



City Council Meeting

June 16, 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. PFAS UPDATE

IV. 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.

IV.A. Minutes From The Regular Meeting Held On June 2, 2025

Documents:

[JUNE 2, 2025 CITY COUNCIL MINUTES.PDF](#)

IV.B. Minutes From The Closed Session Held On June 2, 2025

V. COMMUNICATIONS

V.A. Street Closure Request - Seneca Place Block Party

Documents:

[SENECA PLACE BLOCK PARTY_REDACTED.PDF](#)

V.B. Banner Request - KISS-Themed Banners

Documents:

[COUNCIL COMMUNICATION - KISS BANNERS.PDF](#)

VI. APPOINTMENTS

VI.A. Recommendation Regarding Reappointment To The Elected Officials Compensation Commission (Alto).

Documents:

[COUNCIL COMMUNICATION - REAPPOINTMENT TO ELECTED OFFICIALS COMPENSATION COMM \(ALTO\).PDF](#)

VI.B. Recommendation Regarding Reappointment To The Cadillac-Wexford Airport Authority (Smeltzer).

Documents:

[COUNCIL COMMUNICATION - REAPPOINTMENT TO CADILLAC-WEXFORD AIRPORT AUTHORITY \(SMELTZER\).PDF](#)

VI.C. Recommendation Regarding Appointment To The Local Development Finance Authority (Johnson).

Documents:

[COUNCIL COMMUNICATION - LDFA APPOINTMENT - 6.16.25.PDF](#)
[JOHNSON APPLICATION FOR BOARD_REDACTED.PDF](#)
[MARINE, BRAD - APPLICATION FOR LDFA_REDACTED.PDF](#)

VII. CITY MANAGER'S REPORT

VII.A. Lake Cadillac Circle Tour

Documents:

[COUNCIL COMMUNICATION - LAKE CADILLAC CIRCLE TOUR.PDF](#)

VII.B. Haynes Street Closure

Documents:

[COUNCIL COMMUNICATION HAYNES STREET CLOSURE.PDF](#)

VII.C. Recommendation Regarding Filter Pipe Replacement.

Documents:

[COUNCIL COMMUNICATION - FILTER PIPE REPLACEMENT.PDF](#)

VII.D. Recommendation Regarding Fire Marshal Truck Capital Purchase.

Documents:

[COUNCIL COMMUNICATION - FIRE MARSHAL TRUCK 2025.PDF](#)

VII.E. Out-Of-State Travel Request

Documents:

[CC - OUT OF STATE TRAVEL REQUEST.PDF](#)

VIII. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

VIII.A. Adopt Resolution - Introduce Ordinance To Amend Section 26-104 And 26-110 Of The Code Of Ordinances.

Adopt resolution to introduce Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances and set a public hearing for July 21, 2025.

Documents:

[RESOLUTION TO INTRODUCE ORDINANCE TO PROHIBIT DOCKS AT ROAD ENDINGS\(201565911.1\).PDF](#)

IX. ADOPTION OF ORDINANCES AND RESOLUTIONS

IX.A. Adopt Resolution - Cooley School Brownfield Plan

Documents:

[CITY COUNCIL COMMUNICATION.COOLEY SCHOOL SET PUBLIC HEARING.061625.PDF](#)
[RESOLUTION SETTING PUBLIC HEARING.CITY COUNCIL.COOLEY SCHOOL 061625.PDF](#)

IX.B. Adopt Resolution Amending General Appropriations Act For Fiscal Year 2025.

Documents:

[RESOLUTION FOR BUDGET AMENDMENT - FY25 6-16-25.PDF](#)

IX.C. Adopt Resolution - Cadillac West Corridor Improvement Area Tax Increment Financing Plan

Adopt Resolution regarding a Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area and set a public hearing for July 21, 2025.

Documents:

[RESOLUTION FOR WCIA TIFF.PDF](#)
[RESOLUTION RE_ DEVELOPMENT_TIF PLAN AND SET PUBLIC HEARING\(201570367.1\).PDF](#)
[DRAFT COMBINED DEVELOPMENT AND TIF PLANS RL LEGAL SUGGESTIONS.PDF](#)

X. PUBLIC COMMENTS

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XI. GOOD OF THE ORDER

XII. CLOSED SESSION

Adjourn to closed session pursuant to MCL 15.268(1)(h) to consider confidential written

legal opinions, which are exempt from discussion or disclosure by state or federal statute and pursuant to MCL 15.268(1)(a) to consider a periodic personnel evaluation of the city manager at his request.

XIII. ADJOURNMENT

CITY COUNCIL MEETING MINUTES

June 2, 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, Hopkins, Engels, French, Mayor Schippers

Council Absent: None

Staff Present: Peccia, Ottjepka, Dietlin, Adams, Homier, Wasson

APPROVAL OF AGENDA

2025-133 Approve agenda as presented.

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

Motion unanimously approved.

PUBLIC COMMENTS

Bill Barnett stated he is appreciative of some things that have happened with the City including moving forward with having the meetings televised again. He suggested that Council consider passing a resolution for a health study and give that to the health department. He discussed the importance of private wells being tested. He asked what the City is doing to obtain state funding. He expressed concerns about the wellheads and asked for information regarding the wellhead protection program.

Brad Marine distributed and discussed a letter written to the Michigan Attorney General requesting an investigation into the LDFA. He expressed concerns about the performance of the City Manager and City Council not holding him accountable.

Mary Galvanek asked for a third-party investigation into the conflicting test results. She expressed concerns about biosolids containing high levels of heavy metals and pharmaceuticals. She discussed the PFAS Resource Fair scheduled from 10:00 am to 2:00 pm on June 27, 2025 at the City Park.

Stephen King expressed concerns about the performance of the City Manager and City Council not holding him accountable.

Paula Meyers stated everyone needs to stick to the facts and hold people accountable.

Pamela Marine discussed DPW helping with erosion on the lakeshore. She noted they installed a road end, non-exclusive dock that people in the neighborhood are enjoying. She stated the City has provided mixed messages regarding the dock ordinance.

Carla Moore stated she spoke to several friends and neighbors and wanted to share their feedback. She noted people know there is no blanket solution to PFAS contamination, but they want things to move faster. She stated several people were in disagreement about any renegotiation of employment contract, performance reviews or pay increases.

Andy VanAlst discussed issues he encountered after he installed a dock last year and noted there seems to be confusion about docks being permitted at road ends. He expressed concerns about enforcement.

Martin Dubravec expressed concerns about trust and accountability. He suggested we may need a fresh start regarding some of the personnel including the City Manager.

Rick Torres stated people are asking for transparency and accountability and for Council to do what is best for the residents.

PFAS UPDATE

Jeff Dietlin, Director of Utilities, stated we are still at 48 tests that have been completed. He noted we are developing door hangers to ask people to set up a time to have their wells tested for PFAS. He stated we received the results of the resampled tests and there was nothing really surprising in the results.

Mayor Schippers asked what he meant by nothing surprising.

Dietlin noted there was some PFAS hits but very low numbers and most of them were non-detect. He stated regarding what Mary Galvanek suggested about third party testing, there was some disparity between the Cyclopure test and the state test. He noted he does believe the two parties should get together and get a third party involved in the testing.

Dietlin stated all of the houses in the LDFA area have been hooked up to City water and pulling their wells will be our next step.

Dietlin noted we produce Class A Exceptional Quality biosolids. He stated we test four times per year for PFAS and have stringent limits for metals.

Mayor Schippers asked if we should be concerned about the issue of pharmaceuticals and other chemicals in the biosolids.

Dietlin noted we can review the current regulations.

Peccia noted with leadership from the LDFA members including Matt Schichtel, Brian Warner and himself along with Art Stevens and Jeff Dietlin we have submitted proposals to the state and federal governments to try to get outside funding.

Elenbaas stated he was happy in the Up North Live meeting to see Ms. Galvanek and Ms. Giftos say they were willing to work with the City. He noted he hopes the City intends to work with the Advocates for Clean Water as a team.

French stated from what she has seen in emails is that Jeff Dietlin is in regular communication with Susan Giftos regarding test results. She noted as that collaboration continues and the data sharing happens she believes that is the most we can do at this point.

Dietlin noted we did send our data to the Advocates for Clean Water.

Elenbaas stated he thinks it is vital we work together.

CONSENT AGENDA

2025-134 Approve consent agenda as presented.

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

Motion unanimously approved.

PUBLIC HEARINGS

- A. Public hearing to consider adoption of Ordinance to Authorize Transfer of Real Property (Property on Maple Street).

Peccia noted Jerry Adams who is our former Community Development Director has been assisting us as we are going through the process of bringing on a new Director.

Jerry Adams noted there is a 3.5 feet by 100 feet strip of property situated between 607 and 611 Maple Street. He stated it is his understanding that in 2011 it was deeded to the City as the result of a tax foreclosure and we are not certain how this parcel was created. He noted when a lot of these subdivisions in the older part of the City were surveyed back in the 1800s and early 1900s the surveys were done manually with tapes and chains. He stated with the more electronic, sophisticated surveying equipment that we now have we periodically find that there are some discrepancies. He noted this may have been the reason for the creation of this parcel.

Adams stated this area is zoned R-3 which is one family residential. He noted the minimum lot width in this particular district is 50 feet. He stated 607 Maple Street has a width of 45 feet so it doesn't meet the minimum criteria. He noted 611 Maple Street has a lot that is 50 feet wide. He stated we are recommending the sale of this strip of property to 607 Maple Street which still won't make it 50 feet wide but it would bring it closer to the underlying zone district standards. He noted according to aerial photos it also appears that a portion of the curb cut off Maple Street into 607 and a portion of their driveway actually lies under this strip so that is another reason we are recommending that this strip of property be sold to 607 Maple Street in the amount of one dollar. He stated we contacted the owner of 611 Maple Street and they have no interest in the property.

Mayor Schippers opened the public hearing.

Mary Galvanek expressed support and requested the price be lowered to one penny.

Mayor Schippers closed the public hearing.

2025-135 Adopt Ordinance 2025-08.

Motion was made by Elenbaas and supported by Hopkins to approve the resolution to adopt Ordinance to Authorize Transfer of Real Property (Property on Maple Street).

Motion unanimously approved.

B. Public hearing to consider adoption of Ordinance Amending the City Zoning Ordinance Regarding Variations in R-PUD Designs.

Adams noted about a year ago the residential plan unit development regulations were amended to allow the Planning Commission, as well as individuals who wanted to develop a piece of property, to consider some deviations from the required underlying zone district standards i.e. reduce building setbacks and lot size. He stated in some cases we have parcels in the City that aren't conducive to the underlying zone district standards, but we do have opportunities for developers and the public to see projects that have a real public benefit. He noted in order to gain that public benefit we would like to have an opportunity to allow some deviation from those underlying zone district standards.

Adams stated Council reviewed this about a year ago and approved it with a sunset clause which was set to end in April 2025. He noted all this is doing is extending it for another year. He stated we are in the process of updating the full ordinance and this will be covered in that full ordinance so Council will have another opportunity to discuss it. He noted the recommendation is to approve an extension to April 1, 2026 to allow the Planning Commission to consider slight or various deviations from the normal underlying zone district standards.

Mayor Schippers opened the public hearing.

There were no public comments.

Mayor Schippers closed the public hearing.

2025-136 Adopt Ordinance 2025-09.

Motion was made by Elenbaas and supported by Engels to approve the resolution to adopt Ordinance Amending the City Zoning Ordinance Regarding Variations in R-PUD Designs.

Motion unanimously approved.

FOIA APPEAL

A. FOIA Appeal received from Ms. Brianna Hall.

Peccia noted we have a FOIA Appeal regarding requests for documentation from Ms. Brianna Hall. He stated as it has been customary in the past, the appellant has an opportunity to provide comments followed by comments by the City Attorney and then discussion by

City Council. He stated this is regarding documents pertaining to the Cadillac Area Public Schools Fiber Project and documents that we don't have.

Ms. Brianna Hall, the appellant, was not in attendance.

City Attorney Homier noted the City received a FOIA request and responded to that request. He stated specifically there were five categories of documents requested which included permits, dig tickets, excavation authorizations, identification of contractor, subcontractor, third-party entities. He noted then there were items (#3 through #5) which were regarding communications, emails, or documentation authorizing or referencing said work including communications between the City of Cadillac, any school district, or third-party utilities, a map or record of any public right-of-way or utility easements affecting Ms. Hall's property or the immediate vicinity, and records of any notifications that were to be sent to nearby property owners prior to commencement of the work.

Homier noted the City responded timely to that FOIA request by granting #1 and #2. He stated with respect to #3, #4 and #5 each department of the City searched its records and did not find any records that fell within the category of the request. He noted the City granted the request for #1 and #2 and denied #3, #4 and #5 because those records do not exist. He stated there was an appeal filed by Ms. Hall who believes that records must exist but the City has searched its files and has not located any documents that are responsive to the request. He noted the City does not have an obligation to create or produce documents that are not in its possession.

French stated the project was being conducted by the Cadillac Public Schools. She asked if the project was running next to Ms. Hall's property.

Peccia stated it was running within the public right-of-way.

Mayor Schippers noted the project has been completed.

2025-137 Deny FOIA Appeal.

Motion was made by Hopkins and supported by Elenbaas to deny #3, #4 and #5 of the FOIA request.

Motion unanimously approved.

COMMUNICATIONS

A. Army Band

2025-138 Approve street closure for Army Band Concert.

Motion was made by Elenbaas and supported by French to approve the closure of Lake St. between Harris St. and Cass St. from noon to 4:00 pm on June 7, 2025 for the Army Band concert.

Motion unanimously approved.

B. Cherry Grove Church of the Nazarene

2025-139 Approve street closure for Cherry Grove Church of the Nazarene.

Motion was made by Elenbaas and supported by Hopkins to approve the closure of Lake St. between Harris St. and Cass St. from 8:00 am to 3:00 pm on July 20, 2025 for the Cherry Grove Church of the Nazarene.

Motion unanimously approved.

C. Cadillac Festival of the Arts

2025-140 Approve requests for the Cadillac Festival of the Arts.

Motion was made by Elenbaas and supported by French to approve the display of a banner, street and parking lot closures and the serving of alcoholic beverages for the Cadillac Festival of the Arts as presented.

Motion unanimously approved.

D. Cadillac Farmers Market

2025-141 Approve street closure for Cadillac Farmers Market.

Motion was made by Hopkins and supported by French to approve the closure of Lake St. between Harris St. and Cass St. from 9:00 am to 3:00 pm on June 27, 2025 for the Cadillac Farmers Market PFAS Resource Fair/Water Event.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Discussion regarding the Local Development Finance Authority (LDFA).

Peccia noted at the last meeting there was a request to have the LDFA as an agenda item for some discussion. He stated the public packet includes a report from the LDFA Board Meeting held on March 12, 2025 and the LDFA Bylaws.

Dietlin noted the LDFA has a meeting scheduled for June 5, 2025 to start discussing changes to the bylaws that they want to bring forward to the City Council.

Peccia noted one of those changes is that the bylaws state the meetings are to be held at noon on the first Monday of the month. He stated the conversation has been to look at changing the language similar to what the City Charter says for City Council which is they will meet once a month. The LDFA will then publish a meeting schedule at the beginning of the year.

Mayor Schippers noted she is aware there were issues with having specific numbers stated for a quorum. She stated according to the Open Meetings Act (OMA), a quorum is a majority of the seated members. She noted she hopes they address that because sometimes all the seats aren't filled.

Peccia noted the number of members itself is a bit odd because it states 10 which is an even number. He stated we have to review whether we can change the number or was it set statutorily.

Engels noted one of the things that came up was that the members of the LDFA and the City Manager did not have a copy of the bylaws in the past. He stated the bylaws and the minutes are now posted online and the members have a copy of the bylaws. He asked what steps are we taking to make sure that this isn't happening with any of the other boards or commissions.

Peccia stated the staff person that is the direct liaison for a particular board or commission meets with a newly appointed person to bring them up to speed and provide them with all the documentation they need to get going. He noted it's definitely a learn on the fly process and he believes we can do better moving forward especially regarding the boards or commissions that may not meet as frequently.

Engels stated without a formalization of the process you could see the same type of thing happen where a member of a board or commission doesn't know the things they need to know including informing them about the Open Meetings Act. He noted some information needs to be specialized but there can also be a broader packet of information provided to anybody who is appointed to serve on a board or commission. He stated the formalization of that process would go a long way towards making sure that mistake doesn't happen again.

Engels stated he knows from watching the LDFA meetings that we are trying to track down and post all of the old minutes from past meetings but some of them may have been lost. He asked if the process of recovering those minutes and posting them is ongoing or have we found all there is to be found.

Peccia stated it is his understanding that we have found everything that we have and it's just a matter of getting them on the website. He noted we have updated the archives to include all of the different boards and commissions sections but not all of the related information has been posted and we are working on getting it updated.

Engels stated someone had submitted a FOIA request for the public notices for the LDFA meetings to see if the meetings that were held were properly noticed. He noted they were trying to match the minutes with the number of meetings and the dates. He asked if the LDFA meeting notices are published in the paper and do we save the notices posted on the doors. He asked what is the specific process used to alert the public of LDFA meetings and are public notices retained.

Peccia stated the LDFA, similar to some other boards and commissions, currently meet under the OMA as a special meeting which requires the meeting notice to be posted on the website as well as on the doors. He noted he doesn't believe we are required to send the notices to the newspaper. He stated we are archiving agendas and minutes but meeting notices are not required to be archived.

Peccia explained that if a meeting was scheduled and noticed but there wasn't a quorum then there wouldn't have been a meeting so there would not have been minutes created or an official log stating the meeting did not occur.

Mayor Schippers asked if we don't hold a meeting due to a lack of quorum is the agenda is still archived.

Peccia stated we typically don't delete agendas.

Mayor Schippers stated minutes are available for any meeting that was held.

Engels asked if there are instances where public bodies meet without a quorum in an official setting but they don't deliberate.

Peccia noted about a week ago there was an LDFA meeting that was scheduled and noticed. He stated one of the items on the agenda was an official informational session which is required. He noted it is his understanding that not enough members of the board could attend and legal confirmed that they could still host that informational session without a quorum. He stated the informational session is designed for staff to provide general information to the public but there were no deliberations and no actions taken.

Engels noted the LDFA Bylaws state they were supposed to meet once a month but that wasn't happening and we don't quite know how long that occurred. He asked the City Manager if he knew how long that has been happening or how many meetings did they have since he has been part of that board.

Peccia noted he doesn't know exactly how long that has been happening but he does know that before his time here they have not been meeting at noon on Mondays. He stated when he came here the meetings were taking place at 7:00 or 7:30 in the morning because that was the best time for the members. He noted going back to the early 2000s, maybe even the late 90s they were not meeting per their bylaws. He stated it has been a long-term practice that the board met when they could. He noted that now everyone is aware of the bylaws and are looking at making improvements to them that are workable with the contemporary board they have today.

Mayor Schippers noted the board can adjust its bylaws.

Peccia noted it does require approval of the City Council.

Engels noted the bylaws state 6 members are required for a quorum, but it wasn't followed because no one had the bylaws. He asked if the interpretation at the time was just like for all of the other boards that if a majority was present then they move forward with the decision-making process.

Peccia stated if a majority of those that were appointed were in attendance, then it was considered a quorum.

City Attorney Homier stated under the LDFA, bylaws are not actually required. He noted the statute states that the LDFA shall adopt rules governing the procedures of its meetings and those have to be approved by City Council. He stated there is a difference in the wording between what constitutes a quorum (6 members) under the bylaws versus vacancies in those positions. He noted he knows the LDFA had a number of vacancies for many years. He stated the Open Meetings Act refers to it differently as a quorum being those who are appointed and serving in that position. He noted so if there are vacancies it would not hamstring the public body from continuing to meet and make decisions with respect to whatever they're charged with doing. He stated he believes that is one of the issues the LDFA will consider in terms of making those amendments.

Homier stated even though the LDFA statute was recodified in 2018, it still has some challenges because of its age. He noted that Council will likely see revised bylaws trying to reconcile that language with the language of the OMA so there is no dispute about how many members must be present for a quorum. He stated if you have a properly noticed meeting without a quorum of the membership you can still meet and discuss but you just can't make any decisions.

Engels noted he wanted to discuss the history of PFAS in our newspaper. He stated in 2018 PFAS was found in the Haring Township water supply. He noted in 2019, the Cadillac News published an article about the injection well. He stated we were treating that leachate and the article talked about the treated water going into the Clam River. He noted the article states leachate was coming to us at 120 ppt of PFOS and 590 ppt of PFOA and we reduced that to 7 and 20 ppt and that was below the action level.

Engels stated some people have said that we were trying to keep it a secret. He noted there's no coverup of PFAS in the area. He stated in 2018 it was at Baker College, later at the CTC and the effluent going into the Clam River. He noted it's not a secret that our drinking water wells were vulnerable, and the City put in a second wellfield location. He stated we spent a lot of money to do that for the same reason that the EPA stated in their 2010 report where they recommended that we require all current and future residents to connect to the municipal water supply and abandon all private wells. He noted at the same time the wells were testing clean for known contaminants. He stated the reason they said that was for the same reason we put in a second wellfield which was because the plumes of contaminants were unpredictable and certain things were unknowable.

Engels noted those federal reports from 2010, 2015 and 2020 that made those recommendations were also not a secret. He stated they were from the EPA and have been available online. He noted the public information that came out in 2018 and 2019 was so unalarming at the time that Haring Township never even bothered to filter the PFAS out of the drinking water. He stated in 2022 the Cadillac News published another article that stated Audrey Wood was at a Haring Township meeting asking what was being done to manage PFAS levels in the township's water. He noted again that the article mentioned that the levels were below actionable levels.

Engels stated between 2018 and 2022 and even after that he went to restaurants in Haring Township and the water didn't taste good. He noted he didn't know there was PFAS in it. He

stated why that PFAS was still in the water more than 3 ½ years later is because, as the article stated, the most recent sample determined that PFAS numbers were below the action level.

Engels noted he wanted to focus on the allegation that the public wasn't informed in the City and in the area because the LDFA didn't report that we were testing it in the wells because the positive tests that came from the wells in 2021 and 2022 were, again, below actionable levels just like the Haring Township tests and the just like the effluent.

Engels stated he appreciates all the oversight that citizens provide for local government. He noted we have a local newspaper, one of the last locally owned and operated newspapers in the State of Michigan. He stated citizens are an equally important part of this process and they can't participate in the process if you don't treat minutes like they are important. He noted you don't know how, why, and even when minutes are going to be important because you don't understand until sometimes years later what decision-making somebody's looking back on, what decision they are trying to understand and what they are trying to find out and prepare themselves for.

Engels stated we need to ensure that the boards and commissions are operating in an informed setting, that the members have information, that bylaws are posted online, and minutes are available. He noted carrying the LDFA meetings on YouTube and putting the Council meetings back on Spectrum is how you help ensure that these mistakes don't happen again. He added that is how you increase transparency and enhance the ability for citizens to provide oversight. He noted he thinks we have made a lot of positive steps that are going to point us towards solutions to improve transparency and improve the process.

PUBLIC COMMENTS

Stephen King expressed concerns about the performance of the City Manager.

Paula Meyers thanked Robert Engels for doing his due diligence. She stated it allowed her to make sense of part of what is going on.

Brad Marine noted the LDFA adopted bylaws and they should have been followed. He expressed concerns about the performance of the City Manager.

Mary Galvanek expressed concerns about people in the area not being informed about PFAS and about the performance of the City Manager.

Andy VanAlst stated people are looking for enforcement and a resolution to the PFAS issue.

Rick Torres expressed concerns about accountability and transparency.

Pamela Marine noted Council Members need to do their research and be competent on the topics.

Pat Ponczek stated we should be kind and pleasant but she would rather see competence.

Linda Durant stated everyone has to work together and animosity is not going to help.

GOOD OF THE ORDER

Elenbaas asked Jerry Adams to provide an update regarding road end docks.

Adams stated Council Member Elenbaas came to him last week about this matter, so he has been doing some research on it. He noted docks at public road ends are regulated by Michigan Public Act 56 of the Public Acts of 2012. He stated, with some exception, docks at public road ends are not permitted unless they are authorized by City Council. He noted the exceptions, for example, in certain subdivisions you may have docks that are there by recorded deed, easement, dedication and in some cases perhaps the courts have ordered a dock. He stated under the law unless Council approves them, they are not permitted. He noted if a dock is permitted at a public road end that dock is available to the public at large. He stated he spoke to EGLE and essentially, they are not involved in the approval, review, and permitting of seasonal docks provided there aren't any shoreline or water-related modification, provided there's not an impact on the navigable area of the water, et cetera.

Adams noted staff is reviewing the current City dock regulations and we will be putting forth our findings and presenting to Council our thoughts on whether to stay with what we have or recommend modifications. He stated he doesn't think this process will take very long.

Dietlin stated it sounded like former Council Member King was indicating that Pete and Precia held monthly meetings of the LDFA. He noted they did not so if they had the bylaws that part was not being followed. He stated in 1997 before he became Director there were not monthly meetings and when he became Director in 2008 there were not monthly meetings.

Dietlin noted the wells that Cyclopure and the State are retesting are not in the City.

Mayor Schippers noted Friday, June 13th will be the Cadillac Mayor's Youth Council movie in the park, The Sandlot. She stated the movie is being sponsored by DTE Energy. She encouraged everyone to attend. She requested that DPW be reminded to turn off the sprinklers.

CLOSED SESSION

Adjourn to closed session pursuant to MCL 15.268(1)(a) to consider a periodic personnel evaluation of the city manager at his request.

Mayor Schippers stated we have a letter from the City Manager requesting a closed session for his review. She noted prior to the executive feedback discussion we are going to go into closed session to have a discussion for the annual performance review of the City Manager. She stated all Council Members were provided a template for executive feedback areas of discussion. She noted using that template, Council will meet privately in closed session to discuss the Manager's performance for the previous year. She stated after the Council discussion, the City Manager will be invited into the room for further discussion. She noted based upon the discussion and feedback by Council and the Manager, she will prepare a written evaluation to be shared publicly and placed into the executive's personnel file within two weeks of this meeting. She stated during this time there will be no discussion or decision

regarding contract or salary/benefit changes. She noted none of that will be part of the evaluation process because we are decoupling those things.

2025-142 Adjourn to closed session.

Motion was made by Engels and supported by Elenbaas to adjourn to closed session pursuant to MCL 15.268(1)(a) to consider a periodic personnel evaluation of the city manager at his request.

Motion unanimously approved.

2025-143 Return to open session.

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

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra Wasson, City Clerk



200 N Lake Street
Cadillac, MI 49601
Phone 231-775-0181

RECEIVED
JUN 11 2025

REQUEST FOR BLOCK PARTY

Person/Group requesting block party Seneca place neighbors

Street Requested for block party Seneca pl

Close Street Between (cross st) North Blvd and
(cross street) Mohawk

Date of Requested Use Saturday, July 12, 2025

Start Time 3:00 pm End Time 10:00 pm

Contact Person Kristen Ruppel

Address [REDACTED]

Phone # [REDACTED]

*Please draw area to be blocked off or supply map

Date Submitted 6/11/25

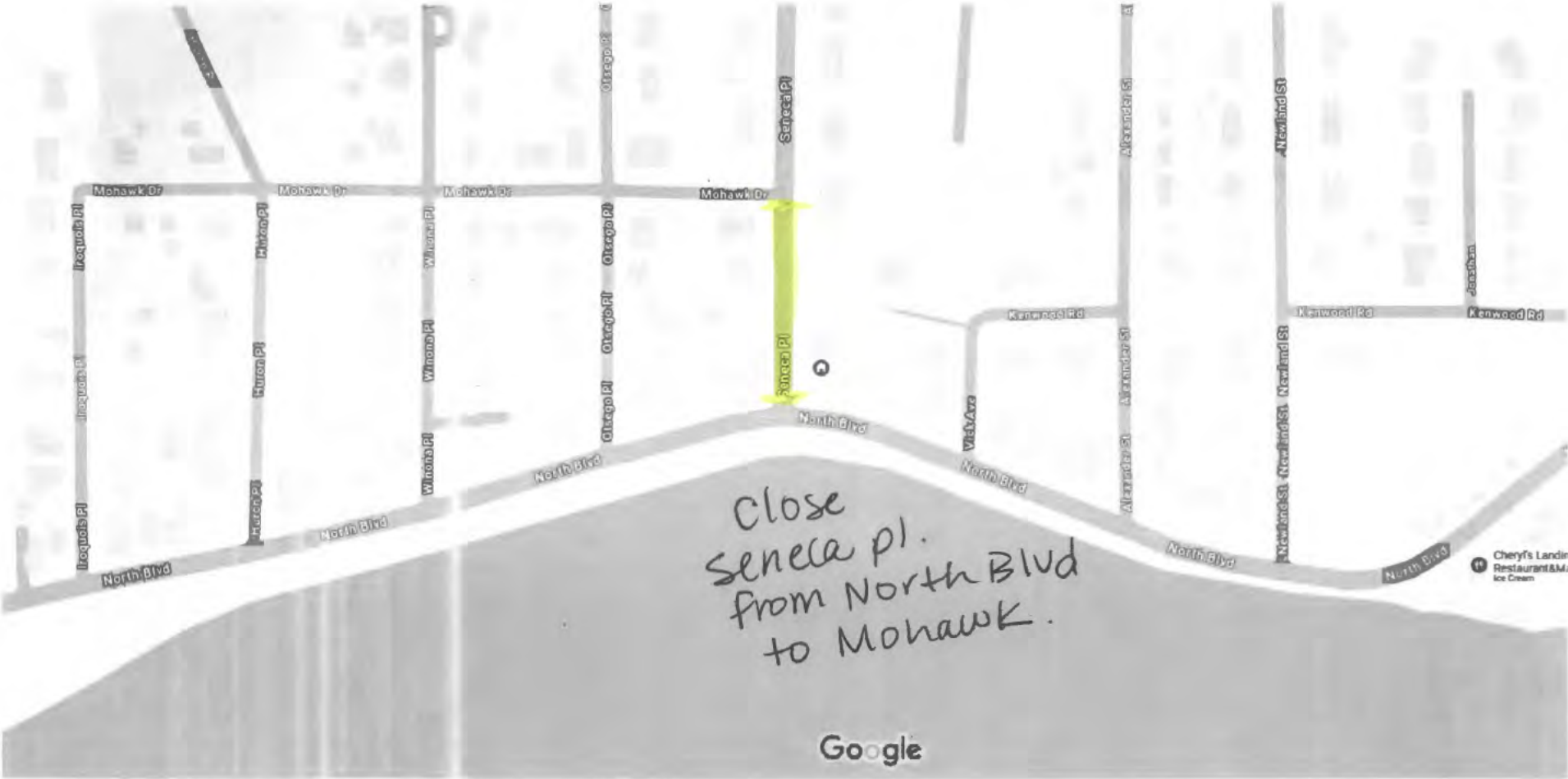
Signature Kristen Ruppel

Approval: Coordinator's Office/Date _____

City Manager/Date _____

Public Works/Date _____

Google Maps



June 16, 2025

Council Communication

Re: Cadillac Area Visitors Bureau Request for KISS Banners

The Cadillac Area Visitors Bureau (CAVB) has submitted a proposal to display twenty-seven (27) KISS-themed banners throughout the downtown area in recognition of the upcoming 50th Anniversary Celebration of the KISS visit to Cadillac. The celebration is scheduled to take place October 9–12, 2025.

The proposed banners will be installed on the already existing light poles currently used for seasonal or social banners. The plan is to temporarily replace the current social banners with the KISS-themed designs throughout the summer leading up to the KISS celebration.

At the recent Downtown Development Authority meeting, held on Wednesday, May 28th, 2025, the Downtown Development Authority reviewed the proposal and voted in support. The Authority recommends that City Council approve the proposed banner designs and placement throughout the downtown.

The Cadillac Area Visitors Bureau is committed to purchasing the banners. Installation and removal will be carried out by the Department of Public Works (DPW) staff. Attached to this communication is the proposal provided by CAVB which includes the banner design concepts.

Recommended Action:

City Council is being asked to consider approving the Cadillac Area Visitors Bureau's request to allow for the KISS-themed banners to be displayed on the existing poles downtown from June 17 through October 17, 2025.

Cadillac Area Visitors Bureau Banner Request - June 2025

We are proposing six sets of the 30x60 gateway banners, which would be located on Mitchell Street near Speedway, Another Vape Shop, True North Shell, Larkin Lawn & Garden, Cass and Shelby. With four sets and six locations, two of the designs will be repeated. For the single banners at the corner of Cass & Mitchell near the lofts we will also choose three of these as individually placed banners as well for a total of 15 of the 30x60 banners.

We also have the smaller 18x36 banners which would be six sets of doubles interspersed throughout the existing downtown banners for a total of 12 of the 18x36 banners.

All production costs for these banners will be paid for by the Visitors Bureau.



June 16, 2025

COUNCIL COMMUNICATION

Re: Reappointment of Dan Alto for a Five-Year Term on the Elected Officials Compensation Commission

Dan has expressed interest in continuing to serve on the Elected Officials Compensation Commission for a five-year term.

Requested Council Action:

Motion to reappoint Dan Alto to a five-year term on the Elected Officials Compensation Commission, which will end on 6/16/2030.

June 16, 2025

COUNCIL COMMUNICATION

Re: Reappointment of Jennifer Smeltzer to a Two-Year Term on the Cadillac-Wexford Airport Authority

Jennifer Smeltzer has expressed interest in continuing to serve on the Cadillac-Wexford Airport Authority for a two-year term.

Requested Council Action:

Motion to reappoint Jennifer Smeltzer to a two-year term on the Cadillac-Wexford Airport Authority which will expire on 06/16/2027.

June 16, 2025

Council Communication

Re: Recommendation Regarding Appointment to the Local Development Finance Authority

Upon review of the two applications received for the current vacancy, and consultation with the Mayor, it is recommended that David Johnson be appointed to the Local Development Finance Authority. A copy of both applications received are included for reference.

Recommended Action

Appoint David Johnson to the Local Development Finance Authority for a 4-year term to expire on June 16, 2029.



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

DAVID Johnson

Address

Telephone: Home

business/cell

E-mail

Available for appointment

01 Jun 25

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.

Relay For Life - CAPTAIN
Masonic Lodge -
American Legion - Past Commander
Several Community Causes and Actions
as the Director of AKWEL

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.

AKWEL CADILLAC - MI -
Plant General Manager -
Ops Manager
Michigan Rubber

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

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

AFTER Moving Back to Cadillac Recently
and Taking over AKWEL, I have a vested
interest in our city. I would like to
be INVOLVED.

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.

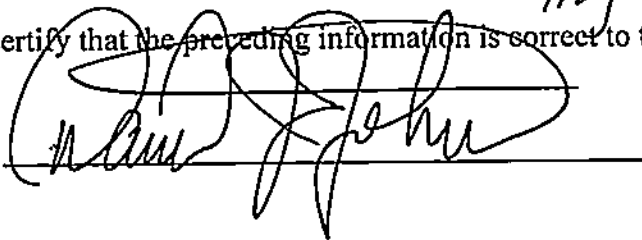
Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

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

I have Developed AND Ran Several Multi-Million Dollar Budgets- My Interests include Being part of this AND Doing Some good in my City-

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

Signature



Date

01 June 25

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.



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 BRAD MARINE

Address _____

Telephone: Home _____

Business/cell _____

E-mail _____

Date available for appointment _____

19 March 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.

See Attached

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.

See Attached

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

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

It is A civic Responsibility. Public participation
is key to transparency.

Previous Work Experience

Regional Director, State of Kentucky, Department of Juvenile Justice

Responsible for the overall operations of 6 Juvenile Justice facilities that employed over 300 staff.

- Ensured all policies, procedures and directives were implemented to the highest standard.
- Supervised operating budget of 18 million dollars.
- Supervised facility audits to verify implementation and accuracy of State and Federally mandated compliance protocols.
- Conducted monthly facility Superintendent training.
- Established and monitored key business metrics.
- Facilitated the development of actionable and targeted change management plans.

Senior Non-Commissioned Officer, MI ARNG and KY ARNG

- First Sergeant responsible for 150 enlisted soldiers serving in the Main Command Post Operational Detachment for the 101st Airborne Division Command.
- Platoon Sergeant planned, supervised and led soldiers in 50+ combat missions in Afghanistan resulting in no loss of personnel or equipment.
- Instructor evaluating organizational/unit effectiveness in the application and delivery of Army training curriculum for advanced, intermediate and basic level leadership and combat arms courses.
- Senior Non-Commissioned Officer (NCO) Liaison for Training (Latvian NCO Academy) oversaw development of leadership/soldier readiness assessments, curriculum design/development, organizational plans and team structures. Applied measurement systems to track soldier knowledge and performance in US and abroad.
- Senior TAC (teach-assess-counsel) NCO (Michigan Officer Candidate School) participated in change management plans, reviewed and delivered Officer development curriculum, created inquiry-based learning activities, evaluated instructors and regularly briefed Regimental Commander on program effectiveness.

State Director – Community Outreach and Development – National College, KY

Hired to create, implement and lead the school's military recruitment/liaison program for Kentucky. The primary focus was creating and implementing organizational goals and plans that maximize employee engagement.

Additional duties included:

- Designed and facilitated solution focused approach resulting in a 120% increase in veteran enrollments.
- Worked with the various departments to integrate program goals and strategies leading to the college being recognized as a "military friendly" institution.
- Successfully co-designed and delivered direct and e-learning training programs for staff across 5 states and 30 campuses.

Manager – Continuous Improvement and Training, AAR Mobility Systems, Cadillac MI
Developed and lead the continuous improvement and training initiative for a multi-state aerospace and defense manufacturing organization. Applied assessments in organizational performance, culture, and team effectiveness. Linked key business issues to organizational performance, designed solutions and measures to help the employees/department meet increased business performance and effectiveness goals.

Additional duties included:

- Vetted and hired training consultants for locations throughout the United States.
- Chaired the executive continuous improvement steering committee which consisted of the organization's General Manager, Vice Presidents and mid-level managers.
- Provided guidance and support for the execution of plans by employee-facing managers and business leaders.
- Taught the Bell Leadership development curriculum to mid and senior level management, created and conducted employee knowledge assessments, facilitated multiple workshops across a broad spectrum of departments.
- Organizational assessment demonstrated improvements in 33 of the 34 organizational climate categories for 3 consecutive years.

Executive Director – Alliance Human Services, Cadillac MI

Responsible for the creation and operation of a residential youth treatment facility, a community-based counseling program and a senior mentoring program for adjudicated youth.

- Created and implemented a successful business plan to include short and long-term goals and objectives, business metrics and employee development.
- Maintained full profit and loss responsibility.
- Developed policies and procedures following state and federal guidelines.
- Hired and supervised all administrative and operational staff members.
- Established collaborative endeavors with the Probate Court, schools, private businesses and local non-profit agencies.

Education

Western Michigan University - Kalamazoo, MI

ABD - Doctor of Philosophy, Education Leadership

Central Michigan University - Mount Pleasant, MI

Master of Arts, Major - Counseling - Licensed Professional Counselor

Ferris State University - Big Rapids, MI

Bachelor of Science, Major - Recreation Leadership & Management

Kellogg Institute/Appalachian State University - Boone, NC

National Center for Developmental Education

Focus – Adult learning theories and curriculum development

United States Army Education System

Advanced Non-Commissioned Officer Course, Basic Non-Commissioned Officer Course, Primary Leadership Development Course, Instructor Trainer Course, Small Group Leader Course.

Past and current Community Service – Volunteerism

- Cadillac Citizens Advisory Committee
- President – Family Education Unlimited (501c3 Non-Profit) Cadillac, MI
- Vice-President / Football Director – Cadillac Football League (501c3 Non-Profit) – Youth football organization
- Career Institute Task Force – Ferris State University
- Curriculum Advisory Board – Recreation Leadership & Management Program – Ferris State University
- Academic Senator – Academic Senate – Ferris State University
- Member – Arts and Lectures Committee – Ferris State University
- Special Education Advocate
- Assistant Disabilities Services Counselor
- Chapter Treasurer – Combat Veterans Motorcycle Association
- Board Member – Cadillac Sportsman's Club

Related Education and Training

- Lean Six Sigma Process Improvement – Green Belt
- Master Resiliency Trainer – US Army
- OSHA 511 course – Eastern Michigan University
- Lean Manufacturing Boot Camp – Grand Rapids Community College
- Advanced Achievement Leadership I – Bell Leadership Institute
- Leadership and Self-Deception at Work – The Arbinger Institute
- Total Quality Management – United States Army
- Small Business Finance – Old Kent Bank
- Train the Trainer – Bell Leadership Institute
- Train the Trainer – National Training Institute

Certifications Held

- Career Development Facilitator – National Career Development Association
- Advanced Achievement Leadership Trainer – Bell Leadership Institute
- Excellence in Leadership Trainer – AAR Corporation
- Crisis Prevention and Intervention (CPI) Instructor
- Teach, Observe, Counsel (TOC Instructor), Small Group Leader and Military Leadership

Past Memberships

- American Counseling Association
- American Society for Training and Development
- American Society for Quality
- Association for Supervision and Curriculum Development
- National Association for Developmental Education
- National Career Development Association
- Michigan Counseling Association
- Organization Development Network

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.

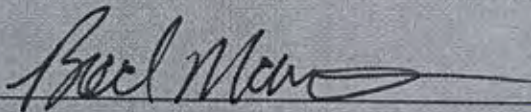
Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

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

See Attached

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

Signature



Date

19 March 2025

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.

June 16, 2025

Council Communication

Re: Lake Cadillac Circle Tour - Naming the 7-mile pathway around Lake Cadillac

The City of Cadillac was selected to be one of seven communities to be a part of a Pilot project through the Center of Advancing Healthy Communities and MDOT. The pilot was the Michigan Transportation Alternative Program (TAP) Hybrid Walkability Action Institute (WAI)/Walkability Virtual Academy (WVA) Pilot Project. This opportunity will allow the City to apply for and receive Transportation Alternative Program and Safe Routes to School grant funding through MDOT.

Our Walkability Action Institute team consists of Danielle Timmer, City of Cadillac Community Development Coordinator, Bryan Elenbaas, City Council, Connie Boice, Engineer for the City, Tom Smith, local advocate and former physician, Donna Norkoli, Regional Planning Manager for District Health Department #10, and Heidi Phaneuf, MDOT North Region Planner – from here on out called WAI/WVA Team Cadillac.

During the past 3 months, WAI/WVA Team Cadillac has been developing a Community Action Plan for the mobility of all users, a formal Complete Streets policy, a Non-Motorized Transportation Plan as well as several potential projects to submit for funding. The projects and funding will be phased for multiple years beginning as early as 2027.

Team Cadillac identified several projects around Lake Cadillac, in Cadillac West, downtown on Mitchell Street, and in the Historic District. See map one for the 3 prospective project locations outlined in red.

Council and the public will be updated and be invited to participate in the upcoming months and throughout the next few years in many ways such as surveys, public input, walking audits, biking audits, assisting with community education, and continued dialogue. Engagement throughout the process is extremely important.

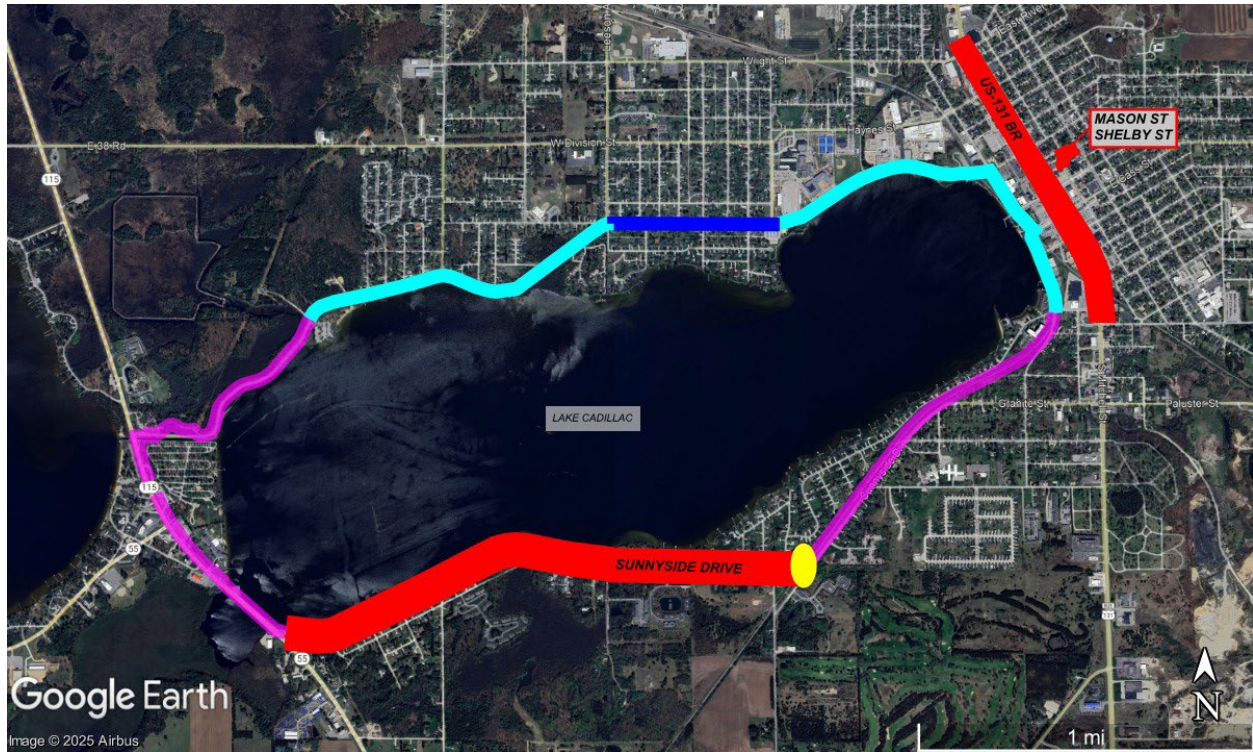
One outcome of the WAI is to name the 7-mile pathway around Lake Cadillac. The pathway starts at the White Pine Trail Trailhead in Cadillac Commons on Lake Street, follows Lake Street to the White Pine Trail until Sunnyside Drive, turns right and follows the wide shoulder on Sunnyside Drive to M-115, continues on the pathway north along M-115 through Cadillac West to Mitchell State Park, turning by Carl T Johnson Hunting and Fishing Center along North Boulevard and Kenwood Park, bike lanes on Chestnut Street toward downtown, as well as bike lanes along Lake Street returning to the White Pine Trail Trailhead, see map two.

Naming the pathway is necessary for an upcoming Wayfinding Signing project. Through many meetings and work with professionals in the pilot program, the decision was made to name the pathway the Lake Cadillac Circle Tour.

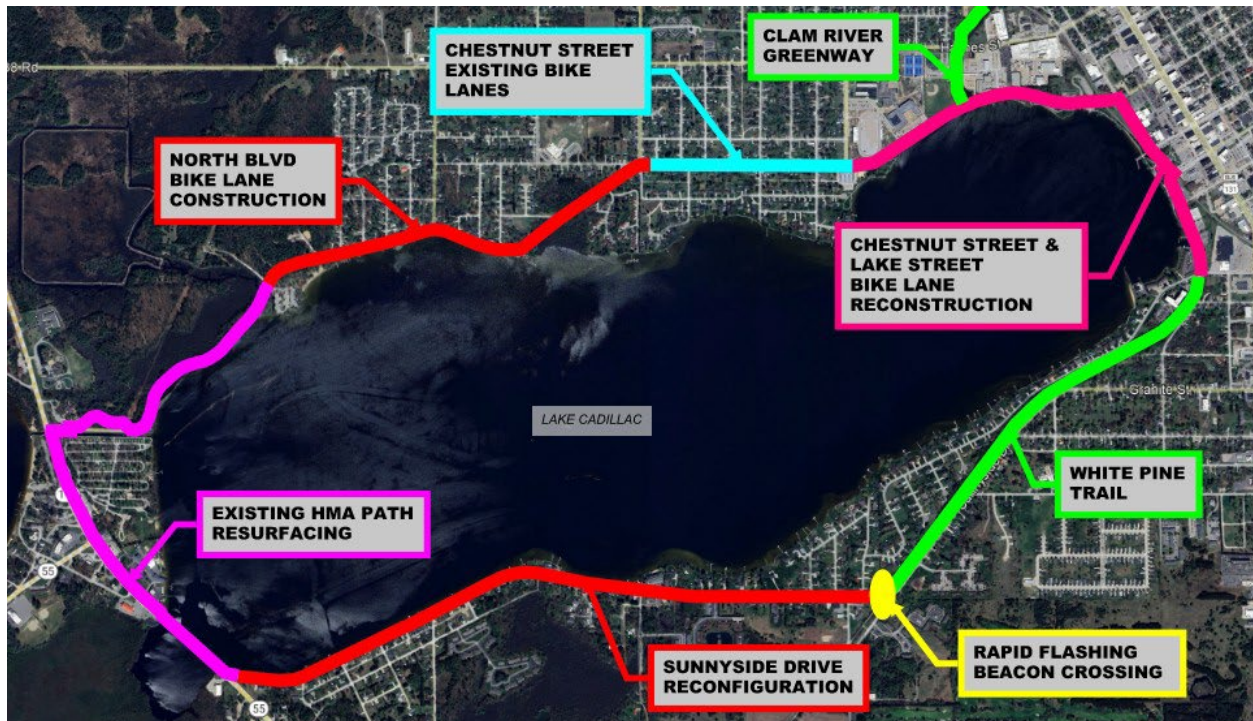
Recommended Action:

It is recommended that City Council dedicate the 7-mile pathway around Lake Cadillac as the Lake Cadillac Circle Tour.

Map One



Map Two



June 16, 2025

Council Communication

Re: Haynes Street Closure

333 Haynes Street is scheduled to be demolished in July 2025. This demolition will require a lane shift and sidewalk closure, possibly a street closure. There is not an exact date for the street closure due to the need for Consumers Energy and the excavation company needing to coordinate a date to lift the power lines. The plan is for demolition to take place sometime between July 7-18. The property owners, Mark and Maureen Allen will notify City Staff 24 hours in advance of the demolition so that staff can plan for the lane shift and sidewalk closure, and possible street closure.

If street closure is required, the Department of Public works has approved the following route: stop Haynes at Bond Street and detour to Wright Street. A soft closure at Lake Street to go around.

Requested Council Action

The building department is requesting that City Council approve the lane shift and sidewalk closure, potential street closure, for the demolition of 333 Haynes Street building.



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

Today's Date JUNE 11, 2025

City Received Date



Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request 333 HAYNES ST., CADILLAC, MI - BUILDING DEMOLITION

Contact Person MARK G. ALLEN

Contact Phone [REDACTED] / [REDACTED] Contact Email [REDACTED]

DATE YET TO BE DETERMINED - (EARLY JULY 2025, FOLLOWING JULY 4th)

Date: <u>One day between 7/1/25 thru 7/18/25</u> Street Closures			
Street Name <u>HAYNES ST</u>	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 _____	
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 MARK G. ALLEN Signature Mark G. Allen Date 6-11-2025

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

June 16, 2025

Council Communication

Re: Filter Pipe Replacement

A recent inspection revealed that a tertiary filter at the wastewater treatment plant was starting to leak at a pipe fitting that penetrates the tank. Upon investigation it was noted that all three filters were failing at these pipe penetrations. After consulting with the manufacturer, AquaDisc, it was determined that this was a common failing point on these filters. Replacement parts have been ordered to repair these pipe penetrations.

The installation of these parts requires a qualified company to install them. After contacting several qualified companies only Monarch Welding & Engineering submitted a quote. This installation of parts will cost \$11,137.

This repair is urgent, and it is strongly recommended by plant staff that the repair is immediately authorized so that the contractor can be scheduled as soon as possible.

Recommended Action

It is recommended that the City Council waive competitive bidding and award Monarch Welding & Engineering, Inc the sum of \$11,137 to repair the piping in three Aqua Disc tertiary filters. Funds are available in the Water and Sewer Fund.

PROPOSAL



Sent via email
pmiller@cadillac-mi.net

Patrick Miller
City of Cadillac

City of Cadillac – Filter pipe replacement Monarch Proposal: 25-2473

Dear Patrick Miller:

We thank you for this inquiry and are pleased to submit our proposal for your consideration. We propose to furnish the necessary labor, equipment, and material to install filter piping on three filters with three remobilizations.

Lump Sum..... \$11,137.00

Work Scope:

- Mobilize (three separate occasions in the summer of 2025)
- Remove three pipe spools
- Weld in three stainless steel pipe spools
- Use of life safety for going in filter
- Demobilize

Work Clarifications:

- Work to be done on a schedule, no weekends or holidays unless specifically stated.
- Full access to the work area with no interruptions.
- Lockout by GENERAL CONTRACTOR/OWNER
- Scaffolding, if required, by GENERAL CONTRACTOR/OWNER
- Electrical by OTHERS
- Insulation by OTHERS
- Paint by OTHERS
- Abatement by OTHERS

Proposal Clarifications:

- This proposal is valid for 30 days and replaces any previous revisions to the same proposal.
- Payment terms net 30, a finance charge will be added to late payments.
- Monarch Welding & Engineering, Inc takes EXCEPTION to ANY and ALL Liquidated and / or Consequential Damages.
- Safety expectations shall be reviewed and agreed upon before the start of the project.
- Proposal based on (1) one mobilization and (1) one demobilization.
- Proposal as written includes NO engineering, permits or inspection costs.
- Proposal assumes General Contractor/Owner will provide utilities (water, electricity, compressed air, etc.) necessary to perform work, as well as break room and toilet facilities.
- Additional terms and conditions of this proposal are located at www.monarchwelding.com/proposalterms and are incorporated herein by this reference.

www.monarchwelding.com



Thank you in advance for your consideration. Should there be questions and/or additional information necessary to evaluate our proposal, please contact me for further details. We look forward to your favorable response.

Sincerely,

Samantha Savich

MONARCH WELDING & ENGINEERING, INC.
519 W. Hackley Ave
Muskegon, MI 49444

June 16, 2025

Council Communication

Re: Fire Marshal Truck Capital Purchase

The Fire Department contacted four MiDEAL vendors and a local vendor seeking bids to replace the current Fire Marshal truck. Two MiDeal vendors and the local vendor provided bids. Two out of three bids met the exact requirements of the Fire Department. Vendor, vehicle make, and price are as follows:

Dealer	Make	Price
Todd Wenzel of Westland	GMC	\$44,536
Berger Chevrolet	Chevrolet**	\$44,232*
Baker CDJR of Cadillac	Ram	\$45,500*

*Price does not include delivery

**Proposed vehicle is black and does not meet color requirements

The purchase of this truck is approved in the FY2026 budget and as such delivery will not take place until after July 1, 2025.

Recommended Action

It is recommended that City Council award the purchase of a 2024 GMC in accordance with the MiDEAL bid to Todd Wenzel Buick GMC of Westland in the amount of \$44,536. Funds are available in the Fire Department budget.

June 16, 2025

COUNCIL COMMUNICATION

Re: Out-of-State Travel Request

The City of Cadillac's Travel Expense Reimbursement Policy requires that City Council consent to any out-of-state travel for City employees.

International Association of Chiefs of Police 2025 Annual Conference and Exposition

The Director of Public Safety is requesting to attend the IACP 2025 which will be held October 18-21, 2025, in Denver, Colorado. The IACP 2025 is the largest and most impactful policing event of the year with more than 16,000 public safety professionals in attendance to learn new techniques, advance their knowledge and careers, and equip their department for ongoing success.

IACP 2025 brings together an unmatched educational program spanning four days with renowned keynote speakers, networking events, and the largest collection of tactical equipment and technology solutions available for law enforcement.

In accordance with the travel policy, the City Manager has reviewed and is recommending approval of this out-of-state travel request. The total cost of the conference is anticipated to be approximately \$2,500, and the FY2026 budget has adequate appropriations.

Recommended Action

It is recommended that City Council approve the out-of-state travel request for the Director of Public Safety as presented.

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. 2025-_____

**A RESOLUTION TO INTRODUCE AN ORDINANCE TO AMEND SECTION 26-104
AND SECTION 26-110 OF THE CODE OF ORDINANCES**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, at the Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan on the 16th day of June, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to Public Act 279 of 1909 (being MCL 117.1 *et seq.*) the City of Cadillac ("City") is authorized to adopt ordinances regulating the public health, safety, and general welfare of persons and property; and

WHEREAS, the City wishes to consider amending the City Code of Ordinances to prohibit the placement, installation, or construction of docks, hoists, or related appurtenances at road endings along Lake Cadillac; and

WHEREAS, the best interests of the City will be served by prohibiting such use.

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

1. Pursuant to Section 5.2 of the City Charter, the City introduces Ordinance No. 2025-____, An Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances (the "Ordinance"), attached as **Exhibit A**.

2. A public hearing regarding the Ordinance will be held on the ____ day of _____ 2025, at 6:00 p.m. at the Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the proposed Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice of the public hearing on the Ordinance, within seven (7) days of the adoption of this Resolution. The summary and notice of the hearing shall be substantially in 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. 2025-____, duly adopted at a meeting of the City Council held on the 16th day of June, 2025.

Sandra Wasson, City Clerk

EXHIBIT A

CITY OF CADILLAC

ORDINANCE NO. 2025-_____

AN ORDINANCE TO AMEND SECTION 26-104 AND SECTION 26-110 OF THE CODE OF ORDINANCES

The City of Cadillac ordains:

Section 1. Amendment of Section 26-104 of the Code of Ordinances.

Section 26-104 is amended in its entirety to read as follows:

Sec. 26-104. - Storage and removal.

No dock, boat or hoist or related appurtenances shall be stored upon any public land, park or public right-of-way. This section does not exclude the proper use, placement or construction of a dock, boat hoist, any mooring devices, or appurtenances relating to, upon or in waters adjacent to public lands (parks, public access sites, and public road endings excluded) or public rights-of-way identified in this article (including, but not limited to, the "lakefront" identified in section 26-109) between April 1 and November 15 of each year. All structures and appurtenances that are upon or in waters placed adjacent to public lands must not be placed closer than 25 feet to any private lot line, and shall be removed by the owner or his agent on or before November 15 of each year, and remain off until April 1 the following year.

Section 2. Amendment to Section 26-110 of the Code of Ordinances.

Section 26-110 is amended in its entirety to read as follows:

Sec. 26-110. – Road Endings.

No dock, hoist, or related appurtenances shall be placed, installed, or constructed at any public road endings along Lake Cadillac.

Section 3. Severability.

If any provision of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining provision of this Ordinance.

Section 4. Repealer.

Any ordinance that conflicts with this Ordinance is repealed to the extent necessary to give this Ordinance full force and effect.

Section 5. **Effective Date.**

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

Approved this ____ day of _____, 2025.

Sandra Wasson, City Clerk

Tiyi Schippers, Mayor

I, Sandra Wasson, the City Clerk of the City of Cadillac, Michigan, do hereby certify that Ordinance No 2025-_____ was published in the Cadillac News on the ____ day of _____, 2025.

Sandra Wasson, City Clerk

EXHIBIT B

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE

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

The proposed ordinance would amend Sections 26-104 and 26-110 of the City Code of Ordinances to prohibit the placement, installation, or construction of docks, hoists, or related appurtenances at road endings along Lake Cadillac. A copy of the proposed amendments is on file at City Hall, 200 Lake Street, Cadillac, Michigan, and is available for public inspection.

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 clerk@cadillac-mi.net, 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.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

June 16, 2025

Council Communication

Re: Cooley School Redevelopment Project

A Brownfield Plan is being proposed for the redevelopment of the former Cooley School for up to 23 workforce housing residential units, developed by Dean DeKryger and Pinnacle Development.

A public hearing must be established and held by the City Council for the approval of the Brownfield Plan.

Approval of the Brownfield Plan will provide for the reimbursement of Brownfield Environmental and Housing Development Eligible Activity costs, including environmental due diligence and the gap between development and rent revenues for units for qualified households with income at or below 120% of the Area Median Income.

The Brownfield Plan will be presented to the City of Cadillac Brownfield Redevelopment Authority for consideration at their June 30, 2025 meeting.

Because the Council will only have one meeting in July, the setting of the public hearing is being requested at the June 16 meeting to keep the Brownfield process on track for Council consideration on July 21 and meet the 60-day timeframe to secure MSHDA approval for State tax capture prior to an October 1 deadline for a key MSHDA grant.

Attached is a resolution for consideration by the City Council to set the public hearing for the City Council for the July 21, 2025 meeting. The Brownfield Plan will be presented for City Council consideration at that meeting.

The following is the proposed schedule for consideration for the Brownfield and OPRA programs:

Action	Entity	Date
Set Public Hearing for July 21	City Council	June 16
Approve Brownfield Plan	CBRA	June 30
Send Notices to Taxing Jurisdictions	Mac/Sandi	No later than July 11
Hold Public Hearing	City Council	July 21
Approve Brownfield Plan	City Council	July 21

Recommended Action

Approve the attached resolution to set the public hearing for the Former Cooley School Brownfield Plan for the July 21, 2025 City Council meeting.

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 Elenbass
Scott Hopkins
Ruthann French

RESOLUTION NO. _____

RESOLUTION SETTING PUBLIC HEARING FOR FORMER COOLEY SCHOOL BROWNFIELD PLAN

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on June 16, 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; 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 Brownfield properties within the City of Cadillac; and

WHEREAS, a Brownfield Plan has been prepared to support the redevelopment of the former Cooley School for up to 23 residential units with rents and for qualified households with income at or below 120% Area Median Income (AMI); and

WHEREAS, the Former Cooley School Brownfield Plan will be submitted to the CBRA that: (1) establishes the properties as Eligible Property, (2) outlines Environmental and Housing Development Eligible Activities, and (3) provides for the reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the Eligible Property; and

WHEREAS, the CBRA will review the Brownfield Plan at their June 30, 2025 meeting with anticipated approval and recommendation of approval to the City Council, with an anticipated finding that the Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose of workforce housing, increased private investment and economic development, and increased property tax value; and

WHEREAS, Act 381 requires the governing body to hold a public hearing on the Brownfield Plan and provide notice of the public hearing and notice to taxing jurisdictions in compliance with the requirements of Act 381; and

WHEREAS, the City Council desires to hold a public hearing to receive comments on the adoption of the Brownfield Plan at its July 21, 2025 regular meeting.

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

1. Pursuant to Act 381, a public hearing for the Former Cooley School Brownfield Plan shall be held on July 21, 2025, at 6:00 p.m. in the City Council Chambers, 200 North Lake Street, Cadillac, Michigan.

2. The City Clerk is directed to provide notice of the public hearing to local taxing jurisdictions and the State of Michigan that levy taxes subject to capture not less than 10 days prior to the public hearing in accordance with Act 381.

3. 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.

4. 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 certifies this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 16th day of June, 2025.

Sandra Wasson, 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
Scott Hopkins
Ruthann French

RESOLUTION NO. 2025-____

**RESOLUTION AMENDING GENERAL APPROPRIATIONS ACT
FOR FISCAL YEAR 2025**

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 16th day of June, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City adopted Ordinance No. 2024-06, Ordinance Adopting General Appropriations Act for Fiscal Year 2025 ("General Appropriations Ordinance") on May 30, 2024, which approved a general appropriations act for the 2025 fiscal year; and

WHEREAS, Section 10.5 of the City Charter provides that the City Council may make additional appropriations during the fiscal year for unanticipated expenditures required of the City; and

WHEREAS, Section 9 of the General Appropriations Ordinance authorizes the City Council to make such additional appropriations by resolution; and

WHEREAS, the City Council has determined that additional appropriations are required due to unanticipated expenditures;

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

1. The general appropriations act for the 2025 fiscal year is hereby amended in
the manner set forth in the attached Exhibit A, which is incorporated by reference.

2. 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 regular meeting of the
City Council held on the 16th day of June, 2025.

Sandra Wasson
Cadillac City Clerk

City of Cadillac

EXHIBIT A

Financial Services Department
FY2025 Budget Amendment #4
June 16, 2025

Current Budget	Amended Budget	Increase (Decrease)
-------------------	-------------------	------------------------

GENERAL FUND

Department: Revenue	\$9,319,300	\$9,445,700	\$126,400
Amended Line Items Detail			
Local Community Stabilization Authority	675,000	801,400	126,400

***Purpose:** To recognize additional revenue from the following the Local Community Stabilization Authority for personal property tax loss reimbursement.*

Department: Fire Department	\$1,819,200	\$1,844,200	\$25,000
Amended Line Items Detail			
Overtime	125,000	150,000	25,000

***Purpose:** Appropriate additional funds for overtime due to vacancies and additional back-filling needs of the department.*

Department: Sidewalks and Alleys	\$52,000	\$62,000	\$10,000
Amended Line Items Detail			
Equipment Rental	32,000	42,000	10,000

***Purpose:** Appropriate additional funds for equipment rental for increased winter DPW activities based on high snowfall.*

Department: Leaves	\$53,500	\$60,500	\$7,000
Amended Line Items Detail			
Equipment Rental	35,000	42,000	7,000

***Purpose:** Appropriate additional funds for equipment rental for increased DPW activities related to leaf cleanup.*

City of Cadillac

EXHIBIT A

Financial Services Department
FY2025 Budget Amendment #4
June 16, 2025

	Current Budget	Amended Budget	Increase (Decrease)
Department: Code Enforcement	\$67,000	\$72,000	\$5,000
Amended Line Items Detail			
Salaries and Wages	38,000	41,000	3,000
Benefits	27,500	29,500	2,000

Purpose: Appropriate funds for additional code enforcement and PD office backup activities.

General Fund Summary	Prior Approved	Amended	Change
Revenues	\$9,319,300	\$9,445,700	\$126,400
Expenditures	9,665,800	9,712,800	47,000
Revenues Over (Under) Expenditures	(\$346,500)	(\$267,100)	

Major Street Fund

Expenditures	\$1,897,100	\$2,010,100	\$113,000
Amended Line Items Detail			
Forestry			
Contractual Services	8,000	25,000	17,000

Purpose: Appropriate funds for contractual tree removal; several significant storm events and additional need for contractual services for trees in overhead lines.

Winter Maintenance			
Operating Supplies	37,000	57,000	20,000
Equipment Rental	80,000	110,000	30,000

Purpose: Appropriate additional funds for salt and equipment rental for increased winter DPW activities based on high snowfall.

State Winter Maintenance			
Operating Supplies	50,000	65,000	15,000
Equipment Rental	75,000	106,000	31,000

Purpose: Appropriate additional funds for salt and equipment rental for increased winter DPW activities on state trunklines based on high snowfall. These costs are reimbursed by the State.

City of Cadillac

EXHIBIT A

Financial Services Department
FY2025 Budget Amendment #4
June 16, 2025

Current Budget	Amended Budget	Increase (Decrease)
-------------------	-------------------	------------------------

Local Street Fund

Expenditures	\$1,342,400	\$1,377,400	\$35,000
Amended Line Items Detail			
Forestry			
Contractual Services	10,000	25,000	15,000

Purpose: *Appropriate funds for contractual tree removal; several significant storm events and additional need for contractual services for trees in overhead lines.*

Winter Maintenance			
Operating Supplies	30,000	35,000	5,000
Equipment Rental	70,000	85,000	15,000

Purpose: *Appropriate additional funds for salt and equipment rental for increased winter DPW activities based on high snowfall.*

Brownfield Redevelopment Authority Fund

Expenditures	\$125,500	\$150,500	\$25,000
Amended Line Items Detail			
Contractual Services	125,500	150,500	25,000

Purpose: *Appropriate funds for in accordance with BRA approval to cover soil removal and soil vapor testing at The Market based on EGLE requirement.*

City of Cadillac

Financial Services Department
FY2025 Budget Amendment #4
June 16, 2025

EXHIBIT A

Current Budget	Amended Budget	Increase (Decrease)
-------------------	-------------------	------------------------

Building Inspection Fund

Revenue	\$70,000	\$90,000	\$20,000
Amended Line Items Detail			
Permit Fees	70,000	90,000	20,000

Purpose: Increased revenue based on actual building inspection activity.

Expenditures	\$70,000	\$90,000	\$20,000
Amended Line Items Detail			
Contractual Services	67,000	87,000	20,000

Purpose: Appropriate funds for increase in building inspection activity. Fees are passed through to contract building inspection company.

Stores and Garage Fund

Revenue	\$820,000	\$865,000	\$45,000
Amended Line Items Detail			
Equipment Rental	780,000	825,000	45,000

Purpose: Increased revenue based on actual equipment rental activity.

Expenditures	\$820,000	\$845,000	\$25,000
Amended Line Items Detail			
Public Works			
Equipment Maintenance	85,000	110,000	25,000

Purpose: Appropriate funds for increase in equipment repair costs.

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

**CITY OF CADILLAC
CORRIDOR IMPROVEMENT AUTHORITY**

RESOLUTION NO. 2025- 1

**RESOLUTION TO APPROVE
THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN THE
CADILLAC WEST CORRIDOR IMPROVEMENT AREA**

At a meeting of the Board of the Cadillac West Corridor Improvement Authority, City of Cadillac, Wexford County, Michigan, conducted on the 12th day of June 2025, at 4:00 p.m.

PRESENT: Stange, Hensley, Dietrich, Dewey, Host

ABSENT: Wickenhauser, Jake Walraven, Justice Walraven

The following preamble and resolution was offered by Hensley and seconded by Dewey.

WHEREAS, the Board of the Corridor Improvement Authority (the "Authority") is authorized by statute to prepare and submit a Development and Tax Increment Financing Plan for the City of Cadillac (the "City") pursuant to MCL 125.4618; MCL 125.4621; and

WHEREAS, the Authority prepared a Development and Tax Increment Financing Plan for the Cadillac West Improvement Area (the "Plan"), attached as **Exhibit A**; and

WHEREAS, the Authority wishes to adopt a resolution to recommend adoption of the Plan.

NOW, THEREFORE, the Board of the Corridor Improvement Authority of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. The Authority adopts Resolution No. 2025-1, Resolution to Approve the Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.
2. The Authority submits and recommends the City Council adopt the Plan.
3. 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: 6

NAYS: 0

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Trenton M. Stange Chairperson of the Board of the Corridor Improvement Authority of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2025-1, duly adopted at a meeting of the Authority held on the 12th day of June 2025.

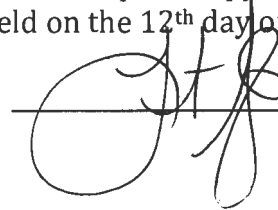


EXHIBIT A

[insert most recent version of plan]

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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 REGARDING
THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
FOR THE CADILLAC WEST CORRIDOR IMPROVEMENT AREA
AND TO SET A PUBLIC HEARING**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on the 16th day of June 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City of Cadillac (the “City”) pursuant to the provisions of Act 57, Public Acts of Michigan, 2018, created a Corridor Improvement Authority (the “Authority”); and

WHEREAS, the Authority prepared a Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area (the “Plan”), attached as **Exhibit A**; and

WHEREAS, the Authority is authorized by statute to prepare the Plan and to submit the Plan to the City Council for approval (MCL 125.4618 and MCL 125.4621); and

WHEREAS, on June 12, 2025, the Authority submitted the Plan to City Council and recommended its approval; and

WHEREAS, the City Council desires to consider approving the Plan; and

WHEREAS, pursuant to MCL 125.4622, the City Council shall hold a public hearing and shall publish notice twice, with the first publication at least twenty (20) days before the hearing; and

WHEREAS, notice shall also be posted in at least twenty (20) conspicuous and public places in the development area not less than twenty (20) days before the hearing; and

WHEREAS, notice shall also be mailed to all property taxpayers of record in the development area and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved not less than twenty (20) days before the hearing.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council, pursuant to Act 57 (MCL 125.4623), wishes to consider approving the Plan.

2. A public hearing regarding the Plan shall be held on the 21st day of July, 2025, at 6:00 p.m., at the City offices at Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Plan, together with a notice setting the time and place for a public hearing on the Plan, in accordance with Act 57 (MCL 125.4622). The summary and notice of the hearing will be substantially in the form of **Exhibit B**.

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

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
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 16th day of June 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

[insert most recent version of plan]

EXHIBIT B

NOTICE OF PUBLIC HEARING REGARDING APPROVAL OF DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE CADILLAC WEST CORRIDOR IMPROVEMENT AREA

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on July 21, 2025, at 6:00 p.m., at a meeting of the City Council regarding the approval of Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area (the "Plan").

The Plan will affect property in the City identified as the Cadillac West Corridor Improvement Area.

A copy of the Plan, along with any maps, are available for public inspection at the office of the City Clerk and copies may be provided at a reasonable charge. All aspects of the amendment to the Plan are open for discussion at the public hearing.

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.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

Tax Increment Financing And Development Plan



Corridor Improvement Authority Cadillac West



Corridor Improvement Authority Board Members

To Be Added

City of Cadillac City Council

To Be Added

City Manager

Marcus Peccia

Cadillac Community Development Department

John Wallace, Community Development Director

Table of Contents

[To be added upon final draft]

1. Executive Summary

Recognizing the need and desire to revitalize the area of the city of Cadillac traditionally known as Cadillac West, the Cadillac West Development Plan and accompanying Cadillac West Tax Increment Financing Plan (the “Plans”) were formulated. The plans were prepared pursuant to the requirements of the Recodified Tax Increment Financing Act, PA 57 of 2018, Part 4 Corridor Improvement Authorities (CIA) (the “Act”). The Act is designed to assist communities with the identification and funding of improvements in commercial corridors. The Act provides for the capture and use of state and local education taxes for projects within defined “qualified development areas” (QDA) upon approval from the Michigan Strategic Fund (MSF).

The Plans were developed under the direction of the Cadillac West Corridor Improvement Area Board (the “Board”). The Board is comprised of property and business owners who have a vested interest in the redevelopment or improvement of the Cadillac West area. Assisting the Board is the Cadillac City Council and city staff, the Cadillac Chamber of Commerce, and the Cadillac Area Visitor’s Bureau. Members of the public were also encouraged to participate.

As noted in the Plans, it is the vision of the Board, area residents and business owners, and the City to create a safe, well-branded, walkable and bikeable tourism village which celebrates its four-season natural assets, serving as a destination for vacationers and the area’s year-round resident population base. To attain this vision, the Plans inventory local assets, identify development needs and opportunities, estimate program and projects costs, project potential revenue captured through tax increment financing, and identify other possible funding sources.

At this time, the main projects identified by the Plans include:

1. Market Study – Prepare a comprehensive Market Study to identify development opportunities, including detailed programming recommendations for achieving the study’s findings.
2. Market Study Implementation – Implement the recommendations of the Market Study.
3. Shared Pathway - The shared pathway on the east side of M-115 from the south boundary of the district northward to North Boulevard is proposed to be removed and rebuilt at a width of 10-12 feet.
4. Intersection Improvements – The M-115/M-55 intersection will be redesigned and rebuilt to include better and safer pedestrian crossings. The redesign may include a roundabout or a more traditional signalized intersection.
5. Causeway Improvements - The causeway portion of M-115 is planned to be redesigned to include a median or to be narrowed to provide more natural space on either side of the guard rail. The additional space would improve opportunities for improved protection and maintenance of the shorelines and enhancement of non-motorized pathways and creation of areas for lake viewing, fishing, and passive enjoyment. Improvements to include a fishing pier going into Lake Cadillac off the east side of the causeway.
6. Pedestrian and Vehicular Circulation Improvements - The driveway on the shared easement between Walraven’s store and the Pointe West shopping center which provides joint access to Walraven’s, Pointe West, Sun & Snow Motel, and Lakeside Charlie’s Restaurant is proposed to be removed, redesigned, and rebuilt.
7. Streetscapes - The M-115 and M-55 corridors require redevelopment based on a plan that calls for and coordinates landscaping, lighting, curb cuts, pedestrian safety features, and other amenities and features consistent with the area’s desired village theme while also recognizing the area’s four-season changes.

8. General improvements within any street right-of-way within the district. This may include utilities, bicycle paths, shared paths, sidewalks, landscaping, gateway treatment etc.
9. Erosion control and other improvements to the City owned parcel on the north side of the canal.
10. Other projects necessary to create a safe, well-branded, walkable and bikeable tourism village which celebrates its four-season natural assets, serving as a destination for vacationers and the area's year-round resident population base.

Based on the success of projects, the surfacing of newly identified needs and opportunities, and funding levels, the Plans may be at times amended. Amendments to the Plans will be accomplished pursuant to the requirements of the Act.

2. Introduction

The Cadillac West Resort District, located around the juncture of M-115 and M-55 has long been known as a Northern Michigan tourist destination. In recent years the attraction of the district has waned as other areas in the region have become more popular. While still a destination with many amenities, it has lost much of its luster and is commonly described as appearing tired by vacationers and others traveling through the area.

Recognizing the need for improvement, the City established by resolution The Corridor Improvement Authority on April 15, 2013. Contained within this resolution was the stated intent to expedite local permitting and inspection processes in the development area and to modify its Master Plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the Development Area. Unfortunately, early attempts to successfully activate the program were unsuccessful and the Authority languished for several years.

Concern over the Cadillac West area resurfaced in a strong way in 2018. A community forum was held on May 3, 2018. The event was moderated by Networks Northwest who serve as the regional planning commission covering the Cadillac Area. The well-attended forum led to the preparation of the Cadillac West 2018 M-15 Corridor Plan. The plan was prepared by the Alliance for Economic Success and Networks Northwest with the assistance of Beckett & Raeder, a Michigan urban planning consulting firm. The plan covered the Cadillac West Resort District as well as the developing corridor areas in the adjacent townships of Clam Lake and Cherry Grove. It is this plan that is being used as the basis for the Cadillac West Development Plan and the accompanying Tax Increment Financing Plan. For various reasons, the adjoining townships decided not to join the corridor's Improvement Authority nor participate in the redevelopment effort.

Subsequent to the preparation of the Cadillac West 2018 Corridor Plan, a full board of the Corridor Improvement Area was seated and began a regular meeting process. The Board commissioned the preparation of this Development Plan and the accompanying Tax Increment Financing Plan. Assisting the Board is the city staff of the Cadillac's Community Development and Finance Departments.

3. Vision Statement and Goals

Vision Statement:

To create a safe well-branded walkable and bikeable tourism village which celebrates its four-season natural assets that becomes a destination for vacationers and serves the area's year-round resident population base.

Goals:

1. Create the corridor district as a unique, four-season, tourism village which becomes a much sought-after destination location.
2. In partnership with the Michigan Department of Transportation, develop a traffic management plan for state highways M-115 and M-55 that coordinates the safety and efficiency of roadway travel and circulation with the development goals and needs of the Cadillac West area.
3. Develop a safe sidewalk and bicycle pathway system which takes advantage of the area's natural assets. Where feasible, locate these systems away from the M-115 and M-55 roadways.
4. Make and implement plans for the safe and effective pedestrian crossings of M-115 and M-55 linking high pedestrian activity areas such as Mitchell State Park with the Lake Mitchell beach area and commercial uses located west of M-115.
5. Focus redevelopment on the corridor's unique water and nearby natural assets thereby increasing opportunities for the public to access Lakes Cadillac and Mitchell for relaxation, wildlife viewing, fishing, and other leisure activities.
6. Prepare a branding plan for the district that includes features such as a district name, logo, building material theme, district character, lighting, and gateway treatments.
7. Promote housing options which are aligned with the districts vision statement and branding plan.
8. Develop unique tourist housing options.
9. Adopt zoning regulations which are in support of the plan's vision and goals.
10. Encourage commercial development which supports tourists and year-round residents alike.
11. Create retail niches around food services (cider, brew, jerky, etc.), crafts, branded gifts, and live/workspaces. Consider special or distinctive niches that can be implemented consistent with the changing seasons.
12. Encourage retail, restaurants, and hotels to consider developing packages both within the district and with outside attractions and features such as Caberfae Peaks, Coyote Crossing, Lakewood on the Green, and Hoxeyville Music Concerts.
13. Encourage hotels and others to consider developing a range of packages that offer unique opportunities for visitors to explore and take advantage of the region's unique natural features. Examples include canoe and kayak trips along the Pine River, fishing one of the area's nationally known trout streams, morel mushroom hunts in the Springtime, cross-country ski trips, etc.
14. Develop strong connections with downtown Cadillac. Include non-traditional or various modes of travel such as bikes, electric bikes, use of WexExpress, etc.
15. Develop and implement plans for the accommodation of snowmobilers and off-road vehicle travel.
16. Encourage and facilitate redevelopment of properties which are becoming functionally obsolete.
17. Aggressively seek outside funding sources such as state and federal economic development grants as a means of leveraging local tax increment funds.

4. Development Plan

A. Plan Requirements.

The presentation of the Development Plan follows the statutory requirements of PA 280, specifically MCL 125.4621, Section 621(2)(a) through (r) as noted below:

PA 280 requires that a development plan contain all of the following:

- (a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.
- (b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, education, and other uses, and including a legal description of the development area.
- (c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.
- (d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.
- (e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.
- (f) A description of any parts of the development area to be left as open space and the use contemplated for the space.
- (g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.
- (h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.
- (i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.
- (j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.
- (k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.
- (l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals

to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 231.332.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

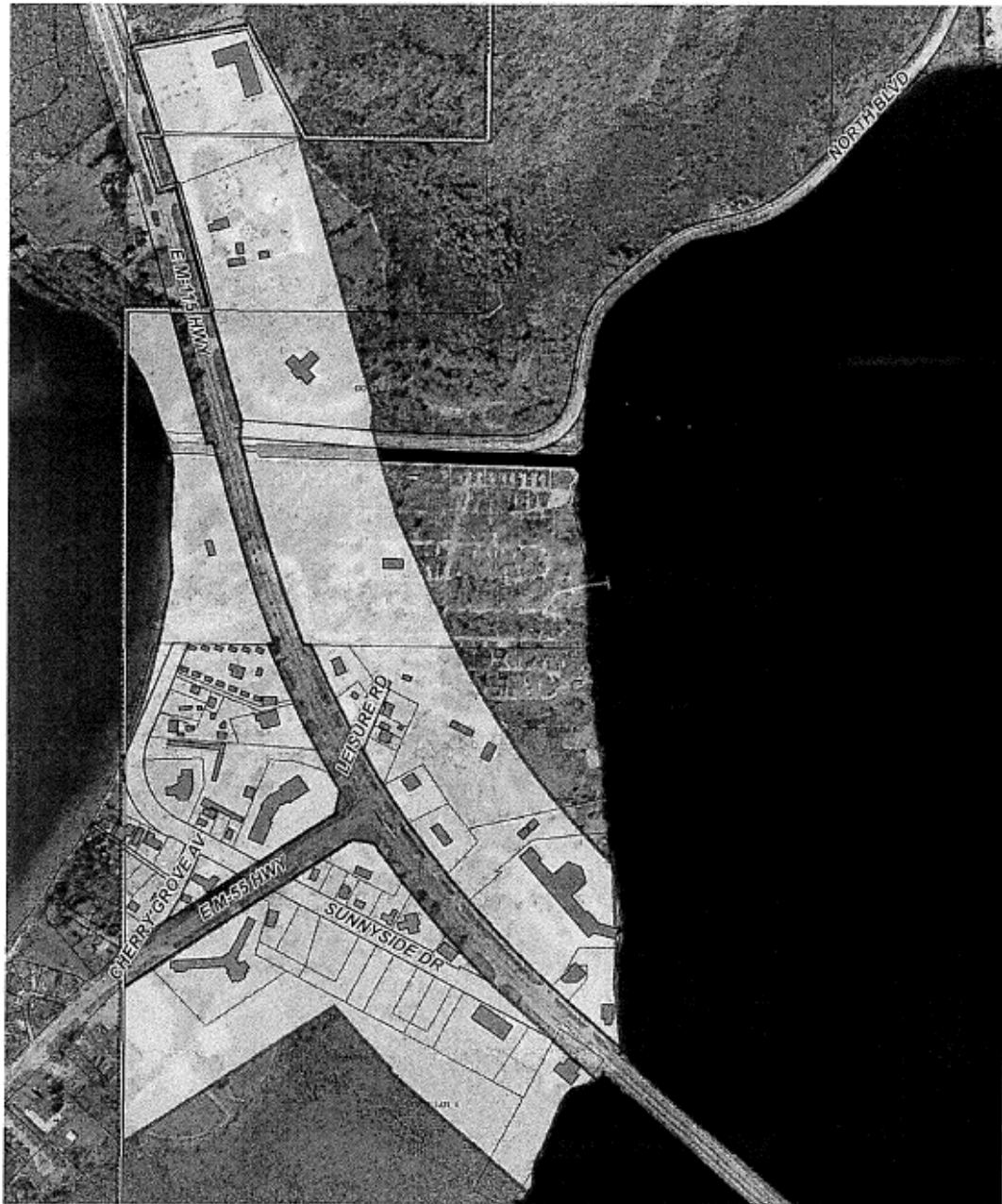
The following provides detail on the plan requirements.

(a) Designation of Boundaries and Legal Description

The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. (MCL 125.4621(2)(a)).

At the April 15, 2013, regular meeting, the Cadillac City Council adopted a resolution creating the Corridor Improvement Area (CIA) and establishing the boundaries of the development area now identified as the "District." The map below delineates the boundaries of the District in relation to the adjacent highways, streets, and streams.

Cadillac West



Prepared by:
GIS Department
City of Cadillac
200 North Lake Street
Cadillac, MI 49601



Aerial date: April 2011

CITY OF
CADILLAC
MICHIGAN

0 225 450 900



Note: This is not a
Land Survey of Boundary
Survey and shall not be used
for construction of any kind.
Boundaries must be field checked!!

The legal description for the district is described as follows:

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING EASTERLY OF THE EASTERLY LINE OF STATE HIGHWAY M-115 AND WESTERLY OF A LINE BEING 500 FEET EASTERLY OF THE EAST LINE OF SAID HIGHWAY M-115, AND SOUTHERLY OF THE CITY LIMITS OF THE CIT OF CADILLAC, WEFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING WESTERLY AND SOUTHERLY OF THE WEST LINE OF STATE HIGHWAY M-155 AND SOUTHERLY OF THE SOUTH LINE OF STATE HIGHWAY M-55 AND NORTHERLY OF A LINE BEING 500 FEET WESTERLY AND 500 SOUTHERLY OF THE WEST LINE OF SAID HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

AND

THAT PART OF GOVERNMENTS LOTS 3 AND 4 OF SECTION 7, T21N, R9W, LYING WESTERLY AND SOUTHERLY OF THE WEST LINE OF STATE HIGHWAY m-115 AND SOUTHERLY OF THE SOUTH LINE OF STATE HIGHWAY M-55 AND NORTHERLY OF A LINE BEING 500 FEET WESTERLY AND 500 SOUTHERLY OF THE WEST LINE OF SAID HIGHWAY M-115 AND THE SOUTHERLY LINE OF SAID HIGHWAY M-55, CITY OF CADILLAC, WEXFORD.

AND

THAT PART OF GOVERNMENTS LOTS 3 OF SECTION 7, T21N, R9W, LYING WESTERLY OF THE WEST LINE OF STATE HIGHWAY M-115 AND NORTHERLY OF THE NORTH LINE OF STATE HIGHWAY M-55, CITY OF CADILLAC, WEXFORD.

AND

THAT PART OF GOVERNMENT LOT 4 OF SECTION 6, T21N, R9W, LYING WESTERLY OF THE WESTERLY LINE OF STATE HIGHWAY M-115, CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN.

(b) The Location and Extent of Existing Streets and Other Public Facilities Within the Development Area.

The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, education, and other uses, and including a legal description of the development area. (MCL 125.4621(2)(b)).

Existing Land Uses

The location and extent of existing streets, public facilities, and other land uses within the District are shown on the Existing Land Use and Streets Map (pg. 11).

The District, located between Lakes Cadillac and Mitchell, has traditionally been oriented toward tourism. This shows up in the existing land use map which displays much of the area comprised of Mitchell State Park, amusement uses, hotels and motels, restaurants, and retail establishments. The legal description for the district is included in Section (a) above.

Other than public street rights-of-way, there is one City owned property, the north side of the canal between lakes Mitchell and Cadillac. There is the state owned 660-acre Mitchell State Park and Carl T. Johnson Hunting & Fishing Center which contains 221 campsites, an educational nature center, facilities for the docking of small watercraft, and beach areas.

Highway and Streets

There are two major state highways within the district. These are state trunklines M-115 and M-55. The M-115 state highway has a right-of-way between 100 and 150 in width. Throughout much of the area it is a three-lane roadway with a center turning lane. M-115 runs southeasterly to Clare and Mount Pleasant where it connects with US-10 and northwesterly where it links with M-37 and US-31. According to the Michigan Department of Transportation, the roadway had a 2022 average (two-way) daily traffic count of 13,920 vehicles traveling through the center of the District. M-55 goes directly westward to the city of Manistee, crossing M-37 as it does so. According to the Michigan Department of Transportation, the roadway had a 2022 average (two-way) average daily traffic count of 7,846 vehicles (counts taken west of the M-115/M-55 intersection). It is noted that traffic counts during weekends and various seasonal periods increase markedly.

The area has several local streets under the jurisdiction of the city of Cadillac. They include Sunnyside, Lake Mitchell, Cherry Grove, Sunset, and Leisure streets.

Existing Land Use and Streets



(c) Existing Improvements in the Development Area.

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. (MCL 125.4621(2)(c)).

Existing improvements in the development area to be demolished, repaired, or altered include:

1. The shared pathway on the east side of M-115 from the south boundary of the district northward to North Boulevard is proposed to be removed and rebuilt at a width of 10-12 feet.
2. Intersection of M-115 and M-55. This intersection will be redesigned and rebuilt to include better and safer pedestrian crossings. The redesign may include a roundabout or a more traditional signalized intersection.
3. The causeway portion of M-115 is planned to be redesigned to include a median or to be narrowed to provide more natural space on either side of the guard rail. The additional space would improve opportunities for improved protection and maintenance of the shorelines and enhancement of non-motorized pathways and creation of areas for lake viewing, fishing, and passive enjoyment.
4. The driveway on the shared easement between Walraven's store and the Pointe West shopping center which provides joint access to Walraven's, Pointe West, Sun & Snow Motel, and Lakeside Charlie's Restaurant is proposed to be removed, redesigned, and rebuilt.
5. The M-115 and M-55 corridors require redevelopment based on a plan that calls for and coordinates landscaping, lighting, curb cuts, pedestrian safety features, and other amenities and features consistent with the area's desired village theme while also recognizing the area's four-season changes.

(d) Estimated Cost and Timeline of Improvements.

The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion. (MCL 125.4621(2)(d)).

Administration, Professional Services, and Improvements

Administration of the CIA will be needed. Additional staff may be needed as well. Professional services will be utilized on an as-needed basis and can include such disciplines as legal, planning, architectural, landscaping, engineering, and marketing. The following table provides cost estimates and timeframes for program administration, program studies, and completion of improvements.

As noted in the Tax Increment Finance Plan, the estimates of captured funds from increases in taxation are limited. Therefore, most projects have been designated for long-range implementation. However, the timing of projects may change if the amount of local funding and other revenues become available.

Table 1

Project Summary Table

Activity, Cost Estimate, and Schedule

Activity	Cost Estimate	Implementation/Priority*
Program Administration (Annual Cost)	\$25,000	Immediate
Market Study	\$40,000	Immediate
Marketing Plan/Implementation	\$ 75,000	Short-Range
Driveway/pathway improvements near Walraven, Pointe West, etc.	TBD	Short-Range
Corridor Streetscape Plan	\$100,000	Short-Range
Streetscape Improvements	TBD	Long-Range
Rebuild shared pathway from south boundary to North Blvd.	TBD	Long-Range
Improved Pedestrian Crossings.	TBD	Long-Range
M-115/M-Intersection Improvements.	TBD	Long-Range
Canal Maintenance	TBD	Short to Long-Range
Causeway Improvements.	TBD	Long-Range
General improvements within any street right-of-way	TBD	Short to Long-Range

*Implementation/Priority:

1. Immediate – One to two years.
2. Short-Range – Two to five years.
3. Long-Range – Six plus years.

(e) Stages of Construction.

A statement of the construction or stages of construction planned, and the estimated time of completion of each stage. (MCL 125.4621(2)(e)).

A statement of construction stages planned for implementation of the District projects is presented in the preceding section of the Development Plan. The estimated costs and time of completion are calculated without detailed engineering design or knowledge of field conditions which may affect project costs. Therefore, timeframes and project estimates are subject to change. The amount of TIF funding, grants received, financing, and bonds will also affect timelines and cost estimates.

Development through Public-Private Cooperation:

In addition to public improvements proposed to be financed with public funds under the discretion of the Corridor Improvement Authority, the overall development plan includes, as a goal, the accomplishment of certain private development through private investment in cooperation with the CIA and the city. These improvements include but are not limited to the following:

- Redevelopment and expansion of privately owned commercial sites in cooperation with the present or future owners. The CIA will offer assistance in the accomplishment of these projects such as Brownfield Redevelopment assistance, support in securing economic development grants and loans through state and federal agencies, coordination with the Michigan Department of Transportation and Wexford County Road Commission in highway and street improvements, and other support as available.
- The Corridor Improvement Authority will identify and work with appropriate agencies to provide for the creation of a District wide pedestrian walkway/pathway system.
- The Corridor Improvement Authority will work with developers to acquire undeveloped and inappropriately developed and blighted property within the District for purposes of redevelopment consistent with the Development Plan.

f) Open Space.

A description of any parts of the development area to be left as open space and the use contemplated for the space. (MCL 125.4621(2)(f)).

Given the large amount of public open space in the District, as a result of Mitchell State Park and the City's nearby Kenwood Park, the plan does not provide for additional open space. The plan also notes that many of the existing commercial operations provide significant amounts of open space for their patrons and others in general. Much of this space is found along the shorelines of Lakes Cadillac and Mitchell.

(g) Property Transfers.

A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms. (MCL 125.4621(2)(g)).

This element is not applicable as neither the Authority nor the City own, lease, or rent property within the District.

(h) Desired Zoning Changes.

A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities. (MCL 125.4621(2)(h)).

The City exercises zoning authority pursuant to Michigan Zoning Enabling Act, Public Act 110 of 2006, and the City's Zoning Ordinance and Map establish and define those zoning districts where specified uses may occur.

Zoning consists of dividing the community into districts or zones and regulating within such districts land use, and heights and area of buildings for the purpose of conserving and promoting the health, safety, and general welfare of the people of the community. Zoning also controls numerous aspects

of development within each district, such as intensity and bulk of development, and requirements for parking, landscaping and signage. The zoning ordinance and its administration are the legislative and administrative acts or processes for carrying out the goals and objectives of the Master Land Use Plan. The CIA streetscape and landscape plan will be added to the overall City Master Plan to ensure uniformity within the District.

While specific changes are not being considered at this time, the City has recently enacted a Planned Unit Development zoning tool that aids in the development and redevelopment of small parcels through various forms of relief such as increased development density and the relaxation of certain standards. It is anticipated that the PUD option may be utilized in the development or redevelopment of parcels within the District.

The proposed changes in streets, street levels, intersections, traffic flow modifications, or utilities are detailed in the preceding sections of this Development Plan.

(i) Cost of Development.

An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing. (MCL 125.4621(2)(i)).

The total cost for the implementation of the projects as outlined in Table 1 above is approximately (TBD).

The implementation of the projects within the District shall be financed through one or more of the following sources of funding:

- Tax Incremental Financing (TIF).
- Private cooperation throughout the District.
- Funding received through local, state, and federal grant programs.
- Municipal participation.
- Bonding for improvements.

(j) Designated Project Beneficiaries.

Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority. (MCL 125.4621(2)(j)).

Not Applicable.

(k) Bidding Procedures.

The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons. (MCL 125.4621(2)(k)).

Not applicable currently. However, any properties that may be held by the Corridor Improvement Authority will be leased, sold, or conveyed at a value determined by the Corridor Improvement Authority Board and the Cadillac City Council. The Corridor Improvement Authority will adhere to appropriate bidding procedures as is applicable by Cadillac City Charter. Any properties purchased will largely focus on foreclosed, vacant, or severely blighted. At this time, there are no properties under consideration for acquisition.

(l) Displacement Impact and Housing Availability.

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCL 125.4621(2)(l)).

Based on field and tax record reviews of homestead properties, it is estimated that less than 100 people reside in the District. This total includes the following:

- Residents in owner-occupied residential units
- Residents in tenant occupied residential units

There will be no displacement of the residents living within the District. No occupied residential properties are currently designated for acquisition or clearance by the Authority.

(m) Priority Plan for Relocating Displaced Persons.

A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. (MCL 125.4621(2)(m)).

Not Applicable.

(n) Costs of Relocating Displaced Persons.

Provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894. (MCL 125.4621(2)(n)).

Not Applicable.

(o) PA 227 of 1972 Compliance.

A plan for compliance with 1972 PA 227, MCL 213.321 to 231.332. (MCL 125.2891(2)(o)).

Not Applicable.

(p) Amendments.

The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection. (MCL 125.4621(2)(p)).

Any amendments to the Development and/or TIF Plan will require approval by the Authority and City Council. The Authority will follow the guidelines established in Act 280 including public notification and hearing.

(q) Evaluation Schedule.

A schedule to periodically evaluate the effectiveness of the development plan. (MCL 125.4621(2)(q)).

An annual review of the Plans will be conducted by the Authority. The Development and TIF Plans will be reviewed and updated at least every five years. The Authority may review the Plans at any point. Any amendments will be completed with the help of the Authority or city's legal counsel and will comply with local and state acts governing the Authority.

(r) Other Materials.

Other material that the authority, local public agency, or governing body considers pertinent. (MCL 125.4621(2)(r)).

Not applicable.

TAX INCREMENT FINANCING PLAN – Draft **CADILLAC WEST CORRIDOR IMPROVEMENT AUTHORITY (CIA)**

The Cadillac West Corridor Authority Tax Increment Financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the Cadillac West Corridor Authority Development Plan. The Tax Increment Financing Plan is a funding technique that utilizes increases in taxes on real property within a specific development area to pay the cost of public improvements or bonds issued by the City or Corridor Improvement Authority (the “CIA”) (with the authorization of the City) to finance the administrative and project costs of an approved development plan.

The Recodified Tax Increment Financing Act requires the CIA to address specific legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. Specifically, pursuant to Section 618(1) of the Act, the Tax Increment Financing Plan must include, in addition to the Development Plan set forth above:

1. A detailed explanation of the tax increment procedure.
2. The maximum amount of bonded indebtedness to be incurred.
3. The duration of the program.
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies, pursuant to MCL 125.4619.
5. A statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.
6. A clear statement of the portion of captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed Explanation of the Tax Increment Financing Procedure

The Recodified Tax Increment Financing Act, PA 57 of 2018, Part 4 Corridor Improvement Authorities (the “Act”), as amended, authorizes tax increment financing (“TIF”). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Cadillac West CIA has determined that to finance the Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing a TIF plan is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development. The TIF procedures as outlined in the Act requires the adoption, by City Council resolution, of a Development Plan and a TIF Plan. Following the adoption of that resolution, the City and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”.

The Captured Assessed Value is defined by the Act as the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes exceeds the initial assessed value. The initial assessed value is defined by the Act as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the TIF plan is approved, as shown by the most recent assessment roll of the municipality for which equalization

has been completed at the time the resolution is adopted. It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the TIF account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Cadillac City Council and contain such additional information as the City Council deems necessary. An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans. Approval of the TIF Plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the Development Plan is a part of the TIF Plan, only one hearing and approval procedure is required for the two plans together. The TIF plan may be modified by the City Council upon notice and hearings. The governing body may abolish the TIF Plan when it finds that the purpose for which it was established is accomplished.

2. The Maximum Amount of Bonded Indebtedness to be Incurred

At this time the CIA does not anticipate bonding based on currently identified projects. However, the CIA maintains the authority to bond to support future development projects and will amend the Development Plan and TIF Plan as needed.

3. Duration of The CIA and Tax Increment Financing District

The initial duration of the CIA's TIF district is 15 years. This TIF Plan establishes a budget for a 15-year period, which is reflected in the list of projects and projected schedules as identified in the Development Plan. Depending on need, the TIF financing period may be extended pursuant to state law.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. The TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations. The purpose is to enhance the business synergy and economic well-being of the Cadillac West area by enhancing and increasing the public use of the public portions of the corridor as detailed in the Development Plan.

5. Estimated Impact of The Tax Increment Financing Plan

Adoption of this TIF Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. If adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions. Appendix I demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Development Plan and TIF Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority. The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment. Several tax

bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this TIF Plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all the captured value in furtherance of the Development Plan as referenced above. As administered by the City, tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the "Project Fund") and used as they accrue annually in the following manner and order of priority:

a) Administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.

b) Amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and other professional services.

c) The costs of undertaking, completing and reimbursing the City for any public improvements as set forth in the Development Plan, to the extent those costs are not financed from other sources.

d) Any additional improvements to the Development Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act. In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

Preliminary Draft – Subject to Revision/For Discussion Only*
Income Schedule from Captured Taxable Value (Non-School)
Cadillac West Corridor Improvement Authority

Year	Cadillac Improvement Authority Taxable Value (2.5% Annual Increase)	Baseline Value Increase	TIF Capture from Baseline Increase	New Investment For Capture [1]	Tax Capture New Investment	Total Annual Capture [2]
2024	4,788,702	---	---	---	---	---
2025	4,908,420	119,718	2,704	50,000	1,129	3,833
2026	5,031,130	122,710	2,771	101,250	2,287	5,058
2027	5,156,908	125,778	2,841	153,781	3,473	6,314
2028	5,285,831	128,923	2,912	207,626	4,689	7,601
2029	5,417,977	131,146	2,962	262,816	5,936	8,898
2030	5,553,426	135,449	3,059	319,387	7,213	10,272
2031	5,688,875	138,836	3,136	377,372	8,523	11,659
2032	5,827,711	145,693	3,285	436,806	9,865	13,150
2033	5,973,404	149,445	3,375	497,726	11,241	14,616
2034	6,122,739	153,068	3,457	560,169	12,651	16,108
2035	6,253,427	156,336	3,531	624,173	14,097	17,628
2036	6,409,763	160,244	3,619	689,778	15,579	19,198
2037	6,570,007	164,250	3,710	757,022	17,097	20,807
2038	6,734,257	168,356	3,802	825,948	18,654	22,456
2039	6,902,613	172,565	3,897	896,596	20,250	24,147
2040	7,075,178	176,879	3,995	969,011	21,885	25,880
[1] Based on the potential new taxable investment of \$50,000 annually combined with the capture of increased value due to inflation (applying a rate of 2.5% annually). The actual new investment may be less or greater.						
[2] Total non-school tax capture from baseline increases and new investments.						

***Comments**

- Subject to Change** - The table is preliminary and subject to change.
- New Investment** – For illustrative purposes, the table incorporates an annual addition of \$50,000 in new building improvements subject to tax capture. Lower levels of investment will reduce the annual capture. Conversely, higher levels will increase the amount of captured funds.
- Inflation Rate** – The inflation rate refers to the overall increase in the prices of goods and services over a given period. For the purposes of the Income Schedule, a conservative rate of 2.5% was used. As with the degree of investment, a reduction or increase in annual inflation rates will impact the revenue captured. For informational purposes, the following table identifies the annual U.S. rate of inflation for the years 2020 to 2024.

Year	U.S. Inflation Rate
2020	1.2%
2021	4.7%
2022	8.0%
2023	4.1%
2024 (Jan-July)	3.2%

Non-Education TIF Capture of Taxing Jurisdictions (Draft)

Cadillac West Corridor Improvement Authority

Year	Total Annual Capture	Cadillac Operating P&F 28.0	Wexford County 13.0	CWTA 0.58270	Library 0.72830	Council/Aging 0.97120	Public Safety 1.40820	Veterans Affairs 0.09690	Animal Control 0.19410	MSUE 0.16490
2024	---									
2025	3,833	2,376	1,103	49	62	82	120	8	16	14
2026	5,058	3,135	1,456	65	82	109	158	11	22	18
2027	6,314	3,914	1,817	81	102	136	197	14	27	23
2028	7,601	4,712	2,188	98	123	163	237	16	33	28
2029	8,898	5,515	2,560	115	143	191	277	19	38	32
2030	10,272	6,368	2,956	133	166	221	320	22	44	38
2031	11,659	7,227	3,355	150	188	251	363	25	50	43
2032	13,150	8,155	3,786	170	212	283	410	28	57	48
2033	14,616	9,061	4,207	189	236	314	456	31	63	53
2034	16,108	9,985	4,636	208	260	346	502	35	69	59
2035	17,628	10,928	5,074	227	284	379	550	38	76	64
2036	19,198	11,900	5,525	248	310	413	598	41	82	70
2037	20,807	12,897	5,988	268	335	447	649	45	89	76
2038	22,456	13,916	6,461	290	362	483	700	48	96	82
2039	24,147	14,969	6,950	312	389	519	753	52	104	88
2040	25,880	16,042	7,448	334	417	556	806	55	111	94

Notes:

- Assumes continuation of millages and millage rates for the TIF period.
- Based on the potential new taxable investment of \$50,000 annually combined with the capture of increased value due to inflation (applying at a rate of 2.5% annually). The actual new investment may be less or greater.

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