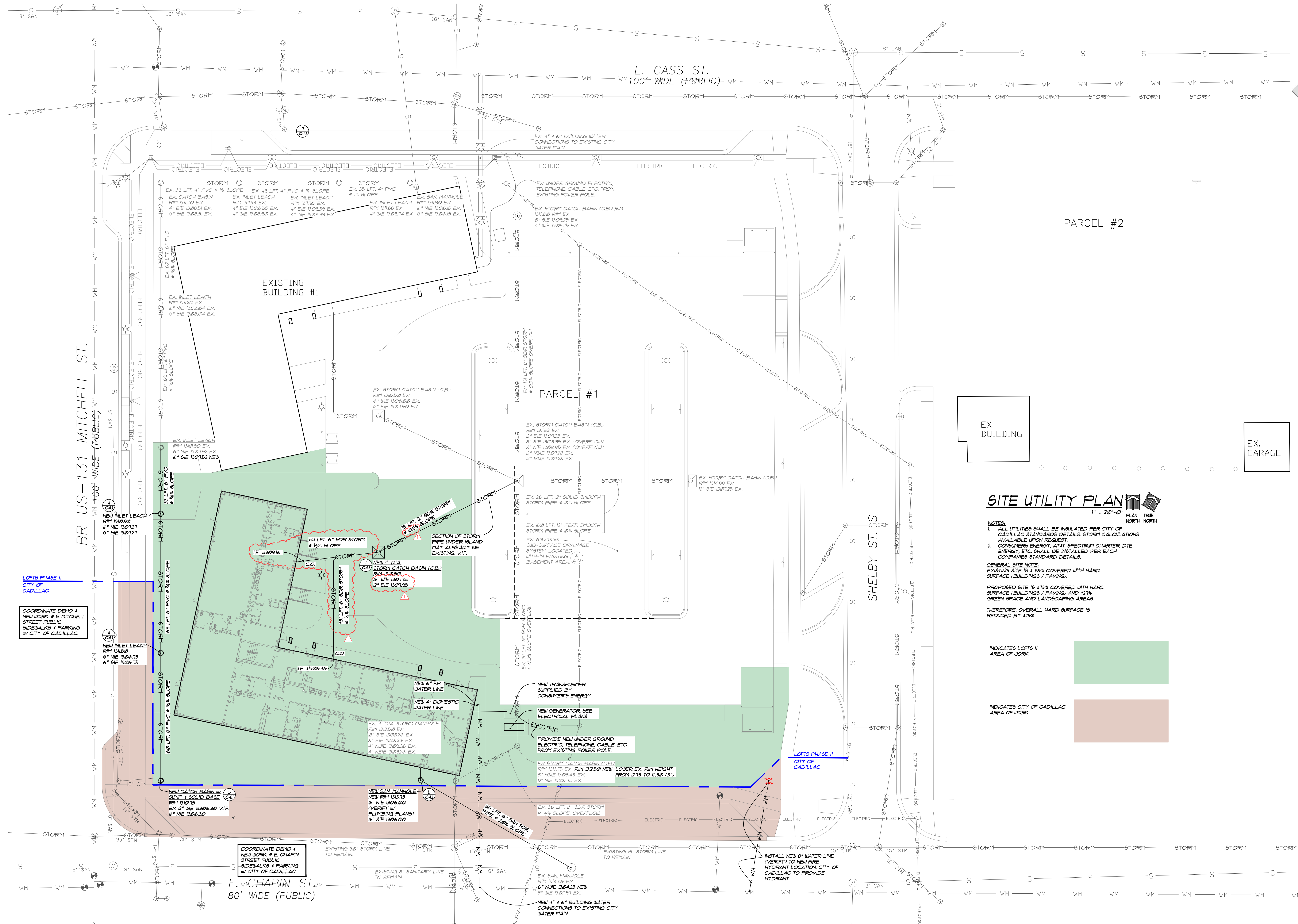
ARCHITECT OF RECORD:
D. DeKryger

DRAWN BY:
K. Taylor

DATE ISSUED:
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SHEET NUMBER:
C3.0

PROJECT NUMBER:
24111



ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT

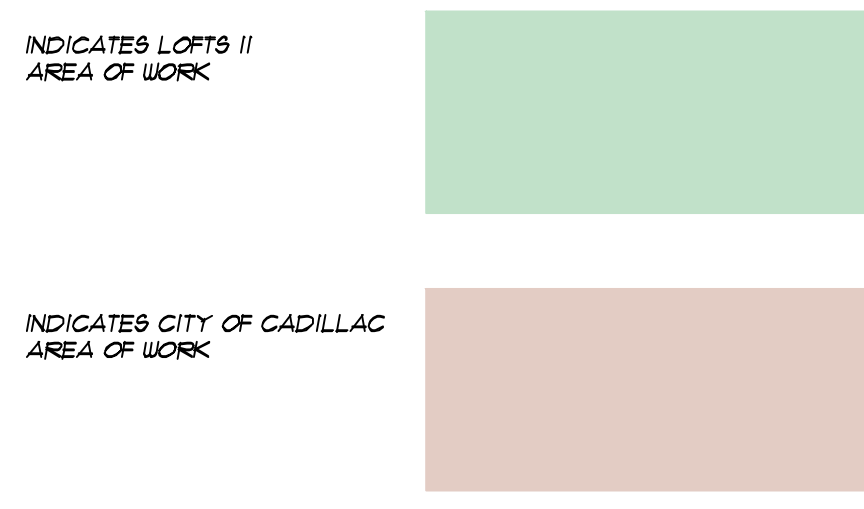
THE
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DESIGN GROUP

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CADILLAC, MICHIGAN 49601
(231) 779-4002
(231) 779-4022 FAX

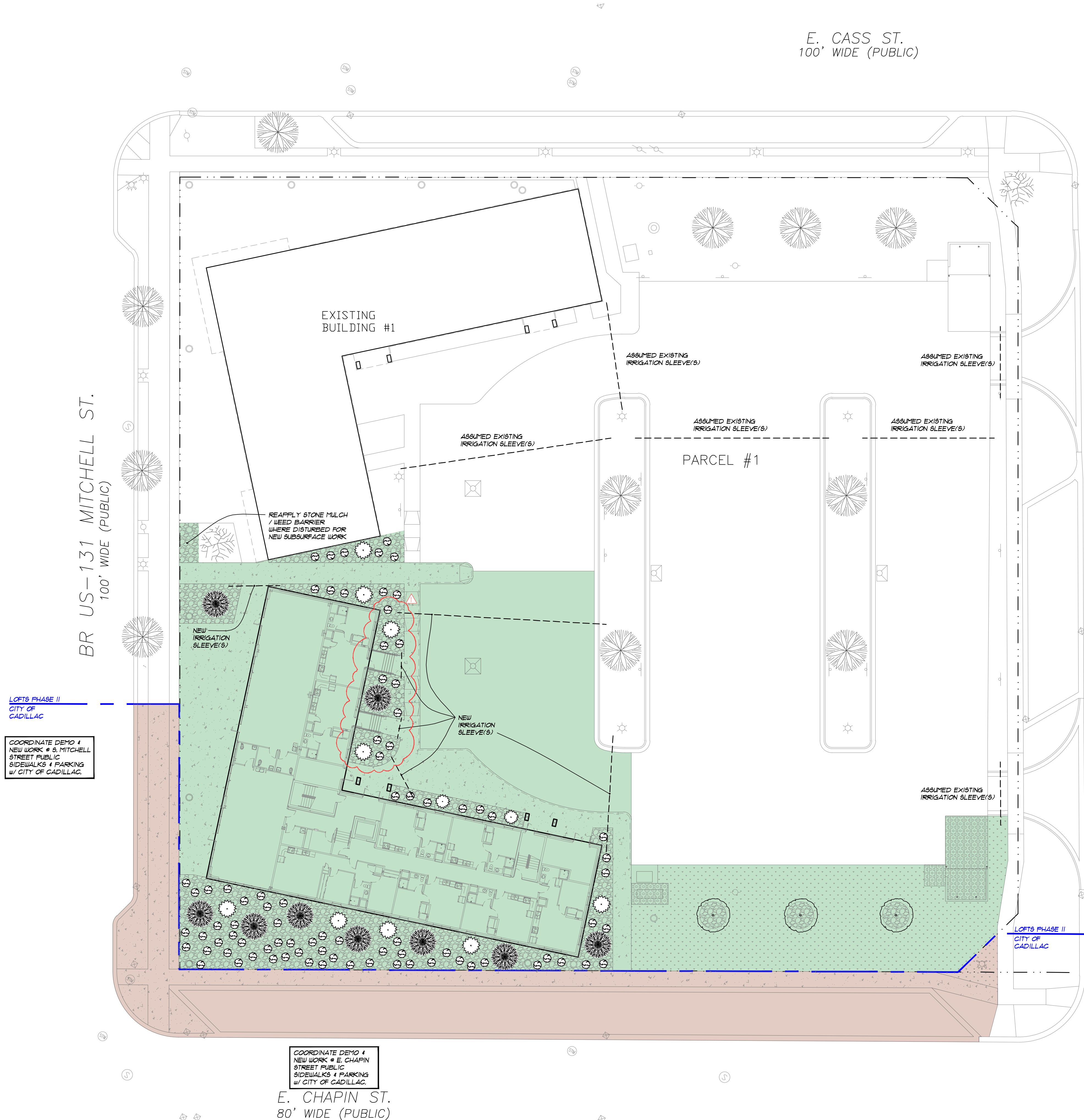
Proposed Mixed Use Development for:
Cadillac Lofts LLC - Phase II
207 S. Mitchell Street
Cadillac, MI 49601

SITE UTILITY PLAN

NOTES:
1. ALL UTILITIES SHALL BE INSULATED PER CITY OF CADILLAC STANDARDS DETAILS. STORM CALCULATIONS AVAILABLE UPON REQUEST.
2. CONSUMERS ENERGY, AT&T, SPECTRUM CHARTER DTE ENERGY, ETC. SHALL BE INSTALLED PER EACH COMPANIES STANDARD DETAILS.
GENERAL SITE NOTE:
EXISTING SITE IS 13% COVERED WITH HARD SURFACE (BUILDINGS / PAVING).
PROPOSED SITE IS 13% COVERED WITH HARD SURFACE (BUILDINGS / PAVING) AND 12% GREEN SPACE AND LANDSCAPING AREAS.
THEREFORE, OVERALL HARD SURFACE IS REDUCED BY 12%.



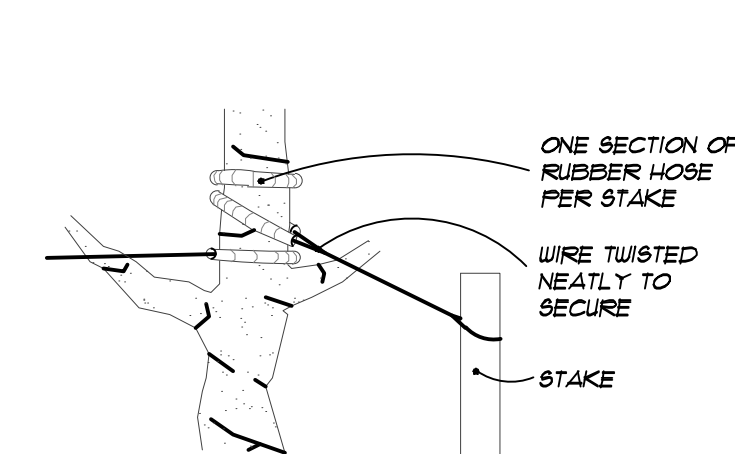
ARCHITECT OF RECORD: D. DeKryger
DRAWN BY: K. Taylor
DATE ISSUED: June 21, 2024 Permitting & Construction August 21, 2024 Addendum #1
SHEET NUMBER: C4.0
PROJECT NUMBER: 24111



NOTES:
NEVER CUT LEADER
TREE TO BE VERTICAL
STAKE TREES UNDER 4" CALIPER
GUY TREES 4" CALIPER & OVER
MIN. 3 GUY WIRES OR STAKES
PER TREE
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE TO PREVIOUSLY
EXISTING GRADE
CONTRACTOR TO VERIFY
PERCOLATION OF PLANTING
FIT PRIOR TO INSTALLATION

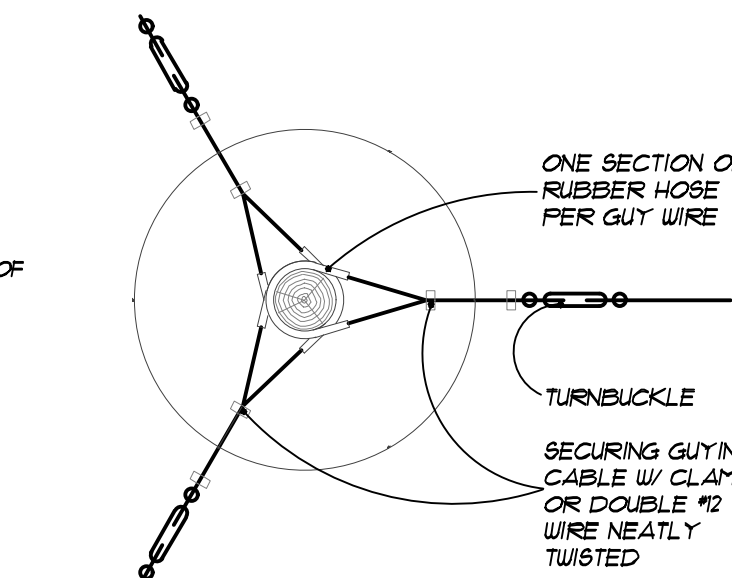
3 PLANTING DETAIL

N.T.S.
NOTE: CONIFEROUS SIMILAR SPRAY WITH ANTI-DESICCANT PRIOR TO FIRST WINTER



2 STAKING DETAIL

N.T.S.



1 GUYING DETAIL

N.T.S.

SITE LANDSCAPING PLAN

1" = 20'-0"
PLAN
NORTH
TREE
NORTH

GENERAL NOTES:

- TREES & SHRUBS TO MEET CADILLAC ZONING ORDINANCE
- ALL LANDSCAPING / LAWN AREAS TO BE IRRIGATED.
PROVIDE WEED BARRIERS AT LANDSCAPED AREAS.
EDGING TO BE ALUMINUM STAKED.
- VERIFY ALL PLANT SELECTIONS w/ OWNER
- FINAL LANDSCAPE DESIGN BY OTHERS.

LEGEND

- DECIDUOUS TREE
2 1/2" CALIPER SUGAR MAPLE
OR SPECIES TO MATCH EXISTING
TREES & NORTH SIDE OF PROPERTY
(3) TOTAL, AS INDICATED.
- ORNAMENTAL TREE
(8) MIXTURE OF:
DWARF REDBUD - 2" CALIPER
DWARF FLOWERING CRAB - 2" CALIPER
- SHRUB(S)
(10) BLUE COLUMNAR JUNIPER - 3' HGT.
(83) MIXTURE OF:
TEUS '18'-24", 2 GAL.
SPIREA '18'-24", 2 GAL.
BURNING BUSH '18'-24", 2 GAL.

- 2" MINIMUM RIVER ROCK 4"
THICK WITH WEED BARRIER
15,300 S.F.
- HYDRO-SEEDED / SEEDED LAWN
AREA OVER 4" THK. SCREENED
TOPSOIL (BY OTHERS), 15,300 S.F.
- 4" HIGH HEAVY DUTY ALUMINUM
EDGING STAKED
AROUND TREES IN LAWN AREA
- 4" IRRIGATION SLEEVE(S) - BY
OTHERS.

INDICATES LOFTS II
AREA OF WORK

INDICATES CITY OF CADILLAC
AREA OF WORK

ARCHITECTURE
CONSTRUCTION MANAGEMENT
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STRUCTURAL ABBREVIATION INDEX

AB	Anchor Bolt/Column Anchor Rod	ID	Inside Diameter
A/E	Architect/Engineer	IF	Inside Face
AESS	Architecturally Exposed Structural Steel	INT	Interior
		JB	Joist Bearing Elevation
AFF	Above Finished Floor	L	Lintel
ALT	Alternate	LAT	Lateral
AP	Anchor Plate	LD	Load
ARCH	Architectural	LF	Linear Foot
B.O.	Bottom of	LG	Long
BB	Bond Beam	LLH	Long Leg Horizontal
BFF	Below Finished Floor	LLV	Long Leg Vertical
BL	Brick Ledge	LOC'N	Location
BM	Beam	LP	Low Point
BP	Bearing Plate	LT	Light
BRG	Bearing	MAX	Maximum
BT	Bent	MECH	Mechanical
C	Centerline	MCJ	Masonry Control Joint
CANT	Can'tilever	MIN	Minimum
C/C	Center-to-center	NS	Near Side
CBP	Column Base Plate	NTS	Not To Scale
CJP	Complete Joint Penetration Weld	O/O	Out-to-Out
CJ	Construction Joint	OC	On-Center
CJ	Contraction Joint	OD	Outside Diameter
CJ	Control Joint	OF	Outside Face
CLR	Clear	OFD	Overflow Drain
CMU	Concrete Masonry Unit	OH	Opposite Hand
COL	Column	Pier	Pier
CONC	Concrete	PEMB	Pre-Engineered Metal Building
CONN	Connection, Connect	PERP	Perpendicular
CONT	Continuous	PI	Plate
COORD	Coordinate	PT	Pressure Treated
DBE	Deck Bearing Elevation	R, RAD	Radius
DA	Deck Angle	RD	Roof Drain
DB	Deck Bar	RE:	Reference, Refer to
DIA, Ø	Diameter	REINF	Reinforce
DP	Deck Plate	REQ'D	Required
DWG	Drawing(s)	RMW	Reinforced Masonry Wall
EA	Each	RTU	Roof Top Unit
EF	Each Face	RKN	Reaction
EL	Elevation	SC	Slip Critical
EQ	Equal	SF	Step Footing
ES	Each Side	SIM	Similar
EW	Each Way	SOG	Slab On Grade
EX	Existing	SPCS	Spaces
EXP	Expansion	SS	Stainless Steel
EXT	Exterior	SST	Simpson Strong Tie Co.
FD	Floor Drain	STL	Steel
FF	Finished Floor	T&B	Top and Bottom
FFE	Finished Floor Elevation	TCX	Top Chord Extension
FDN	Foundation	T.O.	Top of
FP	Foundation Pier	TOB	Top of Beam
FS	Far Side	TOF	Top of Footing
FTG, F	Footing	TOL	Top of Ledge
FV	Field Verify	TOM	Top of Masonry
GA	Gauge	TOS	Top of Steel
GALV	Galvanized	TOW	Top of Wall
GB	Grade Beam	TYP	Typical
GS	Grout, Solid	UNO	Unless Noted Otherwise
GT	Girder Truss	VERT	Vertical
HD	Hold Down Anchor	w/	With
HORZ	Horizontal	w/o	Without
HP	High Point	WF	Wall Footing
HS	Headed Stud	WP	Working Point
HT	Height	WWF	Welded Wire Fabric

VERTICAL BARS AND HORIZONTAL BOTTOM BARS- UNCOATED

BAR SIZE	DEVELOPMENT LENGTH (l _d)		LAP SPLICE LENGTH	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	15"	22"	19"	28"
#4	19"	29"	25"	37"
#5	24"	36"	31"	47"
#6	29"	43"	37"	56"
#7	42"	63"	54"	81"
#8	48"	72"	62"	93"
#9	54"	81"	70"	105"
#10	61"	91"	79"	118"
#11	67"	101"	87"	131"

HORIZONTAL TOP BARS- UNCOATED

BAR SIZE	DEVELOPMENT LENGTH (l _b)		LAP SPLICE LENGTH	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	19"	28"	25"	37"
#4	25"	37"	33"	49"
#5	31"	47"	41"	61"
#6	37"	56"	49"	73"
#7	54"	81"	71"	106"
#8	62"	93"	81"	121"
#9	70"	105"	91"	136"
#10	79"	118"	102"	153"
#11	87"	131"	114"	170"

NOTES:

- HORIZONTAL BOTTOM BARS ARE HORIZONTAL BARS SO PLACED THAT 12" OR LESS OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE.
- HORIZONTAL TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE.
- CASE 1: CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b , AND STIRRUPS OR TIES THROUGHOUT l_d NOT LESS THAN THE CODE MINIMUM OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2d_b AND CLEAR COVER NOT LESS THAN d_b .
- CASE 2: OTHER CASES.

GENERAL STRUCTURAL NOTES

- All work shall be performed in accordance with the contract documents. In case of a conflict within the contract documents, the more stringent condition shall govern, unless directed otherwise by the engineer of record. Prior to implementation, any discrepancies shall be reported to the architect for clarification.
- In the event that certain details of construction are not indicated or noted in the drawings, details for similar conditions that are indicated or noted shall be utilized, subject to the structural engineer's approval.
- Openings and penetrations through structural elements, and items embedded in structural elements that are not indicated in the structural drawings shall be reviewed by the structural engineer prior to fabrication, erection and/or construction.
- Materials or equipment shall not be placed on unfinished floors or roofs in excess of 20 psf nor on finished floors in excess of the design live loads which are indicated in the structural drawings. Impact loading shall be avoided.
- The structure has been designed for the in-service loads only. The methods, procedures and sequences of construction are the responsibility of the contractor. Contractor shall take all necessary precautions to maintain and ensure the integrity of the structure at all stages of construction. Contractor shall immediately notify the structural engineer of any condition which, in his opinion, might endanger the stability of the structure or cause distress in the structure.
- All existing conditions and all related dimensions indicated in the contract documents shall be field verified prior to fabrication, erection and/or construction. Any condition that differs from that indicated in the contract documents shall be submitted to the architect for review prior to fabrication, erection and/or construction.
- Provide special inspection in accordance with chapter 17 of the International Building Code and with project specifications. In addition, the following categories of work shall require special inspection:
 - All post installed expansion or adhesive anchors.
 - Embeds.
 - All shop and field welding.
 - All bolted connections.
- Post installed anchors shall be the specific product indicated. Where product substitutions are desired, they shall be submitted to engineer for review & approval a minimum of 2 weeks prior to planned installation. Adhesive anchors shall be installed using products that are approved by the supplier for all temperature considerations. Installation shall be in accordance with suppliers published installation instructions.

GENERAL FOUNDATION AND CONCRETE NOTES

- A registered geotechnical engineer shall be retained to confirm that the soils at the site are capable of the design soil bearing pressure. The contractor shall implement all requirements and recommendations of the geotechnical engineer.
- Fill material shall be thoroughly compacted prior to placement of concrete. Fill under all slabs on grade shall be as recommended in the geotechnical report. If there is no geotechnical report, a minimum of 6" of well draining granular material shall be placed under all slabs on grade (UNO elsewhere in the construction documents).
- Unless otherwise noted, a 10 mil, ASTM E 1745 Class A vapor retarder, with a permeability rate of 0.30 perms or lower, shall be placed under all slabs on grade after under floor work and compaction is complete. Seal all laps and penetrations. Turn up vapor barrier against wall at all slab edges.
- All slabs on grade shall have contraction or construction joints at a maximum spacing of 24 times the slab thickness (spacing need not be less than 10'-0") each way, except as noted on the drawings. Maintain an aspect ratio of not more than 1.5. Coordinate joint locations with joints in flooring materials, such as tile, and with changes in floor finish material. Refer to details and specifications for additional information regarding slab joints.
- Provide diagonal reinforcing (across each corner) of openings in foundation walls and slabs as follows: (1)-#4 x 44" for each 4" of concrete thickness. Coordinate finish of all foundation work, including slabs on grade, with architectural and flooring supplier's requirements.
- Lap all reinforcing as indicated in "Reinforcement Development and Lap Splice Lengths" schedule. Provide corner bars for all horizontal reinforcing. Provide dowels from footing equal in size and number to vertical wall or pier reinforcing (UNO).
- Cover for reinforcing shall be in accordance with ACI-318.
- All exposed edges of concrete piers, beams, and walls shall be chamfered ¼" x 45 degrees.
- Provide beam pockets in foundation walls where needed. Fill pockets with concrete after beams are set.
- Grade beams and walls that retain earth on both sides shall be backfilled on both sides simultaneously.
- Do not backfill earth retaining walls until concrete has reached 75% of its required 28 day strength, and all bracing elements are in place (lower and upper floors).
- Coordinate placement of column anchor rods with foundation reinforcing. All column anchor rods shall be installed using templates and setting drawings. No tilted or misplaced bolts will be accepted. Notify Architect/Engineer for approval of any corrective action. Tolerances for the installation of the anchor bolts shall be in accordance with AISC "Code of Standard Practice" guidelines.
- Welded wire fabric shall conform to ASTM A185. Wire fabric reinforcement must lap one full mesh plus 2" at side and end laps, but not less than 6", and shall be wire tied together.
- Anchors for embedded plates shall be as shown on the drawings. Headed studs shall conform to ASTM A108 with 60,000psi minimum tensile strength. Reinforcing bars to be welded to plates shall be ASTM A615 Grade 40 or ASTM A706 Grade 60.
- Refer to "General Structural Notes" for information regarding special inspections and installation of post installed anchors.

CONCRETE SPECIFICATION NOTES

- All concrete shall be done in accordance with ACI 117, 211, 301, 302, 315, 347 and 318 requirements, and as stated on contract documents.
- Provide submittals for Product Data, Design Mixes, Steel Reinforcement Shop Drawings, Material Test Reports, and Material Certifications.
- All exposed exterior concrete retaining and foundation walls shall be considered to have an Architecturally exposed class "A" finish, in accordance with ACI 347. Finish concrete walls as directed by Architect.
- Testing of concrete shall be done for each 100 cu. yd. or fraction thereof, and shall include but is not limited to slump, air content concrete temperature, unit weight, and compressive strength. All testing shall follow ASTM standards.
- Admixtures shall contain no more than 0.1 percent water-soluble chloride ions by mass of cementitious material. Do not use admixtures containing calcium chloride.
 - Water-Reducing Admixture: ASTM C494, Type A
 - High-Range, Water-Reducing Admixture: ASTM C494, Type F
 - Water-Reducing and Accelerating Admixture: ASTM C494, Type D
 - Water-Reducing and Retarding Admixture: ASTM C494, Type D
 - Air-Entraining Admixture: ASTM C260
- Repair and patch defective areas as directed by Architect.

CONCRETE MIX GUIDELINES

Footings and Foundations		
f'c	3500 psi (Min)	
Slump	4 inch ± 1 inch	
Large Aggregate	1 inch	
4" Slabs-on-grade - Interior		
f'c	3500 psi (Min)	
Water/Cement Ratio	0.45 (this must be held: Note 3)	
Slump	3 inch ± 1 inch	
Large Aggregate	1 inch	
Fibrous Reinforcing	1-1/2 lb/yd	
Topping Slabs - Interior		
f'c	3500 psi (Min)	
Slump	3 inch ± 1 inch	
Large Aggregate	1/2 inch	
Fibrous Reinforcing	1-1/2 lb/yd	
Exterior Concrete		
f'c	4000 psi	
Cementitious Material (Min)	564 lbs/yd	
Slump	3 inch ± 1 inch	
Large Aggregate	1 inch (Crushed Limestone)	
Air	6% +or- 1%	

- In footings and foundation concrete 25% flyash or 30% ground blast furnace slag is acceptable. A minimum of 30% ground blast furnace slag is recommended for interior slabs.
- Aggregates shall be clean uniformly graded from coarse to fine.
- Water-reducing admixtures may be used to maintain water/cement ratio AND workability- note that this may affect finishing procedures.
- Coordinate admixtures and curing measures to be compatible with flooring materials and adhesives.

STEEL NOTES

- Structural steel shall be finished as follows:
 - Non-fireproofed interior steel shall be shop painted with min. 1.5 mil dry film thickness of a rust inhibiting primer containing a minimum of 55% solids, by volume.
 - Unless noted otherwise, exterior exposed steel shall be galvanized and prepared for paint.
- Erector is to provide temporary bracing sufficient to hold frame in position until all construction necessary for building stability is complete.
- Beams without a specified camber shall be oriented such that any incidental camber is upward.
- Bolted connections not specified to be slip critical shall be tightened snug tight (all metal surfaces in contact).

STEEL SPECIFICATION NOTES

- All steel shall be fabricated, detailed, and erected in accordance with AISC" Code of Standard Practice", ASTM A6 "Specification for General Requirements for Rolled Steel Plates, Shapes, Sheet Piling, and Bars for Structural Use", and Research Council on Structural Connections (RCSC) "Specifications for Structural Joints Using ASTM A325 or A490 Bolts."
- Provide shop drawing submittal laying out and detailing structural steel, bolts, metal deck, and joists.
- Inspect all steel in accordance with the International Building Code and AISC requirements. At a minimum visually inspect all fillet welds, non-destructively test all full penetration welds, inspect all bolted connections, etc.
- All welding shall be done in accordance with AWS D1.1 "Structural Welding – Steel."

ENGINEERING DATA

Design soil bearing pressure	3,000 psf
Design stresses	
Concrete	
Footings and Foundations	f'c = 3500 psi
Grade & Topping slabs	f'c = 3500 psi
Foundation Walls	f'c = 4000 psi
Exterior concrete (6% air)	f'c = 4000 psi
Reinforcing steel	Fy = 60000 psi
Steel	
W shapes	Fy = 50000 psi
Tube shapes (A500)	Fy = 46000 psi
All other shapes	Fy = 36000 psi
Structural bolts	ASTM A325
Anchor bolts/Column anchor rods	ASTM F 1554 – Grade 55
Welding electrode	E70XX
Masonry	
CMU	F'm = 1500 psi
Lumber	
Dimension lumber (SPF #2 or better)	Fb = 850 psi
	Fv = 135 psi
	Fc = 1150 psi
Engineered lumber (LVL)	Fb = 2600 psi
	Fv = 285 psi
	E = 19000 ksi
Glulam lumber (GLAM)	Fb = 2400 psi
	Fv = 24F-V8
	E = 1800 ksi
Structural design requirements	
Floor live load (LL reductions used where permitted by code)	40 psf
Residential Living Spaces	100 psf
Stairs	15 psf
Partition Allowance	50 psf
Office/ Mercantile (@ 1st floor)	100 psf
Assembly (@ 1st floor)	
Roof live load	20 psf
Roof snow load	
Ground snow load (Pg)	60 psf
Sloped roof snow load (Ps)	42 psf
Snow exposure (Ce)	1.0
Snow load importance factor (I)	1.0
Thermal factor (Ct)	1.0
Wind Load	
Basic wind speed (Base)	90 mph
3-Sec Gust	115 mph
Wind importance factor (I)	1.0
Building Category	II
Wind exposure	B
Internal pressure coeff (GCp)	0.18
Components & cladding (varies)	
Wall stud design pressure	24.9 psf
Earthquake Load	
Seismic Importance Factor (Ie)	1.0
Seismic Design Category	A
Seismic Use Group	II
Spectral Response	Ss=0.053
	SI=0.035
	SDs=0.056
	SDI=0.056
	D
Site Class	48K
Design Base Shear	Qs=0.174
Seismic Response	3.0
Response Factor R	"Equivalent lateral force"
Analysis Procedure	
Basic Resisting Force:	Steel system not specifically detailed for seismic resistance per ASCE 7, 12.2.1 H.
Specific Design Loads	
Floor dead loads (not applicable)	
Normal Weight Concrete	45
Steel Structure (joists & deck)	6
Ceiling	2
M/E/P	5
Misc	4
	62 psf
Roof dead loads	
Membrane Roofing	2
Rigid Insulation	1
Steel Joists	4
Metal Decking	2
Ceiling	2
M/E/P	5
Misc	2
	18 psf Total
Design codes	
General building code	2015 Michigan Building Code.
Concrete	ACI 318-06
Steel	AISC 360 13th edition- ASD
Masonry	ACI 530/TMS 402
Wood	NDS 2005

ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT



1104 S. MITCHELL ST.
CADILLAC, MICHIGAN 49601
(231) 779-4002
(231) 779-4022 FAX

Proposed Mixed Use Development for:
Cadillac Lofts LLC - Phase II
207 S. Mitchell Street
Cadillac, MI 49601

ARCHITECT OF RECORD:

D. DeKryger

DRAWN BY:

K. Taylor

DATE ISSUED:

June 21, 2024 Permitting & Construction

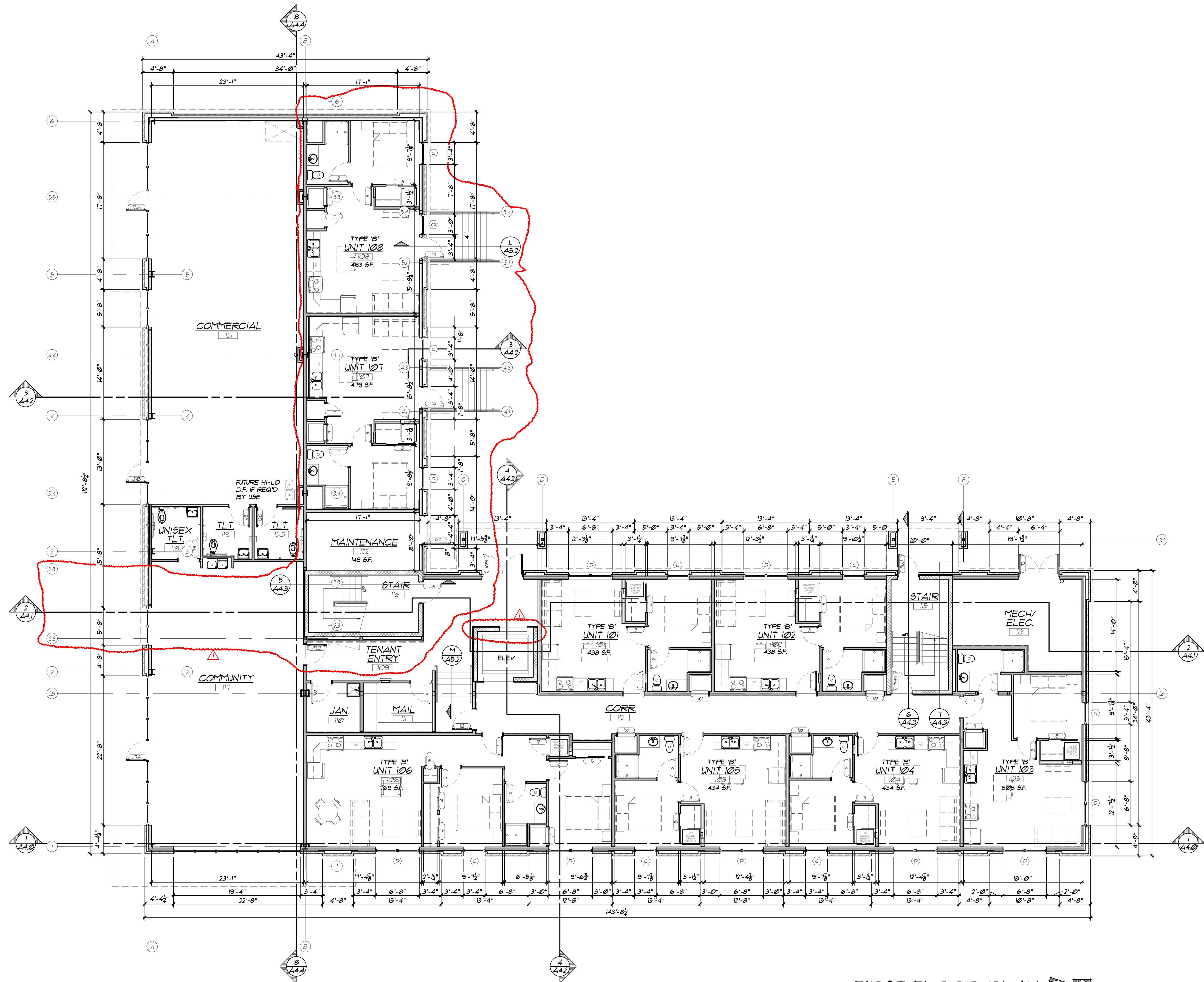
August 21, 2024 Addendum #1

SHEET NUMBER:

S0.0

PROJECT NUMBER:

24111



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
TRUE NORTH
PLAN NORTH

NOTES:
1. SEE SHEET A2.0 FOR ENLARGED PLAN.

Proposed Mixed Use Development for:
Cadillac Lofts LLC - Phase II
207 S. Mitchell Street
Cadillac, MI 49601

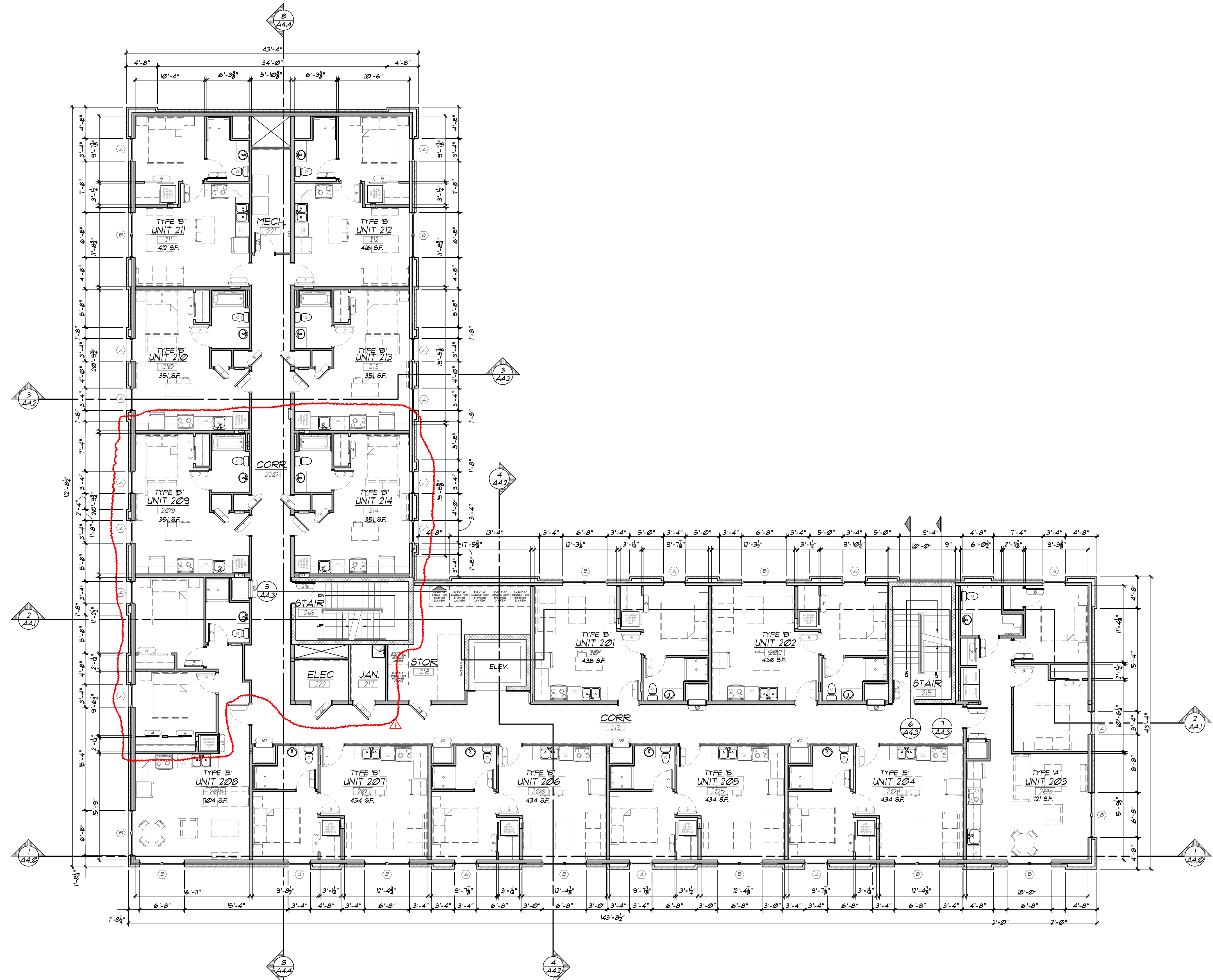
ARCHITECT OF RECORD:
D. DeKryger

DRAWN BY:
K. Taylor

DATE ISSUED:
June 21, 2024 Permitting & Construction
August 21, 2024 Addendum #1

SHEET NUMBER:
A1.0

PROJECT NUMBER:
24111

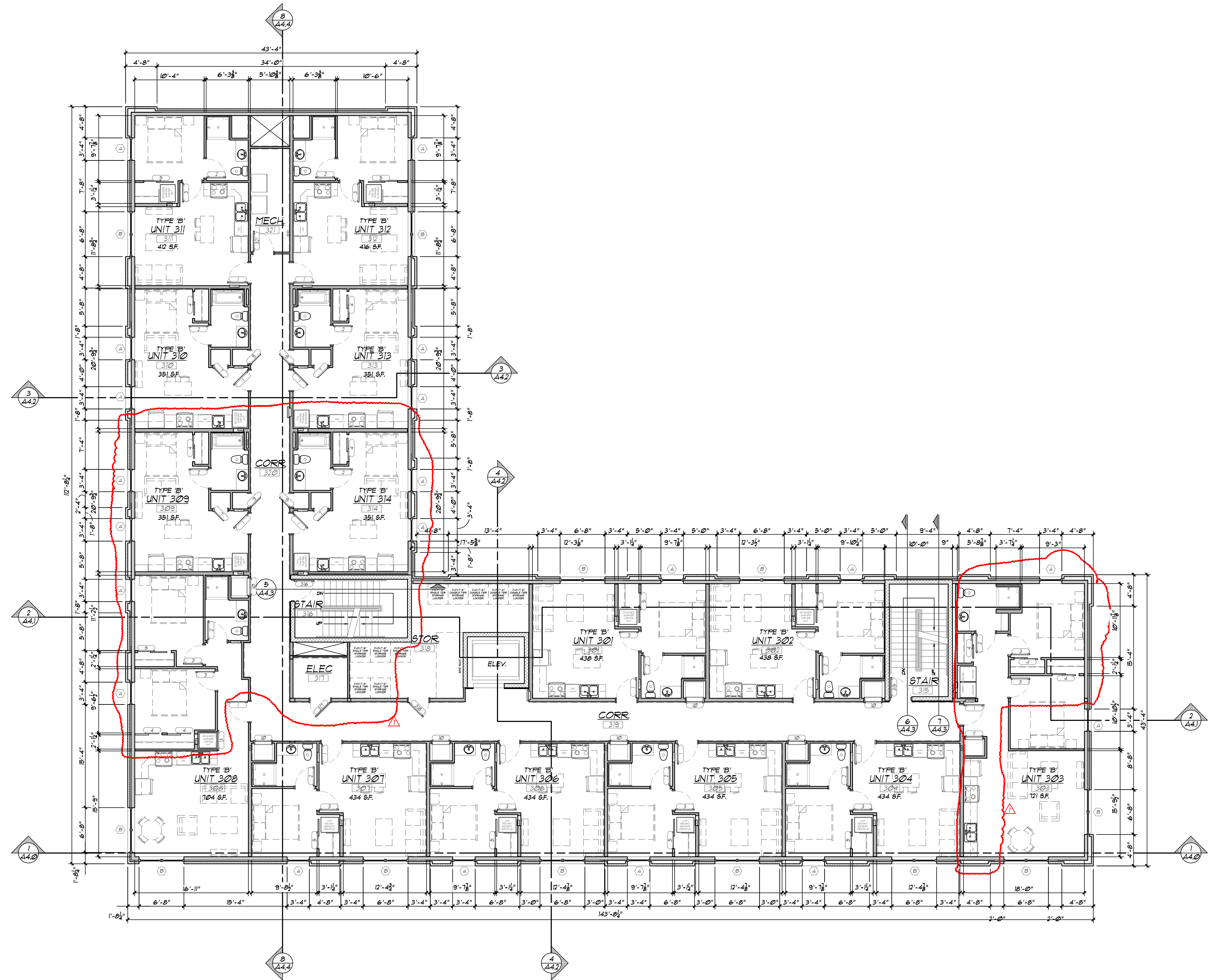


SECOND FLOOR PLAN

NOTES: SCALE 1/8" = 1'-0"

1. SEE SHEET A2.1 FOR ENLARGED PLAN.

TRUE NORTH PLAN NORTH



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"
TRUE NORTH
PLAN NORTH

NOTES:
1. SEE SHEET A42 FOR ENLARGED PLAN.

ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT

THE

DK

DESIGN GROUP

1104 S. MITCHELL ST.
CADILLAC, MICHIGAN 49601
(231) 779-4002
(231) 779-4022 FAX

Proposed Mixed Use Development for:

Cadillac Lofts LLC - Phase II

207 S. Mitchell Street
Cadillac, MI 49601

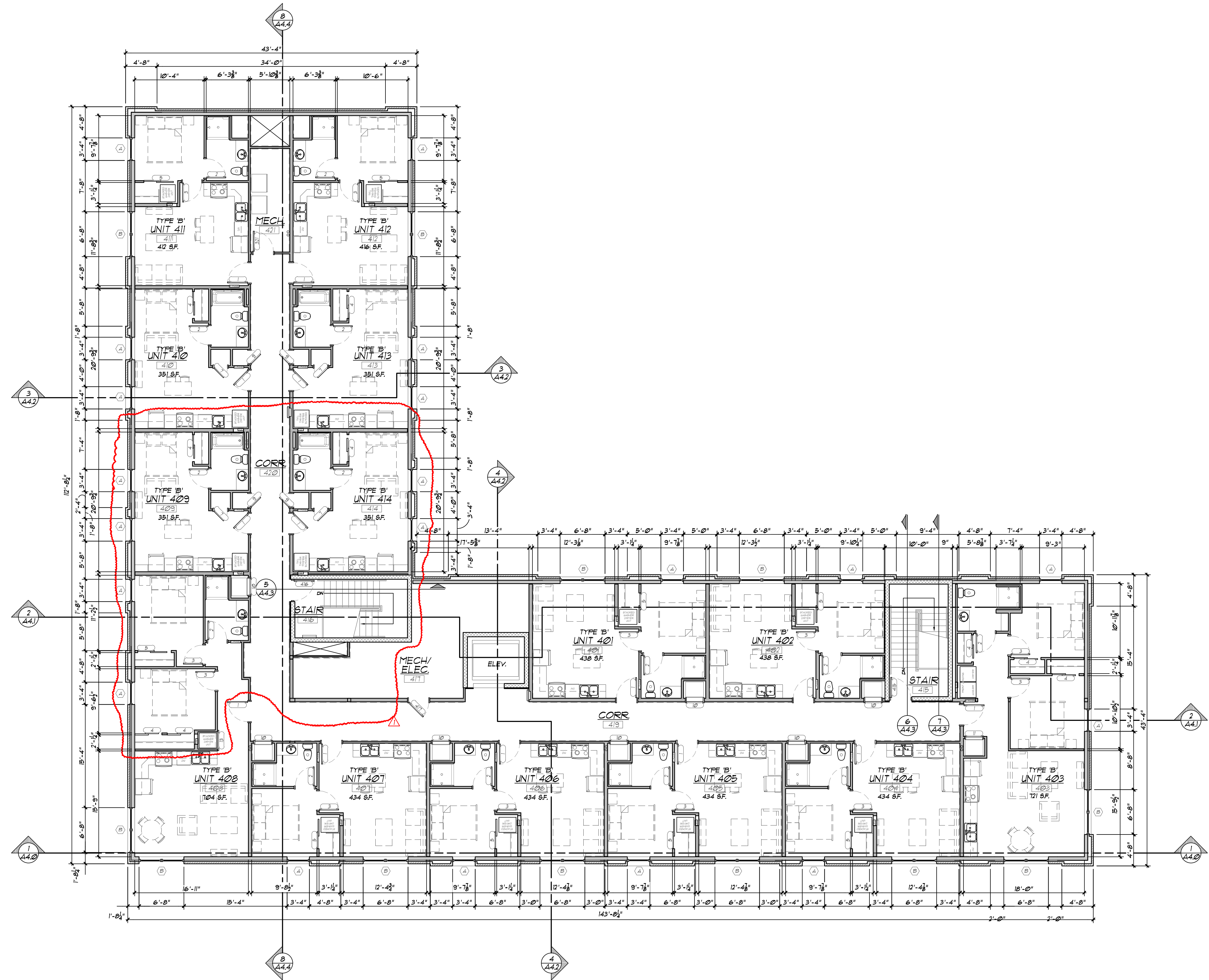
ARCHITECT OF RECORD:
D. DeKryger

DRAWN BY:
K. Taylor

DATE ISSUED:
June 21, 2024 Permitting & Construction
August 21, 2024 Addendum #1

SHEET NUMBER:
A1.2

PROJECT NUMBER:
24111



FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"
TRUE NORTH
PLAN NORTH

NOTES:
1. SEE SHEET A2.3 FOR ENLARGED PLAN.

ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT

THE

DK

DESIGN GROUP

1104 S. MITCHELL ST.
CADILLAC, MICHIGAN 49601
(231) 779-4002
(231) 779-4022 FAX

Proposed Mixed Use Development for:

Cadillac Lofts LLC - Phase II

207 S. Mitchell Street
Cadillac, MI 49601

ARCHITECT OF RECORD:
D. DeKryger

DRAWN BY:
K. Taylor

DATE ISSUED:
June 21, 2024 Permitting & Construction
August 21, 2024 Addendum #1

SHEET NUMBER:
A1.3

PROJECT NUMBER:
24111

Cadillac Area Festivals and Events putting on the Cadillac Beer Festival requests:

- Street Closure of Lake St beginning at Cass St and ending at Harris St from 11:00AM to 12:00PM on Thursday, September 11, 2025 through Monday, September 15, 2025
- Parking Lot Closure of The North and South Commons Parking Lots beginning at Cass St and ending at Harris St from 11:00AM to 12:00PM on Thursday, September 11, 2025 through Monday, September 15, 2025
- Banner hanging to promote Cadillac Beer Festival from September 8-15, 2025
- Alcoholic Beverage Request Form approval for event on September 13, 2025



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

Today's Date 1/24/25

City Received Date

EVENT PLANNING COVER PAGE

This form must be completed and return to the City at least 60 days before a HIGH IMPACT event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 7328 if you have questions.

Cadillac Area Festivals & Events for
Applicant Name (Print) Cadillac Craft Beer Festival Contact Address Marci Hensley
Contact Phone(s) 231-775-0657 or 989-289-9416 Contact Email marci@cadillacmichigan.com
Sponsoring Organization Cadillac Area Festivals & Events ☐ Private ☒ Non-Profit
Purpose of Event Craft Beer Festival Approx # of Attendees 1500-2000

Please check the facility requested (see related reservation form):

☒ Market at Cadillac Commons ☒ Rotary Pavilion ☒ City Park ☒ Cadillac Commons Plaza

Beginning Date: 9.11.25 Ending Date: 9.15.2025 Reoccurring: ☐ YES ☒ NO
1st Day 9.11.25 Set-up 11am Start 11am End 5pm Clean-up _____
2nd Day 9.12.25 Set-up 8am Start 8am End 9pm Clean-up _____
3rd Day 9.13.25 Set-up 8am Start 2pm End 9pm Clean-up 9pm
4th Day 9.14.25 Set-up _____ Start _____ End _____ Clean-up 10am- 12pm
9.15.25- Tent take down- 8am-12pm

Please answer the following: If you answer YES to any of the below, additional form(s) must be completed for each one. All forms must be completely filled out and all information provided before requests will be brought to City Council for approval

YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots?
YES ☒ NO ☐ Will you be requesting permission to display any off-site signage?
YES ☒ NO ☐ Will you be requesting permission to display a banner over Mitchell Street?
YES ☐ NO ☒ Will you be requesting permission to have a parade?
YES ☒ NO ☐ Will you be requesting permission to hold any races? Firefighters did a 5k last year
YES ☒ NO ☐ Will you be requesting permission to serve alcoholic beverages?
YES ☒ NO ☐ Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

Forms can be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net

All events require liability insurance: Required MINIMUM general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



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

Today's Date 1/24/25

City Received Date

City Parks Request Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS

Event Cadillac Craft Beer Festival

Event Date: September 11th- 14th, 2025

Event is on September 13th, 2025

City Parks

Please Check One

- ☒ City Park at Cadillac Commons "Fountain Park"
- ☒ The Plaza at Cadillac Commons
- ☐ Other _____

Usage Rules:

1. All Parks are for public use.
2. The Plaza nor the City Park in Cadillac Commons will have its general use, as an open space or park without organized activity, restricted to no more than two consecutive weekends.
3. The City does not provide any porta potty's, tents, tables, chairs, rugs, extension cords etc.
4. The fountain may not be operating due to equipment breakdowns or weather conditions such as wind.
5. Not all parks have space for tents, chairs etc. (Separate application required for use of tent or structure, if applicable)
6. No digging, staking, or any other ground disturbing activity shall be performed except as authorized in the permit and upon prior notification from the Operations Manager for DPW.
7. No trucks or other motor vehicles are allowed in City parks except in designated parking lots or except those conveying specialized equipment for the Event, or otherwise allowed as stated in the Permit.

Reservation Fees:

- Daily Rate (4 hours or more) \$108
- Hourly Rate (less than 4 hours) \$60 per hour
- Non-Profit Daily Rate (4 hours or more) \$55
- Non-Profit Hourly Rate (less than 4 hours) \$27 per hour

Permit fees may be adjusted annually by 5% or the Michigan Consumer Price Index, whichever is greater.

Recurring events are not permitted in City Parks.

All events require liability insurance.

Forms can be emailed to mvandermeulen@cadillac-mi.net, or mailed/delivered to City Hall, Attention Event Coordinator at
200 N. Lake St, Cadillac, MI 49601

I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Signature Marci Hensley Total Fees Required: _____ Total Fees Paid: _____ Date 1/24/25



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

Today's Date 1/24/25

City Received Date

--

The Market at the Cadillac Commons Reservation Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS.
Cadillac Area Festivals & Events for

Event Cadillac Craft Beer Festival Event Date: September 13th, 2025

Please Circle:

☒ Electricity/Lights ☐ Heat

Usage Rules:

1. Profanity and offensive language is strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace, and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Market, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Any signage or decorations must be removed immediately following any event.
5. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
6. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
7. Damage to public properties or the City's cost incurred in cleanup and repair shall be the responsibility of the Applicant and the Permit Holder. Payment of any such assessment shall be due within thirty (30) days of notice of such cost or assessment.

Reservation Fees:

- Daily Rate (4 hours or more) \$108
- Hourly Rate (less than 4 hours) \$60 per hour
- Non-Profit Daily Rate (4 hours or more) \$55
- Non-Profit Hourly Rate (less than 4 hours) \$27 per hour

Reoccurring Events: Events that are a minimum of once a week, for four consecutive weeks or more

- Daily Rate of \$27
- Non-Profit Daily Rate of \$16 (Must provide documentation of non-profit status)

Form must be mailed/emailed or delivered to Cadillac City Hall, Attention Events Coordinator at
200 N. Lake Street in Cadillac, MI 49601
mvandermeulen@cadillac-mi.net

I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Signature Marci Hensley Total Fees Required: _____ Total Fees Paid: _____ Date 1 / 24 / 25



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

Today's Date 1/24/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Cadillac Area Festivals & Events- Cadillac Craft Beer Festival

Contact Person Marci Hensley

Contact Phone 231-775-0657 Contact Email marci@cadillacmichigan.com

Date: 9 / 11 / 2025- 9/15/2025

Street Closures

Street Name Lake St. Beginning Location Cass St. Ending Location Harris St.

Beginning Time 11:00 AM/PM Ending Time 12:00 AM/PM

Thursday 9.11.25- Monday 9.15.25

Street Name _____ Beginning Location _____ Ending Location _____

Beginning Time ____:____ AM/PM Ending Time ____:____ AM/PM

Street Name _____ Beginning Location _____ Ending Location _____

Beginning Time ____:____ AM/PM Ending Time ____:____ AM/PM

Street Name _____ Beginning Location _____ Ending Location _____

Beginning Time ____:____ AM/PM Ending Time ____:____ AM/PM

Date 9 / 11 / 2025- 9/15/2025

Parking Lot Closures

Lot Location Fireplace Pad Street Cass St. Nearest Cross Street Harris St.

Beginning Time 11:00 AM/PM Ending Time 12:00 AM/PM

Thursday- 9.11.25- Monday 9.15.2025

Lot Location _____ Street _____ Nearest Cross Street _____

Beginning Time ____:____ AM/PM Ending Time ____:____ AM/PM

Lot Location _____ Street _____ Nearest Cross Street _____

Beginning Time ____:____ AM/PM Ending Time ____:____ AM/PM

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net (No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Marci Hensley Signature Marci Hensley Date 1 / 24 / 2025

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

For Office Use Only

Streets _____	Date Approved _____	Comments _____
Parks _____	Date Approved _____	Comments _____
Fire _____	Date Approved _____	Comments _____
Police _____	Date Approved _____	Comments _____
City Manager _____	Date Approved _____	Comments _____
City Council _____	Date Approved _____	Comments _____



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

Today's Date 1/24/25

City Received Date

Banner Request Form

Monday Banner Start Date 9 / 8 / 2025

Monday Banner End Date 9 / 15 / 2025

**(Banners are installed and removed on Mondays unless it is a Holiday, then it will be the following day)
(Banners may only be requested for one week at a time per form)**

Reason for Banner Cadillac Craft Beer Festival

Organization Cadillac Area Festivals and Events

Contact Person Marci Hensley

Contact Phone 231-775-0657

Contact Email marci@cadillacmichigan.com

City of Cadillac & State of Michigan Guidelines:

- ☒ Banner requested date is a minimum of 2 months prior to display date requested. **We will get this to you**
- ☒ Banner picture or a design proof is **attached with this request form** or it will not be approved.
- ☒ The City reserves the right to determine when the banner is hung during inclement weather.
- ☒ The City is not responsible for any damages to the banner.
- ☒ Banner requested is for a reasonable and public purpose.
- ☒ Banner does not display any legend or symbol which may be construed to advertise, promote the sale of, or publicize any merchandise or commodity, or be political in nature.
- ☒ The legend may contain the name of the sponsor paying for the banner if such is not an obvious advertising of and promotion of the sale of the sponsor's goods or services.
- ☒ The lettering of the sponsor's name or a logo does not exceed three inches if on a single line or two-inches if on more than one line.
- ☒ Banner does not contain an address or directions to location.
- ☒ Banner meets all the design specifications on the back of this form.
- ☒ The banner will be delivered to City Garage a minimum of **1 week before** banner is to be displayed.
City Garage is located at 1001 6th Street and hours. Call Street Supervisor at (231)920 -7800 to schedule time.
- ☒ Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net **(No Faxes accepted)**

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Marci Hensley

Signature

Date 1 / 24 / 2025

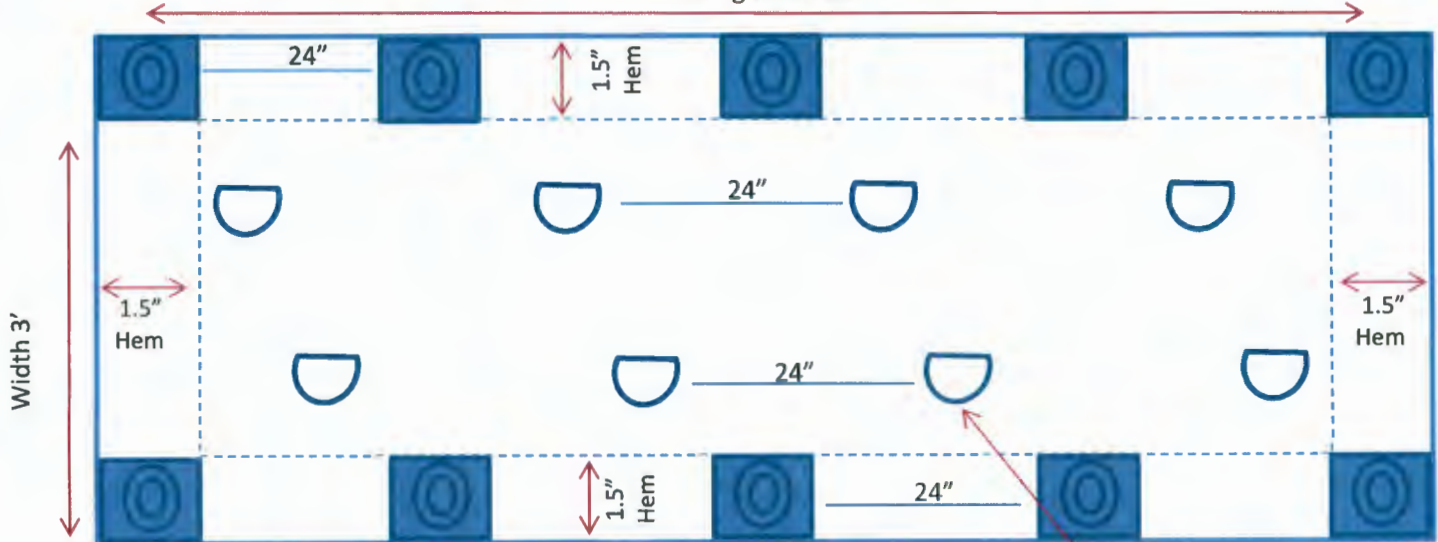
Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

Streets _____	Date Approved _____	Comments _____
City Manager _____	Date Approved _____	Comments _____
State of Michigan _____	Date Approved _____	Comments _____
City Council _____	Date Approved _____	Comments _____

Banner Specifications

- Banner must be made of a minimum of 18 oz. vinyl or of comparable material
- Hem must be 1.5" double folded and stitched on inside & outside
- Grommets must be a minimum of # 4 Spur and not more than 24" apart along top & bottom
- Wind Vents must 12-18" semi-circle openings and not be more than 24" apart

Length 30'- 60'



Grommets:
Minimum of #4 Spur
Spaced maximum of 24" apart

****Drawing is not to scale****

Wind Vents:
12" diameter semi-circle openings
Spaced maximum of 24" apart

Attach a photo of the banner or provide a detailed design proof
(Request will not be approved without a proof or picture)





Craft Beer, Meade, Cider, Wine • Classic Car Show • Live Music • Local Food & Fun

Cadillac's Craft Beer Festival

www.ccbeerfest.com • facebook.com/ccbeerfest





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

Today's Date 1/24/25

City Received Date

Alcoholic Beverage Request Form

Event Name Cadillac Area Festivals & Events for Cadillac Craft Beer Festival

Requesting Organization Cadillac Area Festivals & Events

Contact Person(s) Marci Hensley

Contact Phone 231-775-0657 Contact Email marci@cadillacmichigan.com

Date of Event 9.13.25 Approx. number of participating groups 1500-2000

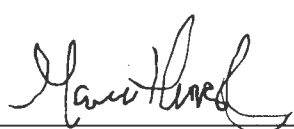
Starting Time 2pm Ending Time 9pm

City of Cadillac & State of Michigan Guidelines:

- Double fence for Public Events
- Inspection of site
- Market at the Cadillac Commons requires either all sides down or 3 sides down with one side of fencing that the city has available for rent (\$100)
- Cash Bar requires State of Michigan Liquor License
- Open Bar requires the Event to be a private event not open to the public i.e. Weddings, reunions Etc.
- City Council Approval (Article 1 Sec. 26-8)
- Liability Insurance naming City of Cadillac

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Marci Hensley Signature  Date 1 / 24 / 2025

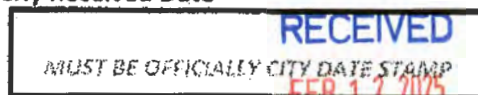
Request will be reviewed & you will be notified if additional information is needed.



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

Today's Date 2/12/25

City Received Date



EVENT PLANNING COVER PAGE

This form must be completed and return to the City at least 60 days before a HIGH IMPACT event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 7328 if you have questions.

Applicant Name (Print) Bob Reddick Contact Address 9845 Campus Dr.
Contact Phone(s) 231-775-3369 Contact Email bobro@cadillacareaymca.org
Sponsoring Organization Cadillac Area YMCA ☐ Private ☒ Non-Profit
Purpose of Event Community Event / Fundraiser Approx # of Attendees 250

Please check the facility requested (see related reservation form):

☐ Market at Cadillac Commons ☒ Rotary Pavilion ☐ City Park ☐ Cadillac Commons Plaza

Beginning Date: 8/30/25 Ending Date: 8/30/25 Reoccurring: ☐ YES ☒ NO

1st Day 8/30/25 Set-up 10:00 am Start 7:00 am End 2:00 pm Clean-up 3:00 pm

2nd Day _____ Set-up _____ Start _____ End _____ Clean-up _____

3rd Day _____ Set-up _____ Start _____ End _____ Clean-up _____

4th Day _____ Set-up _____ Start _____ End _____ Clean-up _____

Please answer the following: If you answer YES to any of the below, additional form(s) must be completed for each one. All forms must be completely filled out and all information provided before requests will be brought to City Council for approval

- YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots?
YES ☒ NO ☐ Will you be requesting permission to display any off-site signage?
YES ☒ NO ☐ Will you be requesting permission to display a banner over Mitchell Street?
YES ☐ NO ☒ Will you be requesting permission to have a parade?
YES ☒ NO ☐ Will you be requesting permission to hold any races?
YES ☐ NO ☒ Will you be requesting permission to serve alcoholic beverages?
YES ☒ NO ☐ Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

Forms can be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net

All events require liability insurance: Required MINIMUM general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



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

Today's Date 2/12/25

City Received Date

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS.

Event Cadillac Festival of Races

Special Requests: Please Circle

Electricity

Water

Wind Screens

Sound System

Movie Screen/Projector System**
Weather Dependentafter dark only**

Usage Rules

1. Profanity and offensive language are strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Pavilion, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Movies/programs shown at the Pavilion are at the discretion of the City, and proper licensing to show copyrighted material is required. One potential resource is www.swank.com. MPAA ratings of G and PG are appropriate.
5. Any signage or decorations must be removed immediately following any event.
6. No vehicles are permitted on sidewalks or grass. However, the sidewalk immediately south of the pavilion can be utilized for temporary unloading/loading of equipment only. Parking is prohibited on Lake Street, even if it has been closed for the event.
7. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
8. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
9. Sound System Fees - \$20 per hour for use of our sound board and sound technician. (MUSICAL PERFORMANCES)

Reservation Fees:

- Daily Rate (4 hours or more) \$108
- Hourly Rate (less than 4 hours) \$60 per hour
- Non-Profit Daily Rate (4 hours or more) \$55
- Non-Profit Hourly Rate (less than 4 hours) \$27 per hour

Reoccurring Events: Events that are a minimum of once a week, for four consecutive weeks or more:

- Daily Rate of \$27
- Non-Profit Daily Rate of \$16

Form must be mailed/emailed or delivered to City Hall 200 N. Lake Street in Cadillac, MI 49601 or mvandermeulen@cadillac-mi.net

I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Signature [Signature] Total Fees Required: \$55 Total Fees Paid: _____ Date 2/12/25



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

Today's Date 2/12/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Cadillac Festival of Races

Contact Person Bob Reddick

Contact Phone 231-775-3369 Contact Email bobr@cadillacareamca.org

Date: <u>8/30/25</u>		Street Closures	
Street Name <u>Lake St.</u>	Beginning Location <u>Cass St.</u>	Ending Location <u>Harris St.</u>	
	Beginning Time <u>6:00 am</u>	Ending Time <u>2:00 pm</u>	
Street Name <u>Chestnut St.</u>	Beginning Location <u>Pine/Lake St.</u>	Ending Location <u>Linden St.</u>	
	Beginning Time <u>6:00 am</u>	Ending Time <u>7:30 am</u>	
Street Name <u>Chestnut St.</u>	Beginning Location <u>Alber St.</u>	Ending Location <u>Leeson St.</u>	
	Beginning Time <u>6:00 am</u>	Ending Time <u>7:30 am</u>	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	

Date _____		Parking Lot Closures	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	

3/19/25
update

Form must be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net
(No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Bob Reddick Signature [Signature] Date 2/12/25

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.



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

Today's Date 2/12/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Race Request Form

Name of Race Cadillac Festival of Races
Purpose of Race Community Event / Fundraiser
Requesting Organization Cadillac Area YMCA
Contact Person(s) Bob Reddick
Contact Phone 231-775-3369 Contact Email bobr@cadillacareaymca.org
Date of Race 8/30/2025 Approx. number of participants 250
Registration Location Rotary Pavilion Registration Time 7:00AM/PM
Starting Time 7:00AM/PM Ending Time 2:00PM/PM

City of Cadillac Rules

- The City's designated route must be used unless approved by Police Department (Route on backside)
- If marking the route, washable sidewalk chalk or small signs placed in the City right-of-way must be used
- Spray paint is not allowed and will be strictly enforced & fines will be issued
- Organizations are responsible for all clean-up including removal of signs and pavement markings
- The Police Department does not provide escorting services
- Organizations are responsible for providing designated safety and security workers & escorts
- No streets are to be blocked off unless reviewed with City Staff & approved by City Council
- Participants must follow all State & City laws
- Organizations are responsible for providing their own tables, tents, porta johns etc...

The following must be provided with this request:

- ☐ Proof of Liability Insurance (1 million & City of Cadillac named as additional insured)
- ☐ Proof of Marine Permit from DNR if race takes place in the Lake
- ☐ Approval from Wexford Road Commission & Wexford County Police Dept. if race is outside of City Limits
- ☒ Detailed Daily schedule/agenda of races and events

Form must be mailed or delivered to the above address or emailed to: m.vandermeulen@cadillac-mi.net (No Faxes accepted)
I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Bob Reddick Signature [Signature] Date 2/12/25

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

For Office Use Only

Swim Race
1/4 Mile out & back

Start/
Finish

250 yds out to buoy, 250 yds back
for a 500 yd swim

Huntington Bank

Keith McKellop
Walkway

Slate St

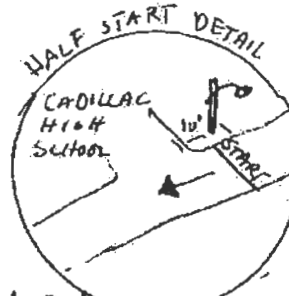
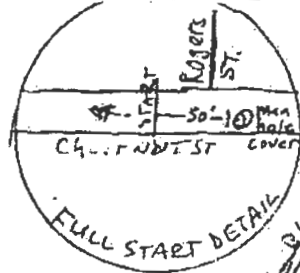
Rotary
Performing
Arts Pavilion

Full/Half Marathon

Full Marathon:
The full marathon starts at 1301 Chestnut street, proceeds heading west approximately 5.5 miles where it passes through the finish line where runners will continue 3 more full laps around the lake.

Start: 1301 Chestnut St. just west of Rogers St. 50' west of manhole cover

Finish: Lake St. between Rotary Park Pavilion and Fountain Park at telephone pole 100' north of cement drive to pavilion (pole has large transformer). This pole faces a twin pole directly across the street.

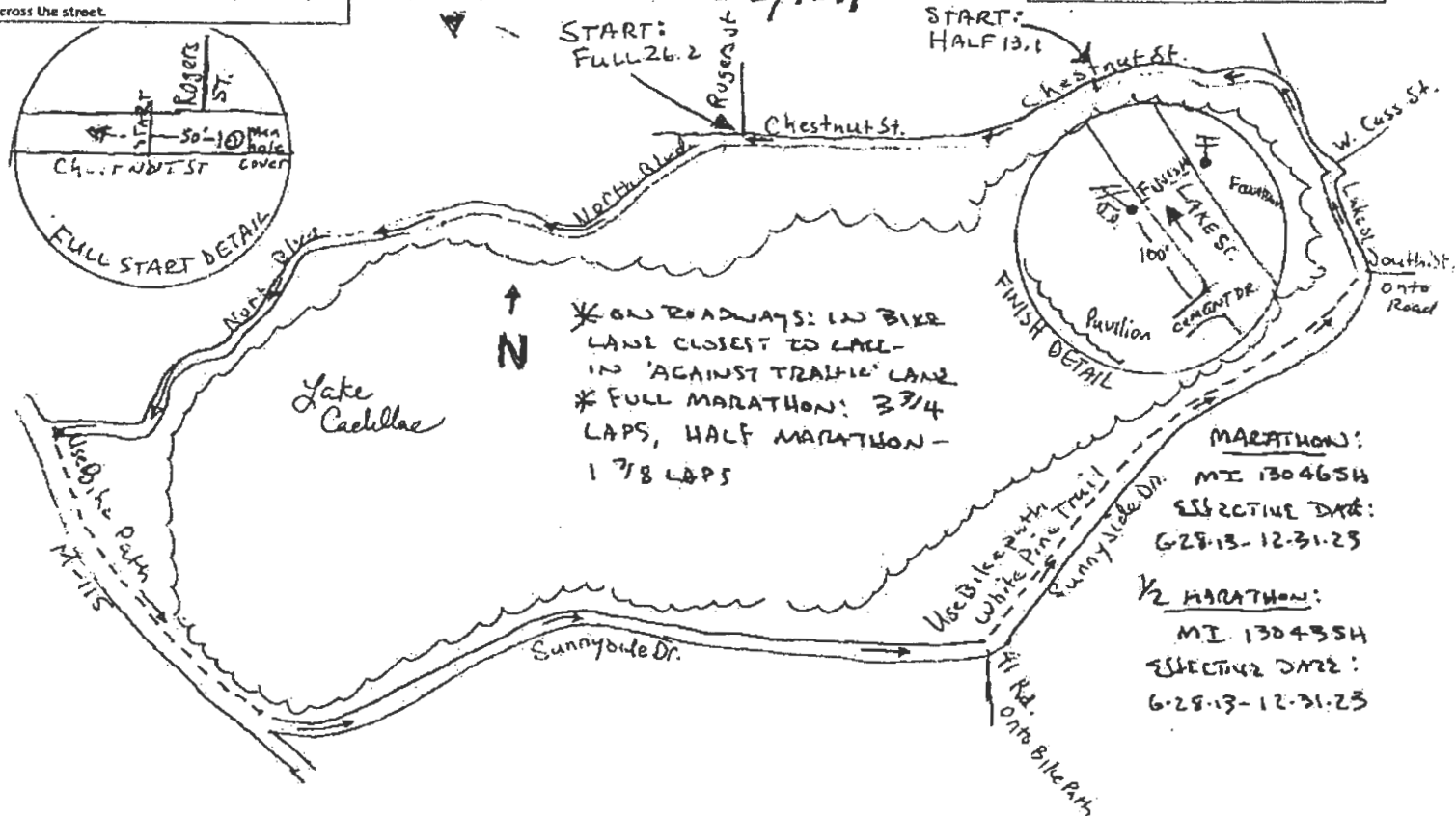


Half Marathon:
The half marathon starts at the Cadillac High School front parking lot on Chestnut street, proceeds heading west approximately 6.2 miles where it passes through the finish line where runners will continue 1 more full lap around the lake.

Start: Cadillac High School on Chestnut St. at eastern most Drive to main parking lot, 10' east of curb lining up with metal street light pole.

Finish: Lake St. at Rotary Park Pavilion and Fountain Park at telephone pole 100' north of cement drive to pavilion (pole has large transformer). This pole faces a twin pole directly across the street.

Lake
CADILLAC TEAM 26.2/13.1



MARATHON:

MI 130465H

EFFECTIVE DATE:

6-28-13-12-31-23

1/2 MARATHON:

MI 130435H

EFFECTIVE DATE:

6-28-13-12-31-23



CADILLAC
FESTIVAL
OF
RACES

the 

5K AND 10K ROUTE MAP

LAKE CADILLAC

START/FINISH

KEY

— 5K/10K ROUTE



- ROTARY PAVILLION
REGISTER HERE!



- 5K TURNAROUND

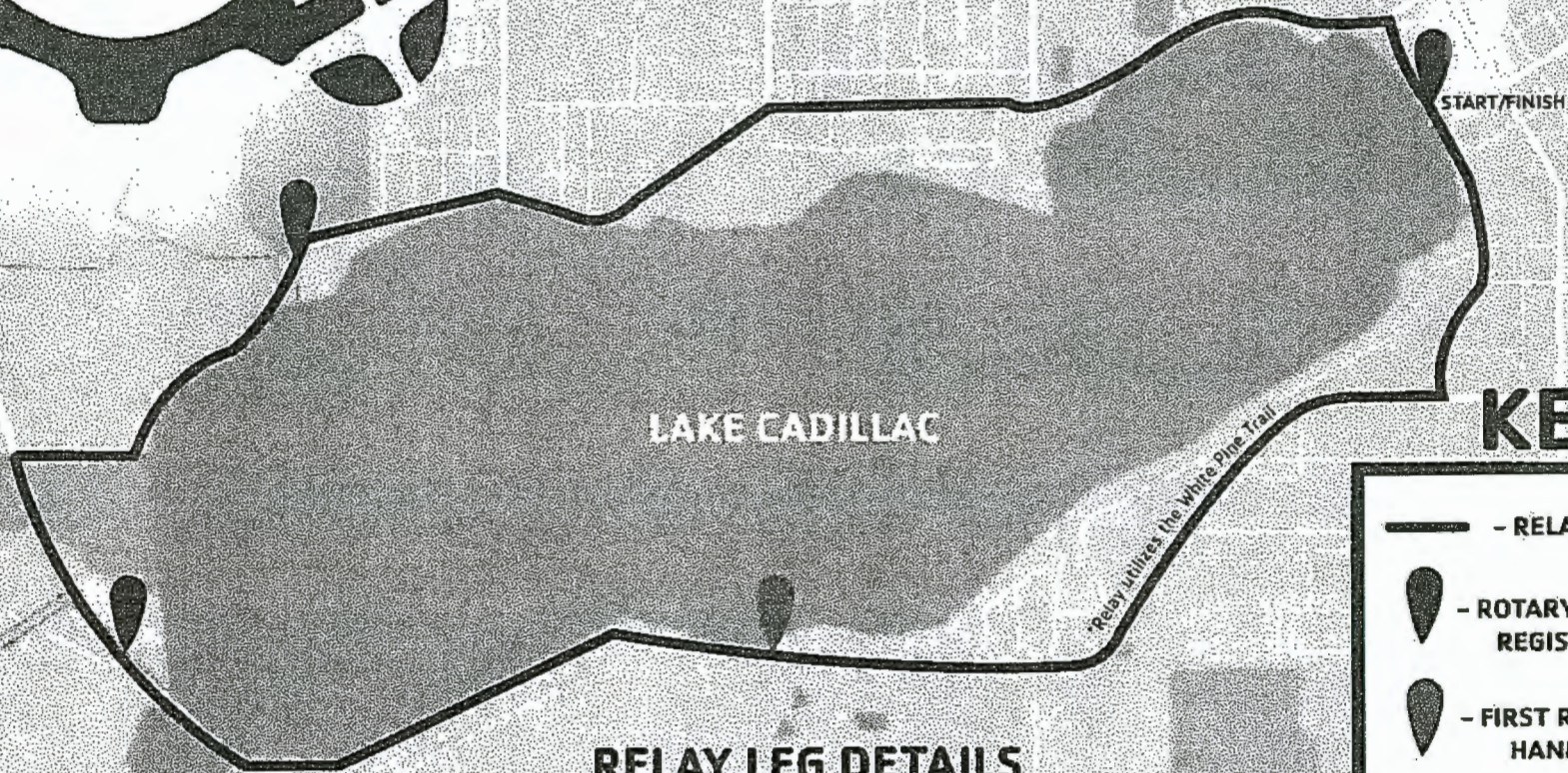


- 10K TURNAROUND



CADILLAC
FESTIVAL
OF
RACES

LAKE RELAY ROUTE MAP



KEY

- RELAY ROUTE
- ROTARY PAVILLION
REGISTER HERE!
- FIRST RELAY LEG
HAND OFF
- SECOND RELAY LEG
HAND OFF
- THIRD RELAY LEG
HAND OFF

RELAY LEG DETAILS

- Relay Leg #1 - Rotary Pavillion to Sunset Shores - 2 Miles
- Relay Leg #2 - Sunset Shores to Lake Cadillac Resort - 1.4 Miles
- Relay Leg #3 - Lake Cadillac Resort to Kenwood Park - 1.2 Miles
- Relay Leg #4 - Kenwood Park to Rotary Pavillion - 2.5 Miles

Cadillac Festival of Races – Full/Half Marathon, 5k/10k, 7 Mile Relay, 1 Mile Kids Race & ¼ Mile Swim

August 30, 2025

Hosted by the Cadillac Area YMCA

- 6:00am – Setup at Rotary Pavilion and setup signs, etc on course
- 6:30am – Onsite Check-in for Full/Half Marathon at Rotary Pavilion
- 7:00am – Full/Half Marathon start on Chestnut St. designated locations
- 8:00am – Onsite Check-in/Registration for 5K, 10K, 7 Mile Relay, Swim Race at Rotary Pavilion
- 9:00am – 5K/10K start on Lake St in front of Rotary Pavilion
- 9:15am – 7 Mile Relay Run start in front of Rotary Pavilion
- 9:30am – ¼ Mile Swim Race start in Lake Cadillac (start/finish on beach just north of the city dock)
- 9:40am – 1 Mile Kids Race start on sidewalk just north of the Rotary Pavilion
- 10:30am – 5K, 10K & Swim Race Winners Awarded
- 11:30am – 7 Mile Relay Winners Awarded
- 12:30pm – Half Marathon Winners Awarded
- 1:30pm – Full Marathon Winners Awarded
- 3:00pm – Wrap up and cleanup

FESTIVAL OF RACES

- Approve the closure of Lake St from Cass St to Harris St on August 30, 2025 from 6:00am to 2:00pm
- Approve the closure of Chestnut St from Pine and Lake St to Linden St; AND Chestnut St from Allen St to Leeson St on August 30, 2025 from 6:00am to 7:30am
- Approve Half and Full Marathon Race Courses for Festival of Races Team Relay on August 30, 2025



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

Today's Date 1/29/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday Banner Start Date 5/5/25

Monday Banner End Date 5/12/25

(Banners are installed and removed on Mondays unless it is a Holiday, then it will be the following day)
(Banners may only be requested for one week at a time per form)

Reason for Banner Cadillac Farmers Market Opening
Organization Cadillac Farmers Market Contact Person Mary Galunek
Contact Phone 231-920-2971 Contact Email Cadillacmarketmaster@gmail.com

City of Cadillac & State of Michigan Guidelines:

- ☒ Banner requested date is a minimum of 2 months prior to display date requested.
- ☒ Banner picture or a design proof is **attached with this request form** or it will not be approved.
- ☒ The City reserves the right to determine when the banner is hung during inclement weather.
- ☒ The City is not responsible for any damages to the banner.
- ☒ Banner requested is for a reasonable and public purpose.
- ☒ Banner does not display any legend or symbol which may be construed to advertise, promote the sale of, or publicize any merchandise or commodity, or be political in nature.
- ☒ The legend may contain the name of the sponsor paying for the banner if such is not an obvious advertising of and promotion of the sale of the sponsor's goods or services.
- ☒ The lettering of the sponsor's name or a logo does not exceed three inches if on a single line or two-inches if on more than one line.
- ☒ Banner does not contain an address or directions to location.
- ☒ Banner meets all the design specifications on the back of this form.
- ☒ The banner will be delivered to City Garage a minimum of **1 week before** banner is to be displayed.
- ☒ City Garage is located at **1001 6th Street** and hours. Call Street Supervisor at (231)920 -7800 to schedule time.
- ☒ Banner will be picked up within **1 week after** being displayed; if it is not picked up, the banner will be disposed of.

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net (No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Emily Miller Signature Emily Miller Date 1/29/25

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.



Cadillac Farmers Market

JUNE thru OCTOBER





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

Today's Date _____

City Received Date _____



EVENT PLANNING COVER PAGE

This form must be completed and return to the City at least 60 days before a HIGH IMPACT event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 7328 if you have questions.

Applicant Name (Print) Rotary Club of Cadillac Contact Address P.O. Box 981
Contact Phone(s) [REDACTED] Contact Email [REDACTED]
Sponsoring Organization Rotary Club of Cadillac ☐ Private ☒ Non-Profit
Purpose of Event Concert Approx # of Attendees 500

Please check the facility requested (see related reservation form):

☐ Market at Cadillac Commons ☒ Rotary Pavilion ☐ City Park ☐ Cadillac Commons Plaza

Beginning Date: May 30, 2025 Ending Date: May 30, 2025 Reoccurring: ☐ YES ☒ NO

1st Day _____ Set-up 5 pm Start 7 pm End 9 pm Clean-up 10 pm

2nd Day _____ Set-up _____ Start _____ End _____ Clean-up _____

3rd Day _____ Set-up _____ Start _____ End _____ Clean-up _____

4th Day _____ Set-up _____ Start _____ End _____ Clean-up _____

Please answer the following: If you answer YES to any of the below, additional form(s) must be completed for each one. All forms must be completely filled out and all information provided before requests will be brought to City Council for approval

YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots?
YES ☐ NO ☒ Will you be requesting permission to display any off-site signage?
YES ☐ NO ☒ Will you be requesting permission to display a banner over Mitchell Street?
YES ☐ NO ☒ Will you be requesting permission to have a parade?
YES ☐ NO ☒ Will you be requesting permission to hold any races?
YES ☐ NO ☒ Will you be requesting permission to serve alcoholic beverages?
YES ☐ NO ☒ Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

Forms can be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net

All events require liability insurance: Required MINIMUM general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



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

Today's Date 3/5/2025

City Received Date

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS.

Event Rotary Club of Cadillac Concert

Special Requests: Please Circle

☒ Electricity

☐ Water

☒ Wind Screens

☒ Sound System

☐ Movie Screen/Projector System**

Weather Dependentafter dark only**

Usage Rules

1. Profanity and offensive language are strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Pavilion, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Movies/programs shown at the Pavilion are at the discretion of the City, and proper licensing to show copyrighted material is required. One potential resource is www.swank.com. MPAA ratings of G and PG are appropriate.
5. Any signage or decorations must be removed immediately following any event.
6. **No vehicles are permitted on sidewalks or grass. However, the sidewalk immediately south of the pavilion can be utilized for temporary unloading/loading of equipment only. Parking is prohibited on Lake Street, even if it has been closed for the event.**
7. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
8. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
9. **Sound System Fees** - \$20 per hour for use of our sound board and sound technician. (MUSICAL PERFORMANCES)

Reservation Fees:

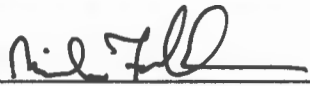
- Daily Rate (4 hours or more) \$108
- Hourly Rate (less than 4 hours) \$60 per hour
- Non-Profit Daily Rate (4 hours or more) \$55
- Non-Profit Hourly Rate (less than 4 hours) \$27 per hour

Reoccurring Events: Events that are a minimum of once a week, for four consecutive weeks or more

- Daily Rate of \$27
- Non-Profit Daily Rate of \$16

Form must be mailed/emailed or delivered to City Hall 200 N. Lake Street in Cadillac, MI 49601 or mvandermeulen@cadillac-mi.net

I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Signature  Total Fees Required: _____ Total Fees Paid: _____ Date 3/5/25



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

Today's Date _____

City Received Date _____



Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Concert @ Pavilion

Contact Person Mike Filkins

Contact Phone [REDACTED] Contact Email [REDACTED]

Date: <u>5/30/2025</u>		Street Closures	
Street Name <u>Lake St</u>	Beginning Location <u>Harris</u>	Ending Location <u>Cass</u>	
	Beginning Time <u>4pm</u>	Ending Time <u>9:30pm</u>	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	

Date _____		Parking Lot Closures	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time _____	Ending Time _____	

Form must be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net
(No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Mike Filkins Signature [Signature] Date 3/5/2025

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

April 7, 2025

COUNCIL COMMUNICATION

Re: Appointment of Jan Masten to a Two-Year Term on the Board of Review – Second Ward Representative

Jan Masten has expressed her interest in serving on the Board of Review – Second Ward Representative for a two-year term.

Requested Council Action:

Motion to appoint Jan Masten to a two-year term on the Board of Review – Second Ward Representative, which will end on 4/7/2027.

MAR 17 2025



Application for Appointment to Standing and Special Committees, Boards & Commissions

The information provided on this form is for the use of the Cadillac City Council in its deliberation to fill vacancies on standing and special committees, boards and commissions. Applications may be submitted at any time and will be kept on file for a period of one (1) year. In most cases, you must be a resident of the City of Cadillac to serve on its committees, boards and commissions. Exceptions include the DDA, CBOA, LDFA, Clam River Greenway Committee and Brownfield Redevelopment Authority. Applicants may be required to interview with the City Manager for appointment consideration.

To which committee, board or commission are you seeking appointment? Please check all that apply.

- | | |
|--|---|
| ☐ Airport Authority | ☐ Economic Development Corporation |
| ☒ Board of Review | ☐ Elected Officials Compensation Commission |
| ☐ Brownfield Redevelopment Authority | ☐ Election Commission |
| ☐ Cadillac Area Council for the Arts | ☐ Housing Commission |
| ☐ Cadillac-Wexford Transit Authority | ☐ Local Development Finance Authority |
| ☐ Cadillac West Corridor Improvement Authority | ☐ Planning Commission |
| ☐ Cemetery Board | ☐ Retirement Board to Administer Act 345 |
| ☐ Civil Service Commission | ☐ Zoning Board of Appeals |
| ☐ Clam River Greenway Committee | ☐ Construction Board of Appeals |
| ☐ Historic Districts Commission | ☐ City of Cadillac/Clam Lake Joint Planning Commission |
| ☐ Diggins Hill Tennis Court Fundraising Committee | |
| ☐ Downtown Development Authority | ☐ Other _____ |

Please print or type:

Name Jan Masten Address [REDACTED]

Telephone: Home [REDACTED] Business/cell same

E-mail [REDACTED] Date available for appointment 3/17/2025

Please complete the following. You may use additional sheets as needed.

Community Service

List boards, commissions, committees or community service organizations that you are currently serving or have served upon, offices held, and in what municipality or county.

Employment and Education

List any employment experience or education that, in your opinion, best qualifies you for this appointment. List job titles, duties (current and past), level of education and any certificates or degrees you have obtained.

Past employment in law offices;
Realtor for 20 plus years;
Hired to do BPOs (broker price opinion) for several companies.
Yearly continuing education in real estate and ethics.

Have you ever worked for the City of Cadillac? ☒ Yes ☐ No
If yes, please list dates and names of departments.

I have worked at a precinct for the last two elections.

Why do you have interest in serving on this board/commission/committee?

I think I am pretty knowledgeable in the value of homes having bought and sold over 20 homes in Cadillac. Being a Realtor, I am constantly watching the market, researching home and land values in our area. I have been to the Board of Review and taken my case to the Michigan Tax Tribunal, with success, so I am somewhat familiar with process.

Personal

Rules of law and ethics prohibit appointees from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest? ☐ Yes ☒ No

If yes, please indicate potential conflicts.

Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

Please provide information about specific training, education, experience or interests you possess that qualify you as an appointee to the position you seek.

Real Estate license, continuing education, daily updating on the real estate market.

I hereby certify that the preceding information is correct to the best of my knowledge.

Signature

Jan Masten

dotloop verified
03/17/25 1:47 PM EDT
TGJX-FKPO-IHYS-7WD4

Date

You are invited to attach additional pages, enclose a copy of your résumé or submit supplemental information that you feel may assist in the evaluation of your application.

Mail or return your completed application to:

Marcus Peccia, City Manager
City of Cadillac
200 N. Lake St.
Cadillac MI 49601

Thank you for giving us the opportunity to consider you for appointment.

April 7, 2025

Council Communication

RE: Diggins Hill Community Park Playground

On March 25, 2025 the City of Cadillac held a bid opening on the above-mentioned project. The following 7 bids were received:

Contractor	Bid	Donation	Net Project Bid
CJ's Excavating, Inc. Cadillac, MI	\$29,550.00	-\$14,550.00	\$15,000.00
Glasco Construction Company LLC Lake, MI	\$26,657.00		\$26,657.00
NC Dirtworks Grawn, MI	\$41,775.00		\$41,775.00
Salisbury Excavating, Inc. Tustin, MI	\$48,243.50	-\$5,000.00	\$43,243.50
Pete's Contracting, Inc. Falmouth, MI	\$47,390.00	-\$500.00	\$46,890.00
Schepke Consulting Roscommon, MI	\$77,400.00	-\$25,800.00	\$51,600.00
Stein's Construction Ravenna, MI	\$76,250.00		\$76,250.00

Several of the bidders offered a donation for a portion of their services to this community project that was primarily funded through Cadillac Rotary Club. The low bidder donated the excavation work, reducing their total bid by \$14,550. This donation will be recognized on a donor appreciation sign that will be installed at the site.

Recommended Action

It is recommended that the contract for the Diggins Hill Community Park Playground Project be awarded to CJ's Excavating, Inc. for the bid amount of \$15,000.00. Funds are available in the General Fund.

April 7, 2025

Council Communication

Re: Purchase of Work Truck

The FY2025 budget includes an appropriation for the purchase of a $\frac{3}{4}$ -ton truck for the Public Works Department. As part of the MiDEAL contract and process, City staff reached out to MiDEAL dealers, and received the following State contract pricing:

Dealer	Model	Price
Todd Wenzel Chevrolet Hudsonville, MI	2024 Chevrolet Silverado	\$46,628
Berger Chevrolet Grand Rapids, MI	2024 Chevrolet Silverado	\$47,087
Gorno Ford Woodhaven, MI	2024 Ford F-250	\$55,902

Recommended Action

It is recommended that the purchase of one work truck be awarded in accordance with the MiDEAL contract to Todd Wenzel Buick GMC in the amount of \$46,628. Funds are available in the Stores and Garage Fund.

April 7, 2025

Council Communication

Re: Purchase of Police Vehicles

The Cadillac Police Department remains one patrol vehicle down after two total loss incidents in the last several months. Additionally, the proposed FY2026 budget includes an appropriation for the replacement of a patrol vehicle as part of normal fleet rotation. As part of the MiDEAL contract and process, City staff reached out to MiDEAL dealers, and received the following State contract pricing:

Dealer	Model	Price	Availability
LaFontaine Chrysler Dodge Jeep Ram Lansing, MI	2025 Durango	\$43,213	9-10 Weeks

In addition, the Department reached out to several other dealers to check pricing. The following quotes were received:

Dealer	Model	Price	Availability
Galeana's VanDyke Dodge Ram Warren, MI	2024 Durango	\$41,129	In Stock
Zeigler Chrysler Dodge Jeep Ram Kalamazoo, MI	2025 Durango	\$41,239	8-10 Weeks

The immediate availability of the 2024 Durango restores the department to full operational status in just a few weeks, based on the availability of the upfitter to install equipment that was removed from the wrecked 2024 Durango. This is optimal for the department, and the purchase is covered by insurance proceeds that have already been received. The opportunity to order a 2025 model for the FY2026 replacement is also a great option and meets the required timeline of the budget adoption.

Recommended Action

It is recommended that MiDEAL bids be rejected, and the purchase of one 2024 Durango patrol vehicle be awarded to Galeana's VanDyke Dodge in the amount of \$41,129 and the purchase of a 2025 Durango patrol vehicle be awarded to Zeigler Chrysler Dodge Jeep Ram in the amount of \$41,239. Funds are available in the General Fund.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

RESOLUTION TO SET A PUBLIC HEARING AND INTRODUCE ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CONDITIONALLY REZONE
PROPERTY**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on the 7th day of April, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, Alba Ventures, LLC (the "Owner") owns real property in the City of Cadillac legally described as follows:

Parcel C: That part of the West ½ of the West ½ of the Northeast ¼ of the Northeast ¼ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence N89°58'53"W along the North line of said Section 9, 1319.72 feet to the Northwest corner of the said Northeast ¼ of the Northeast ¼ of said Section 9; thence S00°54'16"E along the West line of the said Northeast ¼ of the Northeast ¼ of Section 9, 901.85 feet to the Point of Beginning; thence S89°57'12"E, parallel with South line of the said Northeast ¼ of the Northeast ¼ of Section 9, 330.19 feet; thence S00°55'16"E, 416.00 feet to a point on the South line of the said Northeast ¼ of the Northeast ¼ of Section 9; thence N89°57'12"W, along the said South line, 330.32 feet to the Southwest corner of the said Northeast ¼ of the Northeast ¼ of Section 9; thence N00°54'16"W along the West line of the said Northeast ¼ of the Northeast ¼ of Section 9, 416.00 feet to the Point of Beginning.

Subject to an easement to be used for ingress and egress to said parcel and for gas, water, sewage and electrical right-of-way to said parcel of land being known as the dominant estate, lying along the South boundary of Parcel B, as referenced in the Certificate of Survey recorded in Liber 1 at Page 627, known as the servient estate,

being described as: That part of the West ½ of the West ½ of the Northeast ¼ of the Northeast ¼ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as commencing at the Northeast corner of said Section 9; thence N89°58'53"W 1253.72 feet along the center line of Pearl Street to the Point of Beginning; thence S00°54'16"E, parallel to the West line of said Northeast ¼ of the Northeast ¼ of Section 9, 901.88 feet to the South line of the above described servient estate, being the North line of said dominant estate; thence N89°57'12"W, 66.00 feet along the Southerly border line of the servient estate, being the Northerly border line of said dominant estate, to the Southwest corner of the servient estate; thence N00°54'16"W, 901.85 feet, along the West line of the servient estate to a point on the North line of said Section 9; thence S89°58'53"E along the said North line 66.00 feet to the Point of Beginning.

and whose tax identification number is 10-106-00-005-03 (hereinafter the "Parcel"); and

WHEREAS, the Parcel is currently zoned RM-1, Multiple-Family Residential; and

WHEREAS, the Owner submitted an application (the "Application") to the City Planning Commission requesting that the Parcel be rezoned to B-3, General Business in order to develop and operate a commercial self-storage facility on the Parcel; and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on March 24, 2025; and

WHEREAS, the City Planning Commission has recommended that the City Council amend the City Zoning Map to rezone the Parcel to B-3, General Business District; and

WHEREAS, the City Council wishes to conduct a public hearing to hear public comments regarding the Application.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. Pursuant to Section 5.2 of the Charter, the City introduces An Ordinance to Amend The Zoning Ordinance To Conditionally Rezone Property (the "Ordinance," attached as **Exhibit A**).

2. A public hearing regarding the Application shall be held on _____, 2025 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City, together with a notice setting the time and place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially the form of **Exhibit B**.

4. A copy of the Ordinance shall be available for examination at the office of the City Clerk, and copies may be provided for a reasonable charge.

5. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 7th day of April, 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CONDITIONALLY REZONE
PROPERTY**

THE CITY OF CADILLAC ORDAINS:

Section 1. Amending Zoning District Map.

The City hereby amends the City Zoning Map to change the RM-1, Multiple-Family Residential District zoning designation and established use district as shown on the City Zoning Map for the real property located off Pearl Street and legally described as:

Parcel C: That part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence N89°58'53"W along the North line of said Section 9, 1319.72 feet to the Northwest corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 9; thence S00°54'16"E along the West line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 901.85 feet to the Point of Beginning; thence S89°57'12"E, parallel with South line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 330.19 feet; thence S00°55'16"E, 416.00 feet to a point on the South line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9; thence N89°57'12"W, along the said South line, 330.32 feet to the Southwest corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9; thence N00°54'16"W along the West line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 416.00 feet to the Point of Beginning.

Subject to an easement to be used for ingress and egress to said parcel and for gas, water, sewage and electrical right-of-way to said parcel of land being known as the dominant estate, lying along the South boundary of Parcel B, as referenced in the Certificate of Survey recorded in Liber 1 at Page 627, known as the servient estate, being described as: That part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as commencing at the Northeast corner of said Section 9; thence N89°58'53"W 1253.72 feet along the center line of Pearl Street to the Point of Beginning; thence S00°54'16"E, parallel to the West line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 901.88 feet to the South line of the above described servient estate, being the North line of said dominant estate; thence N89°57'12"W, 66.00 feet along the Southerly border line of the servient estate, being the Northerly border line of said dominant estate, to the Southwest corner of the servient estate; thence N00°54'16"W, 901.85 feet, along the West line of the servient estate to a point on the North line of said Section 9; thence S89°58'53"E along the said North line 66.00 feet to the Point of Beginning.

(Tax identification No. 10-106-00-005-03) (the "Parcel")

to the B-3, General Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2.

This rezoning is conditionally approved and subject to the use and development conditions established in the Conditional Rezoning Approval Agreement, attached as **Exhibit 1**, which is incorporated herein by reference and which includes the following conditions:

1. The parcel shall only be used for the development and operation of a commercial self-storage facility.
2. Nothing in this Ordinance shall relieve Applicant from any obligation to apply for and receive approval of a special use permit or site plan required by the City's Zoning Ordinance.

Section 3.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 4.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect; provided, however, that if Section 2 is found invalid, then Section 1 shall no longer be of any force or effect.

Section 5.

This Ordinance shall take effect twenty (20) days after its publication as provided by law.

EXHIBIT B

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE

On April 7, 2025, the City Council of the City of Cadillac introduced Ordinance No. _____, An Ordinance to Amend The Zoning Ordinance To Conditionally Rezone Property.

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on _____, 2025 at 6:00 p.m., at a Meeting of the City Council.

The City of Cadillac complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at least three (3) business days prior to any such meeting. Copies of the proposed ordinance are available for examination at the office of the City Clerk and copies may be provided at a reasonable charge. The following is a summary of the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CONDITIONALLY REZONE PROPERTY

Section 1 of the proposed ordinance provides that the City amends the City Zoning Map to change the RM-1, Multiple-Family Residential District zoning designation and established use district as shown on the City Zoning Map for the real property located off Pearl Street and legally described as:

Parcel C: That part of the West ½ of the West ½ of the Northeast ¼ of the Northeast ¼ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence N89°58'53"W along the North line of said Section 9, 1319.72 feet to the Northwest corner of the said Northeast ¼ of the Northeast ¼ of said Section 9; thence S00°54'16"E along the West line of the said Northeast ¼ of the Northeast ¼ of Section 9, 901.85 feet to the Point of Beginning; thence S89°57'12"E, parallel with South line of the said Northeast ¼ of the Northeast ¼ of Section 9, 330.19 feet; thence S00°55'16"E, 416.00 feet to a point on the South line of the said Northeast ¼ of the Northeast ¼ of Section 9; thence N89°57'12"W, along the said South line, 330.32 feet to the Southwest corner of the said Northeast ¼ of the Northeast ¼ of Section 9; thence N00°54'16"W along the West line of the said Northeast ¼ of the Northeast ¼ of Section 9, 416.00 feet to the Point of Beginning.

Subject to an easement to be used for ingress and egress to said parcel and for gas, water, sewage and electrical right-of-way to said parcel of land being known as the dominant estate, lying along the South boundary of Parcel B, as referenced in the Certificate of Survey recorded in Liber 1 at Page 627, known as the servient estate, being described as: That part of the West ½ of the West ½ of the Northeast ¼ of the

Northeast ¼ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as commencing at the Northeast corner of said Section 9; thence N89°58'53"W 1253.72 feet along the center line of Pearl Street to the Point of Beginning; thence S00°54'16"E, parallel to the West line of said Northeast ¼ of the Northeast ¼ of Section 9, 901.88 feet to the South line of the above described servient estate, being the North line of said dominant estate; thence N89°57'12"W, 66.00 feet along the Southerly border line of the servient estate, being the Northerly border line of said dominant estate, to the Southwest corner of the servient estate; thence N00°54'16"W, 901.85 feet, along the West line of the servient estate to a point on the North line of said Section 9; thence S89°58'53"E along the said North line 66.00 feet to the Point of Beginning.

(Tax identification No. 10-106-00-005-03) (the "Parcel")

to the B-3, General Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2 of the proposed ordinance provides that this rezoning is conditionally approved and subject to the use and development conditions established in the Conditional Rezoning Approval Agreement, which includes the following conditions:

1. The parcel shall only be used for the development and operation of a commercial self-storage facility.
2. Nothing in this Ordinance shall relieve Applicant from any obligation to apply for and receive approval of a special use permit or site plan required by the City's Zoning Ordinance.

Section 3 of the proposed ordinance provides that if any portion of the proposed ordinance is found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the proposed ordinance.

Section 4 of the proposed ordinance provides that all other ordinances inconsistent with the provisions of the proposed ordinance are repealed but only to the extent necessary to give the proposed ordinance full force and effect.

Section 5 of the proposed ordinance provides that it shall take effect twenty (20) days after its adoption.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

CONDITIONAL REZONING AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2025, by and between the City of Cadillac ("City"), a Michigan municipal corporation, whose offices are located at 200 N Lake St, Cadillac, MI 49601, and Alba Ventures, LLC ("Owner"), the owner of the property that is the subject of this Agreement, whose address is PO Box 378, Allendale, MI 49401.

WHEREAS, Owner submitted an amended application to rezone certain real property ("Property") located in the City of Cadillac, Michigan, the legal description of which is set forth in **Exhibit A** attached hereto, from its current designated as zoning classification RM-1 (Multiple-Family Residential District) to B-3 (General Business District) pursuant to the City of Cadillac Zoning Ordinance to develop and operate a commercial self-storage facility; and

WHEREAS, Owner voluntarily offered, in writing, certain use limits as conditions of the rezoning; and

WHEREAS, pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, the City may approve rezoning conditions offered by an applicant and may establish a time period during which the conditions apply; and

WHEREAS, on March 24, 2025, the City of Cadillac Planning Commission voted to recommend approval of Owner's request to conditionally rezone the Property and to accept Owner's proposed limitations on the use of the Property as more specifically set forth in this Agreement; and

WHEREAS, on _____, the City of Cadillac City Council voted to approve Owner's requested conditional rezoning, accept Owner's proposed limitations on the use of the Property, and approve the terms and conditions of this Conditional Rezoning Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the City and Owner agree as follows:

1. Conditional Rezoning

Pursuant to Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405, Owner's agrees to limit the use of the Property as set forth in this Agreement. Upon execution of this Agreement by the parties, the City shall effectuate the conditional rezoning of

the Property from zoning classification RM-1 (Multiple-Family Residential District) to B-3 (General Business District).

2. Rezoning Conditions

Owner agrees that the development of the Property will proceed in accordance with the following conditions which have been offered by Owner as a condition of rezoning the Property:

- a) The parcel shall only be used for the development and operation of a commercial self-storage facility.
- b) Nothing in this Ordinance shall relieve Applicant from any obligation to apply for and receive approval of a special use permit or site plan required by the City's Zoning Ordinance.

3. Future Development.

All development of the Property shall be in strict compliance with all applicable City Ordinances, regulations, and applicable building code and utility requirements.

4. Entire Agreement.

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, and all prior or contemporaneous agreements or understandings with respect hereto shall be deemed merged into this Agreement.

5. No Oral Amendment or Modification.

No amendments, waivers or modifications hereof shall be made or deemed to have been made unless in writing and executed by the parties.

6. Amendment of Conditions.

During the time period for commencement of an approved development or use specified pursuant to the Zoning Ordinance or during any extension thereof granted by the City Council, the City shall not add to or alter the conditions in this Agreement. This Agreement may be amended thereafter in the same manner as was prescribed for the original rezoning and the Agreement.

7. Severability.

If any provision of this Agreement shall be declared invalid, illegal, or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and this Agreement shall be construed as if those provisions were not contained in this Agreement.

8. Applicable Law.

This Agreement shall be interpreted and enforced according to the laws of the State of Michigan.

9. Recordation.

This Agreement shall be filed by the City with the Register of Deeds of Wexford County.

10. Violation and Enforcement.

The failure of any party to complain or enforce any act or omission on the part of another party, no matter how long the same may continue, shall not be deemed to be an acquiescence or waiver by such party of any of its rights hereunder. No waiver by any party at any time, express or implied, or any breach of any provision of this Agreement shall be deemed a waiver of a breach of any other provision of this Agreement or a consent to any subsequent breach of the same or any other provision of this Agreement. If any action by any party shall require the consent or approval of another party, such consent or approval of such action shall not be deemed a consent to or approval of any other provision of this Agreement.

11. Violation of Zoning Ordinance.

Any failure by Owner to comply with the terms and conditions of this Agreement shall constitute a violation of the City's Zoning Ordinance, a nuisance per se and shall subject Owner to the applicable penalties and remedies provided by law, including, but not limited to, immediate injunctive relief. Notwithstanding any other term or condition of this Agreement to the contrary, if Owner, its successors or assigns fails to comply with the use and development conditions of this Agreement or attempts to use or develop the Property contrary to Owner's offered use and development conditions, the Property conditionally rezoned to B-3 (General Business District) shall immediately revert to its former zoning classification RM-1 (Multiple-Family Residential District) and any approval of the site plan for the proposed development shall terminate. In such an event, Owner may thereafter develop the Property only in accordance with a site plan that is approved by the Planning Commission and complies with all City zoning, engineering, building and fire codes, as well as Ordinances in effect at that time.

Nothing in this Agreement shall relieve Applicant from any obligation to apply for and receive approval of a special use permit or site plan required by the City's Zoning Ordinance.

12. Binding Effect; Assignment.

This Agreement shall run with the land and shall bind and insure to the benefit of City and the successors and assigns of Owner.

13. Effective Date.

The conditional rezoning approved by the City Council shall be effective as provided by law.

14. Time Period for Establishing Development or Use.

The approved development and/or use of the Property authorized by this Agreement must commence within 18 months after the conditional rezoning takes effect and thereafter proceed diligently to completion. Upon written request, this time may be extended by the City Council if (1) it is demonstrated to the City Council's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the City Council finds that there has not been a change in circumstances that would render the current zoning with the Agreement incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.

15. Subsequent Rezoning of Land.

If the Property is rezoned to a different zoning classification or to the same zoning classification but with a different or no Agreement, whether as a result of a reversion of zoning pursuant to the Zoning Ordinance or otherwise, this Agreement shall cease to be in effect. Upon the owner's written request, the City Clerk shall record with the Register of Deeds of the County in which the land is located a notice that the Agreement is no longer in effect.

16. City Right to Rezone.

Nothing in this Agreement, nor in the provisions of the Zoning Ordinance shall be deemed to prohibit the City from rezoning all or any portion of the Property to another zoning classification. Any rezoning shall be conducted in compliance with the Zoning Ordinance and the Zoning Enabling Act (MCL 125.1301 et seq.)

IN WITNESS WHEREOF, the parties have caused this Conditional Rezoning Agreement to be executed effective as of the day and year first above written.

City of Cadillac, a Michigan municipal corporation

By: _____
Tiyi Schippers, Mayor

By: _____
Sandra Wasson, Cadillac City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

The foregoing instrument was acknowledged before me, a notary public, on the ____ day of _____, _____, by Tiyi Schippers, its Mayor and Sandra Wasson, its Clerk, on behalf of the City of Cadillac.

Notary Public, _____ County, MI
My Commission Expires: _____
Acting in _____ County, MI

Alba Ventures, LLC ("Owner")

By: _____
Robb Munger, Registered Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

The foregoing instrument was acknowledged before me, a notary public, on the ____ day of _____, _____, by Robb Munger, Registered Agent for Alba Ventures, LLC.

Notary Public, _____ County, MI
My Commission Expires: _____
Acting in _____ County, MI

After recording return to:
Michael D. Homier
Foster, Swift, Collins & Smith, P.C.
1700 East Beltline NE, Suite 200
Grand Rapids, Michigan 49525
(616) 726-2230

EXHIBIT A

LEGAL DESCRIPTION

Tax identification No. 10-106-00-005-03 is legally described as:

Parcel C: That part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence N89°58'53"W along the North line of said Section 9, 1319.72 feet to the Northwest corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 9; thence S00°54'16"E along the West line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 901.85 feet to the Point of Beginning; thence S89°57'12"E, parallel with South line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 330.19 feet; thence S00°55'16"E, 416.00 feet to a point on the South line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9; thence N89°57'12"W, along the said South line, 330.32 feet to the Southwest corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9; thence N00°54'16"W along the West line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 416.00 feet to the Point of Beginning.

Subject to an easement to be used for ingress and egress to said parcel and for gas, water, sewage and electrical right-of-way to said parcel of land being known as the dominant estate, lying along the South boundary of Parcel B, as referenced in the Certificate of Survey recorded in Liber 1 at Page 627, known as the servient estate, being described as: That part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, T21N, R9W, City of Cadillac, Wexford County, Michigan, described as commencing at the Northeast corner of said Section 9; thence N89°58'53"W 1253.72 feet along the center line of Pearl Street to the Point of Beginning; thence S00°54'16"E, parallel to the West line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, 901.88 feet to the South line of the above described servient estate, being the North line of said dominant estate; thence N89°57'12"W, 66.00 feet along the Southerly border line of the servient estate, being the Northerly border line of said dominant estate, to the Southwest corner of the servient estate; thence N00°54'16"W, 901.85 feet, along the West line of the servient estate to a point on the North line of said Section 9; thence S89°58'53"E along the said North line 66.00 feet to the Point of Beginning.

April 7, 2025

Council Communication

Re: Cadillac Lofts Neighborhood Enterprise Zone and Community Redevelopment Act Tax Exemption Certificate Revocation

The Cadillac Lofts project requested and received two tax abatements for Cadillac Lofts I in 2019, which also applied to Cadillac Lofts II. The first abatement provides for a 50% tax abatement for the residential component of the Cadillac Lofts under the Neighborhood Enterprise Zone (NEZ) Act, PA 147 of 1992. The second abatement provides for a 50% tax abatement for the commercial component of the Cadillac Lofts under the Community Redevelopment Act, PA 255 of 1978.

As noted under the Brownfield Plan Amendment item earlier this evening, financing for Cadillac Lofts II has been incredibly challenging. In structuring the financing, the determination was made that the Brownfield residential TIF capture would be more advantageous than continuing with the tax abatements. Therefore, Cadillac Lofts is requesting a revocation of the exemption certificates under both the NEZ and PA 255, in accordance with legislation and Michigan Department of Treasury guidance, contingent upon approval of the Cadillac Lofts Brownfield Plan Amendment #2. Action by the City Council is necessary to revoke the certificates again at the request of Cadillac Lofts, and two resolutions are provided, one for the NEZ and one for PA 255.

Recommended Action

Adopt the attached resolutions to 1) revoke the exemption certificate for Cadillac Lofts under the Neighborhood Enterprise Zone Act, PA 147 of 1992 and 2) revoke the exemption certificate for Cadillac Lofts under the Commercial Redevelopment Act, PA 255 of 1978.



**Michigan
Community
Capital**

City of Cadillac
200 N. Lake Street
Cadillac, MI 49601

January 27, 2025

RE: Neighborhood Enterprise Zone and Commercial Facilities Exemption
Certificate Revocation – Cadillac Lofts, LLC

To Whom It May Concern,

Please accept this letter as a request to revoke the Neighborhood Enterprise Zone Certificate and the commercial facilities exemption certificate for Cadillac Lofts, LLC, located at 201, 207 and 215 Mitchell starting December 31, 2026. This revocation request is in conjunction with Brownfield Plan Amendment #2.

Sincerely,

Marilyn Chrumka

Marilyn Chrumka
Vice President of Development
Michigan Community Capital



Commercial Facilities Exemption Certificate

Certificate No. 2019-001

Pursuant to the provisions of Public Act 255 of 1978, as amended, the **City of Cadillac** hereby finds that the commercial property, hereafter referred to as the commercial facility, owned or leased by **Cadillac Lofts, LLC**, and located at **201, 207, and 215 South Mitchell Street, Cadillac, Michigan**, County of **Wexford**, Michigan, located within a Commercial Redevelopment District, is intended for the construction of new commercial property, and complies with Section 10 and other provisions of the act.

Therefore, as provided by MCL 207.651 to 207.668, the **City of Cadillac** hereby certifies as a **new commercial facility** the property located at **201, 207, and 215 South Mitchell Street**.

This certificate provides the authority for the assessor to exempt the commercial facility, for which this Commercial Facilities Exemption Certificate is in effect, but not the land on which the facility is located or the personal property placed within the facility, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Facilities Tax.

This certificate, unless revoked by resolution of the **City of Cadillac** as provided by Public Act 255 of 1978, as amended, shall remain in force for a period of **twelve (12)** year(s);

Beginning December 31, 2019 and ending December 30, 2031.

This Commercial Facilities Exemption Certificate is issued on **June 3, 2019**.



Sandra Wasson
Sandra Wasson, Clerk
City of Cadillac



Neighborhood Enterprise Zone Exemption Certificate

Certificate No. N2019-143

Pursuant to the provisions of Public Act 147 of 1992, as amended, the State Tax Commission hereby finds that the residential property owned by **Cadillac Lofts, LLC**, and located at **201, 207 and 215 Mitchell (Floors 2-4 only), City of Cadillac**, County of **Wexford**, Michigan, within a Neighborhood Enterprise Zone designated for the purpose of construction of new residential property or rehabilitation of existing residential property, complies with Section 2 and with other provisions of the act.

Therefore, as provided by MCL 207.771 to 207.787, inclusive, the State Tax Commission hereby certifies this residential facility as a **new facility** and issues a Neighborhood Enterprise Zone Exemption Certificate for the property whose property identification number is **10-086-00-196-51** and whose legal description is on file with the local governmental unit.

This certificate provides the authority for the assessor to exempt the facility for which this Neighborhood Enterprise Zone certificate is in effect, but not the land on which the facility is located, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Neighborhood Enterprise Zone tax.

This certificate, unless revoked as provided by Public Act 147 of 1992, as amended, shall remain in force for a period of **15** year(s);

Beginning December 31, 2020, and ending December 30, 2035.

This Neighborhood Enterprise Zone certificate is issued on **October 20, 2020**.



A handwritten signature in cursive script, reading "Peggy L. Nolde".

Peggy L. Nolde, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

A handwritten signature in cursive script, reading "Janay Jenkins".

Janay Jenkins
Michigan Department of Treasury

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION REVOKING NEIGHBORHOOD ENTERPRISE ZONE
CERTIFICATE FOR CADILLAC LOFTS.**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on April 7, 2025 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

WHEREAS, the Cadillac City Council established the Cass/Mitchell Neighborhood Enterprise Zone No. 1 (the "NEZ") on May 20, 2019 as required under PA 147 of 1992 as amended ("PA 147") after a public hearing on held on April 15, 2019; and

WHEREAS, Cadillac Lofts, LLC submitted an application for a Neighborhood Enterprise Zone (New/Rehabilitated) Certificate under PA 147 of 1992 as amended for property within the NEZ located at 201, 207, and 215 South Mitchell Street, Cadillac, Michigan; and

WHEREAS, the Cadillac City Council granted a Neighborhood Enterprise Zone (New/Rehabilitated) Certificate on June 3, 2019 for property within the NEZ located at 201, 207, and 215 South Mitchell Street, Cadillac, Michigan for a period of fifteen (15) years, beginning no earlier than December 31, 2019, pursuant to PA 147; and

WHEREAS, Cadillac Lofts has provided a certified letter to the City of Cadillac requesting revocation of the NEZ Certificate, effective December 31, 2026, in conjunction with the Cadillac Lofts Brownfield Plan Amendment #2 in accordance with PA 147;

Now, Therefore, the City Council of the City of Cadillac, Wexford County, Michigan resolves as follows:

1. Pursuant to the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of 1992, as amended, being MCL 207.771, *et seq*, the Cadillac City Council hereby revokes the NEZ Certificate for Cadillac Lofts, effective December 31, 2026.

2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 7st day of April, 2025.

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

April 7, 2025

Council Communication

Re: Cadillac Lofts Neighborhood Enterprise Zone and Community Redevelopment Act Tax Exemption Certificate Revocation

The Cadillac Lofts project requested and received two tax abatements for Cadillac Lofts I in 2019, which also applied to Cadillac Lofts II. The first abatement provides for a 50% tax abatement for the residential component of the Cadillac Lofts under the Neighborhood Enterprise Zone (NEZ) Act, PA 147 of 1992. The second abatement provides for a 50% tax abatement for the commercial component of the Cadillac Lofts under the Community Redevelopment Act, PA 255 of 1978.

As noted under the Brownfield Plan Amendment item earlier this evening, financing for Cadillac Lofts II has been incredibly challenging. In structuring the financing, the determination was made that the Brownfield residential TIF capture would be more advantageous than continuing with the tax abatements. Therefore, Cadillac Lofts is requesting a revocation of the exemption certificates under both the NEZ and PA 255, in accordance with legislation and Michigan Department of Treasury guidance, contingent upon approval of the Cadillac Lofts Brownfield Plan Amendment #2. Action by the City Council is necessary to revoke the certificates again at the request of Cadillac Lofts, and two resolutions are provided, one for the NEZ and one for PA 255.

Recommended Action

Adopt the attached resolutions to 1) revoke the exemption certificate for Cadillac Lofts under the Neighborhood Enterprise Zone Act, PA 147 of 1992 and 2) revoke the exemption certificate for Cadillac Lofts under the Commercial Redevelopment Act, PA 255 of 1978.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION REVOKING COMMERCIAL REDEVELOPMENT
EXEMPTION CERTIFICATE FOR CADILLAC LOFTS.**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on April 7, 2025 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

WHEREAS, the Cadillac City Council established the Cass/Mitchell Commercial Redevelopment District No. 1 (the "CRA District") on April 15, 2019 as required under PA 255 of 1978 as amended ("PA 255") after a public hearing on held on April 15, 2019; and

WHEREAS, Cadillac Lofts, LLC submitted an application for a Commercial Facilities Exemption Certificate under PA 255 of 1978 as amended for property within the CRA District located at 201, 207, and 215 South Mitchell Street, Cadillac, Michigan; and

WHEREAS, the Cadillac City Council granted a Commercial Facilities Exemption Certificate on June 3, 2019 for property within the CRA District located at 201, 207, and 215 South Mitchell Street, Cadillac, Michigan for a period of twelve (12) years, beginning December 31, 2019 and December 30, 2031, pursuant to PA 255; and

WHEREAS, Cadillac Lofts has provided a certified letter to the City of Cadillac requesting revocation of the Commercial Facilities Exemption Certificate, effective December 31, 2026, in conjunction with the Cadillac Lofts Brownfield Plan Amendment #2 in accordance with PA 255 and Michigan Department of Treasury guidance;

Now, Therefore, the City Council of the City of Cadillac, Wexford County, Michigan resolves as follows:

1. Pursuant to the Commercial Redevelopment Act, Act 255 of the Public Acts of 1978, as amended, being MCL 207.651, *et seq*, and Michigan Department of Treasury guidance, the Cadillac City Council hereby revokes the Commercial Facilities Exemption Certificate for Cadillac Lofts, effective December 31, 2026.

2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 7st day of April, 2025.

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

Minutes
Cadillac West Corridor Improvement Authority (CIA)
Regular Meeting
September 12, 2024

A regular meeting of the Cadillac West Corridor Improvement Authority (CIA) was held at City Hall at 3:30 pm on Thursday, September 12, 2024.

ROLL CALL

MEMBERS PRESENT: Wickenhauser, Dietrich, Stange, Jake Walraven, Blackmer

MEMBERS ABSENT: Stark, Justice Walraven, Filkins

STAFF PRESENT: Wallace, Timmer

APPROVAL OF AGENDA

- A. Motion to approve the September 12, 2024, agenda by Blackmer supported by Wickenhauser.
 - a. Supported unanimously.

MINUTES/REPORTS

- A. Motion to approve minutes from July 11, 2024, by Blackmer supported by Wickenhauser.
 - a. Supported unanimously.

COMMITTEE REPORTS:

- A. Finance Report
 - a. Wallace gave the finance report.

OLD BUSINESS:

NEW BUSINESS:

- A. TIF
 - a. Wallace stated that Jerry Adams, a part-time employee, has been putting together a draft of the Tax Increment Finance Plan (TIF). This still needs to be examined by the Director of Finance, but this should be a good projection. Wallace explained the draft TIF. Wickenhauser asked about grant funding. Wallace stated that the Community Development Department is always examining grant opportunities for all areas. Stange asked if the TIF is a tool to increase taxes on the area. Wallace explained the process of captures.

COMMUNICATIONS/OTHER ITEMS

- A. M-115 Intersection Investigation – Preliminary Information
 - a. Stange stated that MDOT did a study of a few intersections on M115 from Boon Rd to Mackinaw Trail. Timmer stated that the formal report has not yet been drafted but the meeting notes were distributed.
- B. Wickenhauser asked about a tour of the Westside to look at potential pieces for public art and signage. Timmer let the board know that Regan O'Neill had resigned from the board earlier this week.

PUBLIC COMMENTS

ADJOURNMENT: Motion to adjourn by Blackmer. Supported by Dietrich. All in favor. Adjourned at 3:50pm.

Minutes
Cadillac West Corridor Improvement Authority (CIA)
Regular Meeting
February 13, 2025

A regular meeting of the Cadillac West Corridor Improvement Authority (CIA) was held at City Hall at 3:30 pm on Thursday, February 13, 2025.

ROLL CALL

MEMBERS PRESENT: Wickenhauser, Jake Walraven, Stange, Dietrich, Dewey

MEMBERS ABSENT: Justice Walraven

STAFF PRESENT: Wallace, Plugger, Boice

APPROVAL OF AGENDA

- A. Motion to approve February 13, 2025, agenda by Dietrich supported by Wickenhauser.
 - a. Supported unanimously.

MINUTES/REPORTS

- A. Motion to approve minutes from September 12, 2024, by Wickenhauser supported by Walraven.
 - a. Supported unanimously.

COMMITTEE REPORTS:

- A. The Finance Report was presented by Wallace.

OLD BUSINESS:

NEW BUSINESS:

- A. Vote for Officers
 - a. After discussion, officers were chosen to be Chair – Trenton Stange, Vice Chair – Kacy Wickenhauser, and Secretary – Jake Walraven. A motion was made to approve officers by Dewey and supported by Dietrich. Motion passed unanimously.
- B. Vote for Meeting Dates
 - a. A motion was made to approve the scheduled 2025 meeting dates by Wickenhauser, supported by Dewey. The motion was approved unanimously.
- C. Westside Gateway
 - a. Plugger and Boice explained that there is a grant available that staff plan to apply for to put lighting in the corridor. This project could be a model for future larger grant applications, or staff could continue applying for the \$50,000 grant to fund more lighting. Discussion took place about which section would be best placement for the initial 4 poles.
 - b. Dietrich inquired as to the legacy costs for these poles, would the monthly fees be paid out of their budget or the City general budget? Plugger advised staff would inquire and inform the board.
 - c. Hensley inquired if a banner would be allowed in the corridor similar to what is over 131 in the Downtown Development Authority. Boice and Plugger stated they would inquire with MDOT and update the board.
 - d. A motion of support to apply for grants to place four poles at the M-55 corridor, with staff coordinating require height and other restrictions with MDOT, was made by Dewey and supported by Walraven. The motion was approved unanimously.

COMMUNICATIONS/OTHER ITEMS

- A. Wallace shared that Marci Hensley of the Visitors Bureau had applied to sit on the board and this application was being reviewed.
- B. Wallace explained that work was being completed on the TIF plan and that staff plan to present it at the March meeting.
- C. Wallace shared with the board that he will be retiring in April, and next month would likely be his final meeting.
- D. Stange inquired about the decorations that need to be taken down on the flag poles. It was explained that DPW cannot access them with the amount of snow. More decorations are at the Chamber of Commerce and at Stange's building. They requested that DPW store the decorations as they do with the DDA decorations. Pluger stated staff would request that and let the board know.

PUBLIC COMMENTS

ADJOURNMENT: Motion to adjourn by Dietrich. Supported by Wickenhauser. All in favor. Adjourned at 4:08pm.