



City Council Meeting

July 21, 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 16, 2025

Documents:

[JUNE 16, 2025 CITY COUNCIL MINUTES.PDF](#)

IV.B. Minutes From The Closed Session Held On June 16, 2025

V. PUBLIC HEARINGS

V.A. Public Hearing - Amend Section 26-104 And Section 26-110 Of The Code Of Ordinances

Public hearing to consider adoption of Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances.

Documents:

[RESOLUTION TO ADOPT ORDINANCE TO PROHIBIT DOCKS AT ROAD ENDINGS\(201744817.3\).PDF](#)

V.B. Public Hearing - Former Cooley School Brownfield Plan

Public hearing regarding Former Cooley School Brownfield Plan.

Documents:

[CITY COUNCIL COMMUNICATION.COOLEY SCHOOL BROWNFIELD
PLAN APPROVAL.072125 - A.PDF](#)
[RESOLUTION.BF PLAN APPROVAL.CITY COUNCIL.COOLEY
SCHOOL.072125 - B.PDF](#)
[BROWNFIELD PLAN.COOLEY SCHOOL.CBRA.062625 - C.PDF](#)

V.C. Public Hearing - Cadillac West Corridor Improvement Area Development And TIF Plan

Public hearing regarding Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.

Documents:

[COUNCIL COMMUNICATION TIF AND DEVELOPMENT PLAN - A.PDF](#)
[RESOLUTION TO ADOPT CIA TIF_DEVELOPMENT PLAN\(201710802.1\) -
B.PDF](#)
[DRAFT COMBINED DEVELOPMENT AND TIF PLANS RL LEGAL
SUGGESTIONS - C.PDF](#)
[TIF SUPPORT LETTER TO CADILLAC CITY COUNCIL MEMBERS - E.PDF](#)
[POINT WEST MALL LETTER OF SUPPORT FOR TIF CADILLAC
WEST_REDACTED - D.PDF](#)

VI. COMMUNICATIONS

VI.A. Street Closure And Banner Request - Mitchell Street Market

Documents:

[MITCHELL STREET MARKET AUGUST.PDF](#)
[MITCHELL ST MARKET BANNER.PDF](#)

VI.B. Banner Request - Northern District Fair

Documents:

[NORTHERN DISTRICT FAIR BANNER - 1.PDF](#)
[NORTHERN DISTRICT FAIR BANNER IMAGE - 2.PDF](#)

VI.C. Banner Request - 2025 Northwestern Michigan Veterans Expo

Documents:

[NW MICH VETS EXPO BANNER - 1.PDF](#)
[NW MICH VETS EXPO BANNER IMAGE - 3.PDF](#)

VI.D. Street Closure Request - Church In The Park

Documents:

[CHURCH IN THE PARK_REDACTED.PDF](#)

VI.E. Street Closure Request - Cadillac Festival Races (Updated)

Documents:

VII. APPOINTMENTS

VII.A. Designate Primary Representative And Alternate To Attend The Michigan Municipal League Annual Convention.

Documents:

[MML.PDF](#)

VIII. CITY MANAGER'S REPORT

VIII.A. Bids And Recommendation Regarding Purchase Of A Backhoe Loader.

Documents:

[COUNCIL COMMUNICATION - BACKHOE LOADER 2025.PDF](#)

VIII.B. Bids And Recommendation Regarding Purchase Of Lawnmowers.

Documents:

[COUNCIL COMMUNICATION - TWO ZERO TURN LAWNMOWERS 2025.PDF](#)

IX. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

IX.A. Adopt Resolution - Introduce Ordinance Amending FY2026 General Appropriations Act.

Adopt resolution to introduce Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year and set a public hearing for August 4, 2025.

Documents:

[COUNCIL COMMUNICATION - FY2026 GENERAL APPROPRIATIONS ACT AMENDMENT.PDF](#)
[RESOLUTION TO INTRODUCE ORD AMENDING THE BUDGET AND SET PUBLIC HEARING\(201700692.1\).PDF](#)

IX.B. Adopt Resolution - Introduce Ordinance Amending Lease Agreement

Adopt resolution to introduce Ordinance Amending a Lease Agreement with Up North Arts, Inc. and set a public hearing for August 18, 2025.

Documents:

[RESOLUTION TO INTRODUCE AMENDMENT TO UP NORTH ARTS LEASE\(201749252.1\).PDF](#)

X. ADOPTION OF ORDINANCES AND RESOLUTIONS

X.A. Adopt Resolution Authorizing Collection Of Property Tax Administrative Fee.

Documents:

XI. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

XI.A. Downtown Development Authority

Documents:

[5-28-25 DDA MEETING.PDF](#)

XII. 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.

XIII. GOOD OF THE ORDER

XIV. ADJOURNMENT

CITY COUNCIL MEETING MINUTES

June 16, 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, French, Mayor Schippers

Council Absent: Engels

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

APPROVAL OF AGENDA

2025-144 Approve agenda as amended.

Motion was made by Elenbaas and supported by Hopkins to approve the agenda as amended to add a FOIA Appeal from Ms. Brianna Hall after the Consent Agenda.

Motion unanimously approved.

PUBLIC COMMENTS

Bill Barnett expressed concerns about PFAS test results in the vicinity of 13th Street and Plett Road and about polluting the Clam River.

Mark Lagerwey expressed support for dedicating the trail around Lake Cadillac as the Lake Cadillac Circle Tour. He noted the Rotary Club is working on integrating the White Pine Trail with that Circle Tour and raising funds to have an arch set up near Harbor View.

Daniel Carlson noted there are three houses on Forest Lane that abut City property and there have always been docks in that location.

Pam Marine stated they put in a non-exclusive dock at the end of Forest Lane and discussed the proposed amendment to the ordinance. She requested that docks be allowed.

Brad Marine discussed laws governing retention of public records. He also discussed packets for new board members and providing test results on private wells.

Art Stevens commented on the process being used to appoint a new member to the Local Development Finance Authority.

John Serafano discussed some of the recent online rhetoric.

PFAS UPDATE

Jeff Dietlin, Director of Utilities, noted as of the previous Council meeting, they had completed testing of 48 wells within the City. He stated they placed door hangers on homes encouraging people to have their wells tested. He noted they tested 7 homes last week and have another 13 tests scheduled in the next 2 weeks. He stated on May 19th they took samples of both water plants for the Unregulated Contaminant Monitoring Rule (UCMR) testing. He noted he received the results. He stated the water was tested for 29 PFAS chemicals and lithium. He noted we were below detect on lithium and below their detection limits on the PFAS chemicals. He stated their detection limits for PFAS contaminants are between 2 ppt and 8 ppt depending on the contaminant.

Dietlin stated we are not aware of the test results from 13th Street and Plett Road area that were mentioned by Bill Barnett. He noted from 2018 to current the Wastewater Plant has not been above any regulatory limits for PFAS. He stated in the testing conducted for the LDFA we have not been above regulatory limits for PFAS.

Dietlin stated the City will have a booth at the PFAS Resource Fair to provide information to the public about water, wastewater, and testing of private wells.

CONSENT AGENDA

2025-145 Approve consent agenda as presented.

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

Motion unanimously approved.

FOIA APPEAL

A. FOIA Appeal received from Ms. Brianna Hall

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

City Attorney Homier stated the appellant had submitted a FOIA request for documents related to public street trees located directly in front of 512 and 516 N. Simons Street. He stated the City denied the request because we had no public records other than the complaints that the appellant had submitted. He noted we excluded those thinking that she probably didn't want to pay fees on FOIA documents for her own filings and complaints. He stated she then submitted a FOIA appeal. He noted there are still no such records other than the complaints that she filed. He stated to the extent that she has appealed that portion of the denial we've recommended and drafted a response saying that she can have her own complaints but there are no other records responsive to the request submitted.

2025-146 Grant in part, deny in part FOIA Appeal.

Motion was made by Hopkins and supported by Elenbaas to grant in part and deny in part the FOIA Appeal received from Ms. Brianna Hall.

Motion unanimously approved.

COMMUNICATIONS

A. Block Party

2025-147 Approve street closure for Block Party.

Motion was made by Elenbaas and supported by Hopkins to approve the closure of Seneca Place from North Blvd to Mohawk Dr. from 3:00 pm to 10:00 pm on July 12, 2025 for a Block Party.

Motion unanimously approved.

B. Cadillac Area Visitors Bureau Request for KISS Banners

2025-148 Approve KISS-themed banners.

Motion was made by Elenbaas and supported by French to approve the request from the Cadillac Area Visitors Bureau to allow KISS-themed banners to be displayed on the existing poles downtown from June 17, 2025 through October 17, 2025.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Elected Officials Compensation Commission.

2025-149 Approve reappointment to the Elected Officials Compensation Commission.

Motion was made by Hopkins and supported by Elenbaas to approve the reappointment of Dan Alto to the Elected Officials Compensation Commission for a 5-year term to expire on June 16, 2030.

Motion unanimously approved.

B. Recommendation regarding reappointment to the Cadillac-Wexford Airport Authority.

2025-150 Approve reappointment to the Cadillac-Wexford Airport Authority.

Motion was made by Elenbaas and supported by Hopkins to approve the reappointment of Jennifer Smeltzer to the Cadillac-Wexford Airport Authority for a 2-year term to expire on June 16, 2027.

Motion unanimously approved.

C. Recommendation regarding appointment to the Local Development Finance Authority.

Peccia noted we did go through this conversation last fall. He stated the City Charter is very clear that the City Manager serves as the Chief Administrative Officer for the City of Cadillac. He noted the Mayor for all things statutorily and ceremonially serves as the Chief Executive Officer (CEO). He stated the statute regarding the appointment does reference the CEO which is why the communication provided in the packet is identical to the one that was drafted this past fall. He noted it references consultation between the City Manager and the Mayor and then a recommendation having to be made by the Mayor accordingly.

City Attorney Homier noted it is the Mayor's appointment to make, and the function of the City Council is to either confirm that appointment or not. He stated the Mayor is free to consult with whomever she wants on the appointment.

2025-151 Approve appointment to the Local Development Finance Authority.

Motion was made by Mayor Schippers and supported by Elenbaas to approve the appointment for David Johnson to the Local Development Finance Authority for a 4-year term to expire on June 16, 2029.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Lake Cadillac Circle Tour

Peccia noted this item came from our Walkability Action Institute team which includes Council Member Elenbaas. He stated the team was formed to discuss how to improve walkability in our area. He noted one of the recommendations was to look at branding and developing a circle tour around Lake Cadillac which is approximately 7 miles. He stated the City was successful in getting a decent sized grant that can help offset some of the signage costs. He noted before they went any further, we wanted to make sure City Council approved branding it as the Lake Cadillac Circle Tour.

Elenbaas asked if it was decided whether it would be one way or both ways.

Mark Lagerwey noted there were discussions about making it a one way (clockwise) to make it safer but there are many people who utilize the pathway around the lake going different directions so he believes we can't designate it as a single direction. He stated it does need to be looked at from a safety standpoint because there are a number of areas going around the lake where there are dangers, so we need signage and regular painting.

2025-152 Dedicate the Lake Cadillac Circle Tour.

Motion was made by Elenbaas and supported by Hopkins to dedicate the 7-mile pathway around Lake Cadillac as the Lake Cadillac Circle Tour.

Motion unanimously approved.

B. Haynes Street Closure

Peccia noted commercial property located at 333 Haynes Street is scheduled to be demolished in July but we don't have an exact date at this time. He stated it is anticipated that it will occur between July 7-18. He noted the demolition is going to require a lane shift, sidewalk closure and possibly a street closure.

2025-153 Approve closures for building demolition.

Motion was made by Hopkins and supported by Elenbaas to approve the lane shift, sidewalk closure and potential street closure for the demolition of the 333 Haynes Street building.

Motion unanimously approved.

C. Recommendation regarding Filter Pipe Replacement.

Peccia stated this item is regarding an emergency repair at the Wastewater Treatment Plant. He noted a recent inspection revealed that a tertiary filter was starting to leak at a pipe fitting that penetrates the tank. He stated upon investigating it was noted that all three filters were failing at these pipe penetrations. He noted there is one company that is qualified for this repair, Monarch Welding & Engineering, and they submitted a quote in the amount of \$11,137.

2025-154 Waive competitive bidding regarding filter pipe replacement.

Motion was made by Elenbaas and supported by Hopkins to waive competitive bidding regarding filter pipe replacement.

Motion unanimously approved.

2025-155 Award repair of piping.

Motion was made by Elenbaas and supported by Hopkins to award Monarch Welding & Engineering, Inc. the sum of \$11,137 to repair the piping in three Aqua Disc tertiary filters.

Motion unanimously approved.

D. Recommendation regarding Fire Marshal Truck Capital Purchase.

Peccia noted we contacted four MiDEAL vendors and one local vendor seeking bids to replace the current Fire Marshal truck. He stated the recommendation is to award the purchase of a 2024 GMC truck to Todd Wenzel Buick GMC of Westland in the amount of \$44,536.

2025 156 Award purchase of Fire Marshal truck.

Motion was made by Elenbaas and supported by French to award the purchase of a 2024 GMC truck in accordance with the MiDEAL bid to Todd Wenzel Buick GMC of Westland in the amount of \$44,536.

Motion unanimously approved.

E. Out-of-State Travel Request

Peccia noted this item is regarding an out-of-state travel request for our Director of Public Safety who oversees both police and fire operations. He stated it is an international association where he will have the opportunity to meet and network with people in his position from all over the world. He noted the convention will be taking place in October in Colorado and is estimated to cost approximately \$2,500.

Mayor Schippers noted there are so many changes and so much volatility in the world right now so she believes it is important that he keep abreast of the most pertinent and latest policies.

2025-157 Approve out-of-state travel request.

Motion was made by Hopkins and supported by Elenbaas to approve the out-of-state travel request for the Director of Public Safety as presented.

Motion unanimously approved.

INTRODUCTION OF ORDINANCES

- A. 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.

Peccia noted we are requesting Council to set a public hearing for July 21, 2025 regarding an ordinance that will amend Section 26-104 and 26-110 of our Code. He stated he believes there is some confusion out there but the City is not looking at restricting or removing any private docks from private property.

Jerry Adams, Community Development Staff Member, noted we are talking about seasonal docks at public road ends and the current City ordinance references 11 locations at which these road ends are positioned. He stated road end dock locations exist primarily only on paper; the road doesn't actually go to the lake. He noted they are essentially a small segment of subdivided or platted roadway that was created during the platting process. He stated they are owned by the City and don't include facilities for parking vehicles and trailers.

Adams stated the City historically maintained an ordinance that did allow for the seasonal docking of boats at these road ends. He noted in 2012, the State of Michigan passed Public Act 56 which effectively said docks at public road ends are illegal unless the municipality passes an ordinance that does provide for them. He stated we have had a couple of individuals approach the City with questions about how what we have relates to Act 56.

Adams noted City Manager Peccia requested we do some research and decide what we need to do. He stated we looked at a number of sources including other municipalities and information provided by the Michigan Lakes & Streams Association. He noted, generally speaking, the information we found did not paint a very positive picture towards the maintenance of an ordinance such as the one we have now. He stated in looking at some of the decisions of the Michigan Appellate Courts it was implied that a dock at a public road end, even if it is installed by a private party, essentially becomes a public facility. He noted it must be installed, maintained, and effectively owned by the municipality and not by private interests. He stated, in all cases, it has to be open for general public use.

Adams stated along with concerns about liability, according to Public Act 56 you cannot dock a boat overnight which has resulted in enforcement issues for a lot of communities. He noted we also found that our docked road ends are not well delineated so that has the potential to result in issues between adjoining property owners. He stated we found possible concerns with State regulations in making sure the shoreline isn't negatively impacted. He noted, lastly, there are concerns about staff time and costs needed to enforce the ordinance.

Adams stated the City does provide two very usable, very attractive facilities for launching boats with one on Chestnut Street near Lake Street and the other at Kenwood Park. He noted we provide about 70 spaces at those locations for parking vehicles and boat trailers. He stated they are available free of charge to both residents and guests. He noted we provide almost 400 feet of beach shoreline at Kenwood Park along with restrooms, picnic facilities, et cetera. He stated although there is a little bit of cost involved there is a nice beach in Mitchell State Park. He noted we do provide facilities for both boating and swimming.

Peccia noted there were some comments about the uniqueness of the Forest Lane location which he believes to be true and accurate. He stated this location is different than the other road ending locations and also includes a very small public park space.

Adams stated there's always the potential for us to look at the development of a facility at that location.

Peccia stated that would be a public policy discussion.

French noted according to the ordinance the person who puts the dock in, with the understanding that it is a public use dock, has to come up with liability insurance to cover the liability. She stated it doesn't specify how much liability coverage is required and asked if we knew that dollar amount. She asked if the fact that Lake Cadillac is contained within the City limits does that make things different in terms of the Inland Streams Act and the coverage of any State involvement in permitting. She asked if we say docks at road ends are no longer allowed what kind of uses are allowed in those areas. She noted she believes the intention of the ordinance was to allow neighborhoods, not the public, to have access at the road ends.

2025-158 Set public hearing for Ordinance 2025-10.

Motion was made by Elenbaas and supported by Hopkins to adopt the 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.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt Resolution Regarding Former Cooley School Brownfield Plan and set a public hearing for July 21, 2025.

Peccia stated the City is being asked to consider a Brownfield Program for the former Cooley School property identical to what we were asked to consider for the North Lake Street Flats project as well as the Cadillac Lofts Phase 2 project.

2025-159 Set public hearing for Former Cooley School Brownfield Plan.

Motion was made by Hopkins and supported by French to adopt the Resolution Regarding Former Cooley School Brownfield Plan and set a public hearing for July 21, 2025.

Motion unanimously approved.

B. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2025.

Peccia noted because this is the last regularly scheduled Council meeting before the start of the new fiscal year we have some year-end housekeeping regarding a budget amendment.

Owen Roberts, Director of Finance, noted a revised budget amendment has been provided to Council. He stated it was revised to appropriate additional dollars for legal fees. He reviewed the proposed budget amendment. (see attachment)

2025-160 Adopt Resolution Amending General Appropriations Act for Fiscal Year 2025.

Motion was made by Hopkins and supported by Elenbaas to adopt the Resolution Amending General Appropriations Act for Fiscal Year 2025 as presented.

Motion unanimously approved.

C. 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.

Peccia noted Council is being asked to set a public hearing for July 21, 2025 regarding the establishment of a Development and Tax Increment Financing Plan for the Cadillac West Corridor Improvement Area.

2025-161 Set public hearing for TIF Plan.

Motion was made by Elenbaas and supported by French to adopt the 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.

Motion unanimously approved.

PUBLIC COMMENTS

Brad Marine noted there are already several docks on public property on North Boulevard. He stated Council should be transparent regarding the legal opinions.

Daniel Carlson expressed support for docks at the end of Forest Lane.

John Serafano noted there is a group in the community that is willing to go to any lengths to silence people who do not agree with them.

GOOD OF THE ORDER

French thanked Jerry Adams for his reporting on the dock issue. She asked Owen Roberts to thank the street cleaning crew for cleaning up the curbsides. She noted there was an accident at the end of Marble Street on Father's Day. She stated a car was coming down the hill and hit a pickup truck and then diverted and took out an electric pole. She noted the pickup truck was coming out of the cemetery driveway. She thanked the first responders and Consumers Energy for their quick response. She noted

the speed limit coming down the hill is 45 mph and she asked if the City could contact MDOT to find out if the speed limit could be reduced to 35 mph. She asked if we could install signage in the cemetery to allow that to be only an entrance not an exit due to the low visibility.

Elenbaas stated that signage will not prevent people from using that as an exit because they have been doing it for many years. He stated it may be better to install a sign that reads “exit carefully”.

Peccia noted the City engineer is in attendance and heard what was suggested regarding the speed limit.

Mayor Schippers discussed the recent Celebrate Women fundraiser for Cadillac Oasis Family Resource Center. She noted Cadillac Oasis runs a women’s crisis center that deals with domestic violence, sexual assault victims, and helps people transition back into life after being victimized. She stated there was a speaker who works with the Attorney General’s office and is working with Oasis and our prosecutor’s office to bring back people who have fled. She noted it was a wonderful event honoring women who make a difference in the community.

Peccia stated the public agenda does list the statute (MCL) and then explains it. He noted MCL 15.268(1)(h) is to consider confidential written legal opinions which, as the statute goes on to say, are exempt from discussion or disclosure by state or federal statute. He noted if you are providing the topic in that motion then you are waiving that right to confidentiality. He stated the topic itself is confidential. He stated MCL 15.268(1)(a) to consider a periodic personnel evaluation of the city manager at his request is the statute that allows for that to be done in closed session.

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.

2025-162 Adjourn to closed session.

Motion was made by Elenbaas and supported by French to 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; invite Jerry Adams, Community Development Consultant, and Jeff Dietlin, Director of Utilities, accordingly.

Motion unanimously approved.

2025-163 Return to open session.

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

Motion unanimously approved.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra Wasson, City Clerk

DRAFT

City of Cadillac

EXHIBIT A

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

Current Budget	Amended Budget	Increase (Decrease)
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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: City Attorney	\$250,000	\$260,000	\$10,000
Amended Line Items Detail			
Legal Fees	115,000	125,000	10,000

***Purpose:** Appropriate additional funds for additional legal fees based on current activity.*

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	9,722,800	57,000
Revenues Over (Under) Expenditures	(\$346,500)	(\$277,100)	

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)
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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)
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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

RESOLUTION NO. 2025-_____

**A RESOLUTION TO ADOPT 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 21st day of July, 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 introduced amendments to 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 City Council held a duly notices public hearing on the proposed amendments on July 21, 2025; and

WHEREAS, the City Council desires to adopt the proposed amendments.

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

1. The City adopts 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. The City Clerk is directed to publish a Notice of Adoption within seven (7) days of the Ordinance’s adoption. The Notice of Adoption shall be substantially in the form of **Exhibit B**.

3. 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.

4. 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 21st day of July, 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 and publication.

Approved this 21st day of July, 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 ADOPTION OF
AN ORDINANCE TO AMEND SECTION 26-104 AND SECTION 26-110 OF THE CODE
OF ORDINANCES**

NOTICE IS HEREBY GIVEN that the City of Cadillac, Wexford County, Michigan, at a meeting on July 21, 2025, adopted Ordinance No. 2025- _____, An Ordinance to Amend Section 26-104 and Section 26-110 of the Code of Ordinances.

The Ordinance is available for inspection at City Hall, 200 Lake Street, Cadillac, Michigan, and copies may be obtained for a reasonable charge.

The Ordinance amends 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. This Ordinance takes effect twenty (20) days after its adoption and publication.

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

July 21, 2025

Council Communication

Re: Former Cooley School Redevelopment Brownfield Plan

Under recent amendments to Act 381, PA 1996 as amended, Michigan's Brownfield Redevelopment Financing Act, a Brownfield Plan is being proposed for the redevelopment of the former Cooley School and Annex to residential use for a total of 23 workforce housing units with target rents at 80% to 120% Area Median Income, with at least 12 units targeted to Income Qualified Households, developed by the Garrett Family Community Partners, in collaboration with DKD Development and Pinnacle Construction Group, Inc. A public hearing for consideration of the Brownfield Plan was set for July 21, 2025 by the City Council at the June 16, 2025 meeting.

Approval of the Brownfield Plan will provide for the reimbursement of Brownfield Housing Development Eligible Activity costs, including the gap between development and rent revenues for 120% AMI units.

Brownfield TIF reimbursement is a part of several inducements necessary to make the project possible, including an Obsolete Property Rehabilitation Act (OPRA) tax abatement previously approved by the City Council, historic tax credits, State Land Bank Authority Blight Elimination Program Grant and Michigan State Housing Development Authority (MSHDA) funding.

The Brownfield Plan was presented to and approved by the City of Cadillac Brownfield Redevelopment Authority (CBRA) at their June 30, 2025 meeting, with the recommendation for Council approval.

Attached is a resolution for consideration by the City Council to approve the former Cooley School Redevelopment Brownfield Plan to support workforce housing in the City of Cadillac.

Recommended Action

Adopt the attached resolution to approve the Former Cooley School Redevelopment Brownfield Plan.

City Council

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**Resolution Approving Brownfield Plan
Former Cooley School Redevelopment**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on July 21, 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 Brownfields within the City of Cadillac; and,

WHEREAS, a Brownfield Plan has been prepared to support the redevelopment of the former Cooley School into a total of 23 workforce housing units with target rents at 80% to 120% Area Median Income, with at least 12 units targeted to Income Qualified Households; and

WHEREAS, the Former Cooley School Redevelopment Brownfield Plan was submitted to the CBRA that: (1) establishes the properties as Eligible Property, (2) outlines 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, on June 30, 2025, the CBRA reviewed, approved, and recommended approval of the Brownfield Plan to the City Council, finding the Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of workforce housing, redeveloping historic buildings, increased private investment and economic development, and increased property tax value; and

WHEREAS, the City Council has determined 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, a public hearing on the Brownfield Plan has been noticed and held on July 21, 2025 and notices to taxing jurisdictions have been provided in compliance with the requirements of Act 381;

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

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

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

1. Pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Cadillac City Council hereby approves the Former Cooley School Redevelopment Brownfield Plan in Cadillac.
2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.
3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 21st day of July 2025.

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

ACT 381 BROWNFIELD PLAN

**FORMER COOLEY SCHOOL REDEVELOPMENT
221 GRANITE STREET
CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN**

JUNE 2025

Prepared by:

**Mac McClelland
Mac Consulting Service, LLC
mactc@charter.net
231.633.6303**

**Approved by City of Cadillac
Brownfield Redevelopment Authority:**

June 30, 2025

Public Hearing:

July 21, 2025

Approved by Cadillac City Council:

**July 21, 2025
(tentative)**

**Brownfield Plan
Former Cooley School Redevelopment
Cadillac, Michigan**

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ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

Project Summary

Garrett Family Community Partners, through assignment by DKD Development has a purchase agreement with the Cadillac Area Public Schools for the former Cooley School at 221 Granite Street in the City of Cadillac and is proposing redevelopment the historic school and annex for a total of 23 workforce housing units with target rents at 80% to 120% Area Median Income, with at least 12 units targeted to Income Qualified Households.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including Housing Development Activities, including housing financing gap that are critical to the economic viability of the redevelopment and providing workforce housing.

The property qualifies as Brownfield Eligible Property under the definition of Housing Property in Act 381.

Project Name: Cooley School Redevelopment

Project Location: The Eligible Property is comprised of one parcel at 221 Granite Street in the City of Cadillac.

Type of Eligible Property: Housing Property

Eligible Activities: Housing Development Activities

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$1,018,334	\$1,018,334
Brownfield Plan Development and Approval	\$20,000	\$20,000
Brownfield Plan Implementation	\$60,000	\$60,000
TOTAL ELIGIBLE ACTIVITY	\$1,098,334	\$1,098,334

Period of Capture: 25 years **Estimated Investment:** \$4,722,500

BROWNFIELD PLAN

FORMER COOLEY SCHOOL REDEVELOPMENT CADILLAC, MICHIGAN

CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of sites identifies as a facility, blighted, functionally obsolete, historic resource or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the City of Cadillac Brownfield Redevelopment Authority (CBRA) established under Act 381, as amended and the Cadillac City Council. State tax capture requires approval of an Act 381 Work Plan by, as applicable, the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental (“Department Specific”) Eligible Activities, the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities and the Michigan State Housing Development Authority (MSHDA) for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed \$250,000.

The City of Cadillac established the City of Cadillac Brownfield Redevelopment Authority under the procedures required under Act 381 on December 6, 1996, the first such Authority in the State of Michigan.

This Brownfield Plan is for the redevelopment of the former Cooley School at 221 Granite Street in the City of Cadillac, Wexford County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will renovate the former historic school and annex for 23 workforce housing units. Rental rates will be from 60% - 120% AMI, with at least 12 of the units targeted to Income Qualified Households, based on the [MSHDA Income and Rent Limits](#), published by MSHDA and adjusted on an annual basis.

The property is zoned R-2 One Family Residential District and is governed by the zoning ordinance of the City of Cadillac. A Planned Unit Development (PUD) is anticipated for the proposed development.

The estimated private investment is anticipated at \$4,722,500. The project is located in the City of Cadillac, which is a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
10-051-00-125-00	221 Granite Street	LOTS 9,10,11 & THE E 10 FT OF THE E 80 FT OF LOT 21 & ENTIRE LOTS 22 & 23 AND 24, BLOCK I COBBS & MITCHELLS SECOND ADD.-COOLEY PLAYGROUND, CITY OF CADILLAC	2.56	Housing Property
TOTAL			2.56	

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former Cooley School and Annex into an apartment complex with 23 units for moderate income individuals and families will meet a critical community need for affordable and workforce housing and increase property taxes. After the Brownfield obligation is met, the project is estimated to generate property taxes at over **\$72,900** per year.

1.4 Housing Needs and Job Growth Data *MCL 125.2652(o)(ii)*

Housing Need

Housing North, a regional not-for-profit organization focused on housing solutions, issued a 10-county regional [Housing Needs Assessment of Northern Michigan](#), which includes Wexford County. The Wexford County Housing Needs Assessment showed an overall housing gap of 3,756 units, with a gap of 1,360 rental units and a gap of 2,396 for sale units over the period 2022 - 2027. Low-income and workforce (less than or equal to 120% of Area Median Income) housing gap is particularly acute, with a gap of 1,304 rental units and 1,798 for sale units.

The following is a summary conclusion from the Wexford County Housing Needs Assessment:

“The county’s housing market has availability and affordability issues, particularly among housing that serves lower-income households. These housing challenges expose the county to losing residents to

surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers. There are housing gaps for both rentals and for-sale housing alternatives at a variety of rents and price points. As such, county housing plans should encourage and support the development of a variety of product types at a variety of affordability levels.”

Source: [*Housing Needs Assessment Northern Michigan*](#), Appendix L Wexford County, Bowen National Research/Housing North, 2023.

Job Growth Data

According to the University of Michigan Department of Economics, Wexford County is projected to see employment gains of 0.6 percent by 2050.

Source: [*The Economic and Demographic Outlook for Michigan through 2050*](#), Jacob T. Burton, Gabriel M. Ehrlich, Donald R. Grimes, Kyle W. Henson, Daniil Manaenkov, and Michael R. McWilliams University of Michigan

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

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

The project includes the redevelopment of the former Cooley School and Annex into 23 workforce housing units. The Brownfield Plan includes MSHDA Housing Development Eligible Activities:

MSHDA Housing Development Eligible Activities include:

- Housing Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$1,018,334	\$1,018,334
Brownfield Plan Development and Approval	\$20,000	\$20,000
Brownfield Plan Implementation	\$60,000	\$60,000
TOTAL ELIGIBLE ACTIVITY	\$1,098,334	\$1,098,334

Additional detail is provided in Table 1.3 MSHDA Housing Development Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the CBRA, subject to any limitation and conditions described in this Brownfield Plan

and the terms of a Reimbursement Agreement between the Developer and the CBRA. State tax capture requires approval of an Act 381 Work Plan MSHDA for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed \$250,000.

The Eligible Activity costs included in this Brownfield Plan are estimated, based on Brownfield Tax Increment Financing (TIF) revenues over a 25-year period and may increase or decrease depending on actual taxable value and millage rates. Reimbursement will be based on the actual available TIF revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost.

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

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

MSHDA Housing Development Eligible Activities

MSHDA Housing Development Eligible Activities are included under this Brownfield Plan:

1. *Housing Financing Gap*: Act 381 provides for reimbursement from Brownfield TIF revenues of the financing gap between development costs and revenues for housing for qualified households with incomes not more than 120% of the Area Median Income (AMI).

The Former Cooley School Redevelopment Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the 12 residential units for qualified households of not more than 120% AMI requirement under Act 381.

The proposed Housing Financing Gap is less than calculated under the MSHDA Potential Rent Loss calculation, provided in the Appendix.

Housing Development Eligible Activities	Total
Financing Gap between Development and Qualified Income	\$1,018,334
TOTAL	\$1,018,334

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

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

The taxable value as of December 31, 2024 is **\$0**, owned by the Cadillac Area Public Schools. As provided in this Brownfield Plan, the Initial Taxable Value Base Year is 2025, based on the taxable value as of December 31, 2024.

The MSHDA Housing Development Eligible Activity costs total **\$1,018,334**.

Other expenses for which Brownfield Tax Increment Revenues may be used include Administrative and Operating Costs of the CBRA, Brownfield Plan/Work Plan Development and Implementation Costs, Local Brownfield Revolving Fund, and the State Brownfield Redevelopment Fund.

Administrative and Operating Costs (Section 13b(7))

Act 381 provides for the capture of Brownfield Tax Increment Revenues for reasonable and actual administrative and operating expenses of the CBRA with local taxes only. The estimated amount of administrative and operating expenses allocated under this Brownfield Plan is \$34,049.

Brownfield Plan/Work Plan Development and Implementation (Section 13b(7)(a)(iii)(iv), Section 13b(7)(b)(i)(ii)

Act 381 provides for the capture of Brownfield Tax Increment Revenues for the cost of developing and implementing Brownfield Plans and Act 381 Work Plans with both local and state taxes. The estimated amount for Brownfield Plan / Act 381 Work Plan Development allocated under this Brownfield Plan is \$80,000.

Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The CBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under

this Brownfield Plan and any other plan of the CBRA. The LBRF may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$265,446. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The CBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Brownfield Plan for the duration of capture up to the first twenty-five (25) years of tax increment revenues for each eligible property included in this Brownfield Plan. If the CBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Brownfield Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Brownfield Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. The estimated allocation to the State Brownfield Redevelopment Fund is \$64,487.

The overall investment for the Project is estimated at over *\$4.7 million*.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mills are captured and distributed to the State for the State Brownfield Redevelopment Fund for the time period in which State taxes are captured for EGLE Department Specific Eligible Activities. In accordance with Act 381, this share does not affect the State and local ratio. The Brownfield Plan provides for the period of time to reimburse the Maximum Eligible Activity Cost or ***Twenty-five (25) years***, whichever is less, plus five years for the Local Brownfield Revolving Fund.

Redevelopment of the property will begin in Winter 2025, with abatement and demolition activities. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is detailed in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

MCL 125.2663(2)(d):

The Eligible Activities are to be financed solely by the Developer. The CBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated and captured from the Eligible Property. No advances have been or shall be made by the City or the CBRA for the costs of Eligible Activities under this Brownfield Plan.

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

The maximum amount of Eligible Activities is anticipated to be \$1,018,334.

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

The beginning date of capture is 2027. The maximum duration of Eligible Activity capture is up to 25 years, with an additional five years of LBRF capture, for a total Brownfield Plan capture of 30 years.

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

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

The total tax capture is estimated at \$1,018,334 for Eligible Activities. The Brownfield Plan also includes \$80,000 in Brownfield Plan development, approval and implementation, CBRA Administrative and Operating Costs, estimated at \$34,049 and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$64,487 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund ("LBRF") for during the period of capture, with State tax capture limited to an amount equal to State tax capture for EGLE Department Specific Eligible Activities if available, and up to five years after capture. LBRF deposits from local and state taxes are estimated at \$265,446.

After the Brownfield obligation is met, tax revenues in an amount estimated at \$72,976 per year on into the future.

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

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

Parcel Number	Address	Legal Description
10-051-00-125-00	221 Granite Street	LOTS 9,10,11 & THE E 10 FT OF THE E 80 FT OF LOT 21 & ENTIRE LOTS 22 & 23 AND 24, BLOCK I COBBS & MITCHELLS SECOND ADD.-COOLEY PLAYGROUND, CITY OF CADILLAC

Location: The Eligible Property is located at 221 Granite Street in the City of Cadillac, Wexford County, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The property qualifies under the definition of “Housing Property” in Act 381 as property on which 1 or more residential housing units are proposed to be construction.

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

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

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

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

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

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

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

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

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

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundary

Figure 3 Eligible Property Preliminary Site Plan

Figure 4 Preliminary Floor Plans

TABLES

Table 1.3 Housing Development Eligible Activities Costs

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

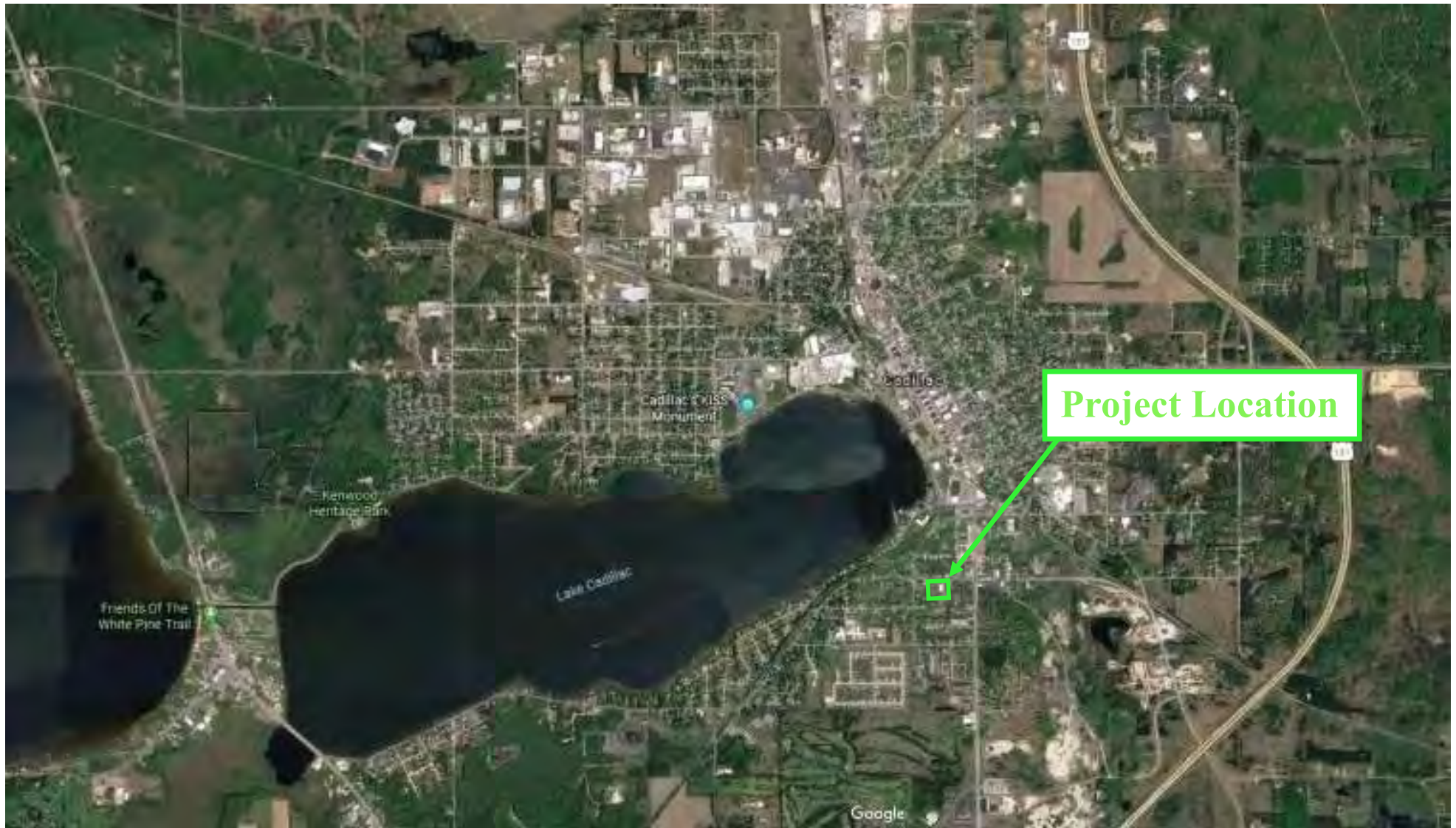
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

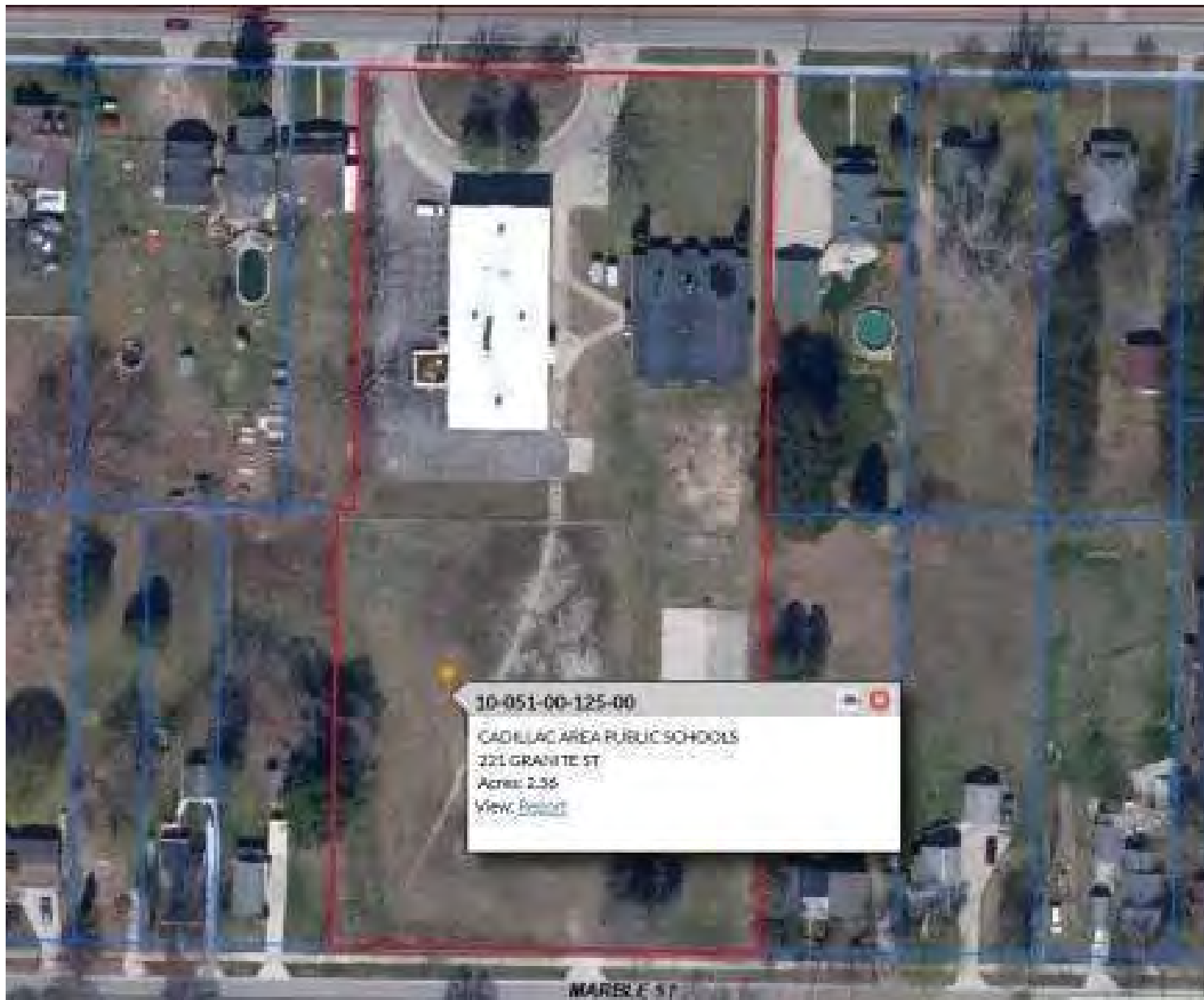
ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

FIGURES



Former Cooley School Redevelopment Brownfield Plan	Figure 1: Site Location
	Source: Google Earth
	Date: June 2025
Cadillac Brownfield Redevelopment Authority	



**Former Cooley School Redevelopment
Brownfield Plan**

Cadillac Brownfield Redevelopment Authority

**Figure 2.1: Eligible Property Parcel
Map**

Source: Wexford County GIS

Date: June 2025

To be provided

Former Cooley School Redevelopment Brownfield Plan	Figure 3: Preliminary Site Plan
	Source: DK Design
Cadillac Brownfield Redevelopment Authority	Date: June 2025



ARCHITECTURE
CONSTRUCTION MANAGEMENT
DEVELOPMENT

THE DK DESIGN GROUP

1106 S MITCHELL ST.
CANNONVILLE, INDIANA 46701
(317) 774-8800
(317) 774-8822 FAX

Proposed Conceptual Site Plan for:
COOLEY COMMONS
221 Granite Street
Cadillac, MI 49601

PROJECT OF RECORD:
12 Delongor
DESIGNED BY:
15 Delongor
DATE AND REV:
May 18, 2022 Conceptual Design
May 28, 2022 Updated Concept

DATE SHOWN:
A1.0

PROJECT NUMBER:
221225

**Former Cooley School Redevelopment
Brownfield Plan**

Cadillac Brownfield Redevelopment Authority

Figure 3: Preliminary Floor Plans

Source: DK Design

Date: May 2023

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.3 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

TABLE 1.3 MSHDA HOUSING DEVELOPMENT ACTIVITIES FORMER COOLEY SCHOOL REDEVELOPMENT CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY	
MSHDA Housing Eligible Activities	Cost
Qualified Rehabilitation	
<i>Subtotal</i>	\$0
Private Infrastructure Improvements	
<i>Subtotal</i>	\$0
Demolition	
<i>Subtotal</i>	\$0
Site Preparation	
<i>Subtotal</i>	\$0
Property Acquisition/Assistance	\$0
<i>Subtotal</i>	\$0
Private MSHDA Eligible Activities Total	\$0
Financing Gap	
<i>Financing Gap between Development and Qualified Income</i>	\$1,018,334
<i>Subtotal</i>	\$1,018,334
Private MSHDA Eligible Activities Total	\$1,018,334
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000
Brownfield Plan/Act 381 Work Plan Implementation	\$60,000
Public MSF Eligible Activities Total	\$80,000
MSHDA Eligible Activities Total Costs	\$1,098,334

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - OPRA
Former Cooley School Redevelopment
City of Cadillac Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate: 2.00%			OPRA State Term					OPRA Local Term									
Capture				1	2	3	4	5	6	7	8	9	10	11	12	13	14
Revenue Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
*Base Taxable Value - Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
*Base Taxable Value - Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated Ne TV for Land			\$ 14,900	\$ 15,198	\$ 15,502	\$ 15,812	\$ 16,128	\$ 16,451	\$ 16,780	\$ 17,115	\$ 17,458	\$ 17,807	\$ 18,163	\$ 18,526	\$ 18,897	\$ 19,275	
OPRA Value			\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500						
Incremental Difference for Land (Ne TV - Base TV)	100%	\$ -	\$ 14,900	\$ 15,198	\$ 15,502	\$ 15,812	\$ 16,128	\$ 16,451	\$ 16,780	\$ 17,115	\$ 17,458						
Incremental Difference for Building (Ne TV - Base TV)		\$ -	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500	\$ 246,500						
Incremental Difference (New TV - Base TV)		\$ -	\$ 261,400	\$ 261,698	\$ 262,002	\$ 262,312	\$ 262,628	\$ 262,951	\$ 263,280	\$ 263,615	\$ 263,958						
SEV			\$ 700,000	\$ 714,000	\$ 728,280	\$ 742,846	\$ 757,703	\$ 772,857	\$ 788,314	\$ 804,080	\$ 820,162	\$ 836,565	\$ 853,296	\$ 870,362	\$ 887,769	\$ 905,525	
Incremental Difference for Land (Ne TV - Base TV)	100%	\$ -	\$ 14,900	\$ 15,198	\$ 15,502	\$ 15,812	\$ 16,128	\$ 16,451	\$ 16,780	\$ 17,115	\$ 17,458	\$ 17,807	\$ 18,163	\$ 18,526	\$ 18,897	\$ 19,275	
Incremental Difference for Building (Ne TV - Base TV)		\$ -	\$ 700,000	\$ 714,000	\$ 728,280	\$ 742,846	\$ 757,703	\$ 772,857	\$ 788,314	\$ 804,080	\$ 820,162	\$ 836,565	\$ 853,296	\$ 870,362	\$ 887,769	\$ 905,525	
Incremental Difference (New TV - Base TV)		\$ -	\$ 714,900	\$ 729,198	\$ 743,782	\$ 758,658	\$ 773,831	\$ 789,307	\$ 805,094	\$ 821,195	\$ 837,619	\$ 854,372	\$ 871,459	\$ 888,888	\$ 906,666	\$ 924,799	
Total School Revenue	Millage Rate																
38.57%	24.0000	\$ -	\$ -	\$ 6,274	\$ 6,281	\$ 6,288	\$ 18,208	\$ 18,572	\$ 18,943	\$ 19,322	\$ 19,709	\$ 20,103	\$ 20,505	\$ 20,915	\$ 21,333	\$ 21,760	\$ 22,195
Total Local Revenue	Millage Rate																
61.43%	38.2200	\$ -	\$ -	\$ 9,991	\$ 10,002	\$ 10,014	\$ 10,026	\$ 10,038	\$ 10,050	\$ 10,063	\$ 10,075	\$ 10,088	\$ 32,654	\$ 33,307	\$ 33,973	\$ 34,653	\$ 35,346
Total Revenue	Millage Rate																
62.2200		\$ -	\$ -	\$ 16,264	\$ 16,283	\$ 16,302	\$ 28,233	\$ 28,610	\$ 28,993	\$ 29,385	\$ 29,784	\$ 30,191	\$ 53,159	\$ 54,222	\$ 55,307	\$ 56,413	\$ 57,541
School Capture	Millage Rate																
State Education Tax (SET)	25%	6.0000	\$ -	\$ 1,568	\$ 1,570	\$ 1,572	\$ 4,552	\$ 4,643	\$ 4,736	\$ 4,831	\$ 4,927	\$ 5,026	\$ 5,126	\$ 5,229	\$ 5,333	\$ 5,440	\$ 5,549
School Operating Tax	75%	18.0000	\$ -	\$ 4,705	\$ 4,711	\$ 4,716	\$ 13,656	\$ 13,929	\$ 14,208	\$ 14,492	\$ 14,782	\$ 15,077	\$ 15,379	\$ 15,686	\$ 16,000	\$ 16,320	\$ 16,646
School Total	24.0000	\$ -	\$ -	\$ 6,274	\$ 6,281	\$ 6,288	\$ 18,208	\$ 18,572	\$ 18,943	\$ 19,322	\$ 19,709	\$ 20,103	\$ 20,505	\$ 20,915	\$ 21,333	\$ 21,760	\$ 22,195
Local Capture	Millage Rate																
City Operating	40.67%	13.2663	\$ -	\$ 3,468	\$ 3,472	\$ 3,476	\$ 3,480	\$ 3,484	\$ 3,488	\$ 3,493	\$ 3,497	\$ 3,502	\$ 11,334	\$ 13,546	\$ 13,817	\$ 14,093	\$ 14,375
Fire/Police Pension	7.97%	2.6000	\$ -	\$ 680	\$ 680	\$ 681	\$ 682	\$ 683	\$ 684	\$ 685	\$ 685	\$ 686	\$ 2,221	\$ 2,655	\$ 2,708	\$ 2,762	\$ 2,817
County Allocated	20.07%	6.5472	\$ -	\$ 1,711	\$ 1,713	\$ 1,715	\$ 1,717	\$ 1,719	\$ 1,722	\$ 1,724	\$ 1,726	\$ 1,728	\$ 5,594	\$ 6,685	\$ 6,819	\$ 6,955	\$ 7,094
Council on Aging	2.98%	0.9712	\$ -	\$ 254	\$ 254	\$ 254	\$ 255	\$ 255	\$ 255	\$ 256	\$ 256	\$ 256	\$ 830	\$ 992	\$ 1,011	\$ 1,032	\$ 1,052
Public Safety	4.32%	1.4082	\$ -	\$ 368	\$ 369	\$ 369	\$ 369	\$ 370	\$ 370	\$ 371	\$ 371	\$ 372	\$ 1,203	\$ 1,438	\$ 1,467	\$ 1,496	\$ 1,526
Veterans Relief	0.30%	0.0969	\$ -	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 26	\$ 26	\$ 26	\$ 83	\$ 99	\$ 101	\$ 103	\$ 105
Animal Control	0.60%	0.1941	\$ -	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 166	\$ 198	\$ 202	\$ 206	\$ 210
MSUE	0.51%	0.1649	\$ -	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 44	\$ 141	\$ 168	\$ 172	\$ 175	\$ 179
Library	2.23%	0.7283	\$ -	\$ 190	\$ 191	\$ 191	\$ 191	\$ 191	\$ 192	\$ 192	\$ 192	\$ 192	\$ 622	\$ 744	\$ 759	\$ 774	\$ 789
CWTA	1.79%	0.5827	\$ -	\$ 152	\$ 152	\$ 153	\$ 153	\$ 153	\$ 153	\$ 153	\$ 154	\$ 154	\$ 498	\$ 595	\$ 607	\$ 619	\$ 631
ISD	18.58%	6.0602	\$ -	\$ 1,584	\$ 1,586	\$ 1,588	\$ 1,590	\$ 1,592	\$ 1,594	\$ 1,596	\$ 1,598	\$ 1,600	\$ 5,178	\$ 6,188	\$ 6,312	\$ 6,438	\$ 6,567
Local Total	32.6200	\$ -	\$ -	\$ 8,527	\$ 8,537	\$ 8,547	\$ 8,557	\$ 8,567	\$ 8,577	\$ 8,588	\$ 8,599	\$ 8,610	\$ 27,870	\$ 33,307	\$ 33,973	\$ 34,653	\$ 35,346
State and Local Capture	Millage Rate																
TOTAL	56.6200	\$ -	\$ -	\$ 14,800	\$ 14,817	\$ 14,835	\$ 26,764	\$ 27,139	\$ 27,521	\$ 27,910	\$ 28,308	\$ 28,713	\$ 48,375	\$ 54,222	\$ 55,307	\$ 56,413	\$ 57,541
Non-Capturable Millages	Millage Rate																
0.0000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPS Debt	5.6000	\$ -	\$ -	\$ 1,464	\$ 1,466	\$ 1,467	\$ 1,469	\$ 1,471	\$ 1,473	\$ 1,474	\$ 1,476	\$ 1,478	\$ 4,784	\$ 4,880	\$ 4,978	\$ 5,077	\$ 5,179
		\$ -	\$ -	\$ 1,464	\$ 1,466	\$ 1,467	\$ 1,469	\$ 1,471	\$ 1,473	\$ 1,474	\$ 1,476	\$ 1,478	\$ 4,784	\$ 4,880	\$ 4,978	\$ 5,077	\$ 5,179

Table 2.1 - Annual Revenue and Brownfield Capture Estimates - OPR
Former Cooley School Redevelopment
City of Cadillac Brownfield Redevelopment Authority

													Brownfield TIF Capture Ends								
Estimated Taxable Value (TV) Increase Rate: 2.00%																					
Capture		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS			
Revenue Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2051	2052	2053	2052				
*Base Taxable Value - Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
*Base Taxable Value - Building		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Estimated Ne TV for Land		\$ 19,660	\$ 20,053	\$ 20,455	\$ 20,864	\$ 21,281	\$ 21,706	\$ 22,141	\$ 22,583	\$ 23,035	\$ 23,496	\$ 23,966	\$ 24,445	\$ 24,934	\$ 25,433	\$ 25,433	\$ 25,941				
OPRA Value																					
Incremental Difference for Land (Ne TV - Base TV)		100%																			
Incremental Difference for Building (Ne TV - Base TV)																					
Incremental Difference (New TV - Base TV)																					
SEV		\$ 923,635	\$ 942,108	\$ 960,950	\$ 980,169	\$ 999,772	\$ 1,019,768	\$ 1,040,163	\$ 1,060,966	\$ 1,082,186	\$ 1,103,829	\$ 1,125,906	\$ 1,148,424	\$ 1,171,393	\$ 1,194,821	\$ 1,194,821	\$ 1,218,717				
Incremental Difference for Land (Ne TV - Base TV)		100%	\$ 19,660	\$ 20,053	\$ 20,455	\$ 20,864	\$ 21,281	\$ 21,706	\$ 22,141	\$ 22,583	\$ 23,035	\$ 23,496	\$ 24,445	\$ 24,934	\$ 25,433	\$ 25,433	\$ 25,941				
Incremental Difference for Building (Ne TV - Base TV)		\$ 923,635	\$ 942,108	\$ 960,950	\$ 980,169	\$ 999,772	\$ 1,019,768	\$ 1,040,163	\$ 1,060,966	\$ 1,082,186	\$ 1,103,829	\$ 1,125,906	\$ 1,148,424	\$ 1,171,393	\$ 1,194,821	\$ 1,194,821	\$ 1,218,717				
Incremental Difference (New TV - Base TV)		\$ 943,295	\$ 962,161	\$ 981,405	\$ 1,001,033	\$ 1,021,053	\$ 1,041,474	\$ 1,062,304	\$ 1,083,550	\$ 1,105,221	\$ 1,127,325	\$ 1,149,872	\$ 1,172,869	\$ 1,196,327	\$ 1,220,253	\$ 1,220,253	\$ 1,244,658				
Total School Revenue		Millage Rate																			
38.57%		24.0000	\$ 22,639	\$ 23,092	\$ 23,554	\$ 24,025	\$ 24,505	\$ 24,995	\$ 25,495	\$ 26,005	\$ 26,525	\$ 27,056	\$ 27,597	\$ 28,149	\$ 28,712	\$ 29,286	\$ 29,872	\$ 661,201			
Total Local Revenue		Millage Rate																			
61.43%		38.2200	\$ 36,053	\$ 36,774	\$ 37,509	\$ 38,259	\$ 39,025	\$ 39,805	\$ 40,601	\$ 41,413	\$ 42,242	\$ 43,086	\$ 44,827	\$ 45,724	\$ 46,638	\$ 46,638	\$ 47,571	\$ 930,393			
Total Revenue		Millage Rate																			
62.2200		\$ 58,692	\$ 59,866	\$ 61,063	\$ 62,284	\$ 63,530	\$ 64,801	\$ 66,097	\$ 67,418	\$ 68,767	\$ 70,142	\$ 71,545	\$ 72,976	\$ 74,435	\$ 75,924	\$ 75,924	\$ 77,443	\$ 1,591,594			
School Capture		Millage Rate																			
25%		6.0000	\$ 5,660	\$ 5,773	\$ 5,888	\$ 6,006	\$ 6,126	\$ 6,249	\$ 6,374	\$ 6,501	\$ 6,631	\$ 6,764	\$ 6,899	\$ 7,037	\$ 7,178	\$ 7,322	\$ 7,322	\$ 7,468			
School Operating Tax		75%	\$ 16,979	\$ 17,319	\$ 17,665	\$ 18,019	\$ 18,379	\$ 18,747	\$ 19,121	\$ 19,504	\$ 19,894	\$ 20,292	\$ 20,698	\$ 21,112	\$ 21,534	\$ 21,965	\$ 21,965	\$ 22,404			
School Total		24.0000	\$ 22,639	\$ 23,092	\$ 23,554	\$ 24,025	\$ 24,505	\$ 24,995	\$ 25,495	\$ 26,005	\$ 26,525	\$ 27,056	\$ 27,597	\$ 28,149	\$ 28,712	\$ 29,286	\$ 29,872	\$ 661,201			
Local Capture		Millage Rate																			
40.67%		13.2663	\$ 14,662	\$ 14,956	\$ 15,255	\$ 15,560	\$ 15,871	\$ 16,188	\$ 16,512	\$ 16,842	\$ 17,179	\$ 17,523	\$ 17,873	\$ 18,231	\$ 18,595	\$ 18,967	\$ 18,967	\$ 19,347	\$ 371,054		
Fire/Police Pension		7.97%	\$ 2,874	\$ 2,931	\$ 2,990	\$ 3,049	\$ 3,110	\$ 3,173	\$ 3,236	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,644	\$ 3,717	\$ 3,717	\$ 3,792	\$ 72,721		
County Allocated		20.07%	\$ 6,5472	\$ 7,236	\$ 7,381	\$ 7,529	\$ 7,679	\$ 7,833	\$ 8,149	\$ 8,312	\$ 8,478	\$ 8,648	\$ 8,821	\$ 8,997	\$ 9,177	\$ 9,361	\$ 9,361	\$ 9,548	\$ 183,123		
Council on Aging		2.98%	\$ 0,9712	\$ 1,073	\$ 1,095	\$ 1,117	\$ 1,139	\$ 1,162	\$ 1,185	\$ 1,209	\$ 1,233	\$ 1,258	\$ 1,283	\$ 1,335	\$ 1,361	\$ 1,389	\$ 1,389	\$ 1,416	\$ 27,164		
Public Safety		4.32%	\$ 1,4082	\$ 1,556	\$ 1,588	\$ 1,619	\$ 1,652	\$ 1,685	\$ 1,718	\$ 1,753	\$ 1,788	\$ 1,824	\$ 1,860	\$ 1,897	\$ 1,935	\$ 1,974	\$ 2,013	\$ 2,013	\$ 2,054	\$ 39,387	
Veterans Relief		0.30%	\$ 0,0969	\$ 107	\$ 109	\$ 111	\$ 114	\$ 116	\$ 118	\$ 121	\$ 123	\$ 125	\$ 128	\$ 131	\$ 133	\$ 136	\$ 139	\$ 139	\$ 141	\$ 2,710	
Animal Control		0.60%	\$ 0,1941	\$ 215	\$ 219	\$ 223	\$ 228	\$ 232	\$ 237	\$ 242	\$ 246	\$ 251	\$ 256	\$ 262	\$ 267	\$ 272	\$ 278	\$ 278	\$ 283	\$ 5,429	
MSUE		0.51%	\$ 0,1649	\$ 182	\$ 186	\$ 190	\$ 193	\$ 197	\$ 201	\$ 205	\$ 209	\$ 214	\$ 218	\$ 222	\$ 227	\$ 231	\$ 236	\$ 236	\$ 240	\$ 4,612	
Library		2.23%	\$ 0,7283	\$ 805	\$ 821	\$ 837	\$ 854	\$ 871	\$ 889	\$ 906	\$ 925	\$ 943	\$ 962	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ 1,041	\$ 1,062	\$ 20,370	
CWTA		1.79%	\$ 0,5827	\$ 644	\$ 657	\$ 670	\$ 683	\$ 697	\$ 711	\$ 725	\$ 740	\$ 755	\$ 770	\$ 785	\$ 801	\$ 817	\$ 833	\$ 833	\$ 850	\$ 16,298	
ISD		18.58%	\$ 6,0602	\$ 6,698	\$ 6,832	\$ 6,969	\$ 7,108	\$ 7,250	\$ 7,395	\$ 7,543	\$ 7,694	\$ 7,848	\$ 8,005	\$ 8,165	\$ 8,328	\$ 8,495	\$ 8,665	\$ 8,665	\$ 8,838	\$ 169,502	
Local Total		32.6200	\$ 36,053	\$ 36,774	\$ 37,509	\$ 38,259	\$ 39,025	\$ 39,805	\$ 40,601	\$ 41,413	\$ 42,242	\$ 43,086	\$ 43,948	\$ 44,827	\$ 45,724	\$ 46,638	\$ 46,638	\$ 47,571	\$ 912,371		
State and Local Capture		Millage Rate																			
TOTAL		56.6200	\$ 58,692	\$ 59,866	\$ 61,063	\$ 62,284	\$ 63,530	\$ 64,801	\$ 66,097	\$ 67,418	\$ 68,767	\$ 70,142	\$ 71,545	\$ 72,976	\$ 74,435	\$ 75,924	\$ 75,924	\$ 77,443	\$ 1,573,572		
Non-Capturable Millages		Millage Rate																			
0.0000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
CAPS Debt		5.6000	\$ 5,282	\$ 5,388	\$ 5,496	\$ 5,606	\$ 5,718	\$ 5,832	\$ 5,949	\$ 6,068	\$ 6,189	\$ 6,313	\$ 6,439	\$ 6,568	\$ 6,699	\$ 6,833	\$ 6,833	\$ 6,970			
		\$ 5,282	\$ 5,388	\$ 5,496	\$ 5,606	\$ 5,718	\$ 5,832	\$ 5,949	\$ 6,068	\$ 6,189	\$ 6,313	\$ 6,439	\$ 6,568	\$ 6,699	\$ 6,833	\$ 6,833	\$ 6,970	\$ 136,322			

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - OPRA

Former Cooley School Redevelopment
City of Cadillac Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	42.39%	\$ 465,560	\$ 64,487	\$ -		\$ 530,047
Local	57.61%	\$ 632,774	\$ -	\$ 265,446	\$ 34,049	\$ 932,269
TOTAL	100.0%	\$ 1,098,334	\$ 64,487	\$ 265,446		\$ 1,462,316
EGLE		\$ -				
MSF		\$ -				
TOTAL		\$ -				

Estimated Total Years of Capture:	
Local Eligible Activities	25
State Eligible Activities	25
LBRF	30

Estimated Capture	\$ 1,098,334
Administrative Fees	\$ 34,049
State Revolving Fund	\$ 64,487
LBRF	\$ 265,446
TOTAL	\$ 1,462,316

State OPRA Ends										Local OPRA Ends											
Estimated Taxable Value (TV) Increase Rate: 2.00%																					
Capture Year					1	2	3			4	5	6	7	8	9		10	11	12	13	14
Revenue Year	2023	2024	2025	2026	2027	2028	2029			2030	2031	2032	2033	2034	2035		2036	2037	2038	2039	2040
Total State Incremental Revenue	\$ -			\$ -	\$ 6,274	\$ 6,281	\$ 6,288	\$		\$ 18,208	\$ 18,572	\$ 18,943	\$ 19,322	\$ 19,709	\$ 20,103	\$	\$ 20,505	\$ 20,915	\$ 21,333	\$ 21,760	\$ 22,195
State Brownfield Revolving Fund (50% of SET)	\$ -			\$ -	\$ 784	\$ 785	\$ 786	\$		\$ 2,276	\$ 2,321	\$ 2,368	\$ 2,415	\$ 2,464	\$ 2,513	\$	\$ 2,563	\$ 2,614	\$ 2,667	\$ 2,720	\$ 2,774
State TIR Available for Reimbursement	\$ -			\$ -	\$ 5,489	\$ 5,496	\$ 5,502	\$		\$ 15,932	\$ 16,250	\$ 16,575	\$ 16,907	\$ 17,245	\$ 17,590	\$	\$ 17,942	\$ 18,301	\$ 18,667	\$ 19,040	\$ 19,421
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 8,527	\$ 8,537	\$ 8,547	\$		\$ 8,557	\$ 8,567	\$ 8,577	\$ 8,588	\$ 8,599	\$ 8,610	\$	\$ 27,870	\$ 33,307	\$ 33,973	\$ 34,653	\$ 35,346
BRA Administrative Fee	5.0% \$ 34,049	\$ -	\$ -	\$ -	\$ 426	\$ 427	\$ 427	\$		\$ 428	\$ 428	\$ 429	\$ 429	\$ 430	\$ 431	\$	\$ 1,393	\$ 1,665	\$ 1,699	\$ 1,733	\$ 1,767
Local Brownfield Revolving Fund	5.0% \$ 34,049	\$ -	\$ -	\$ -	\$ 426	\$ 427	\$ 427	\$		\$ 428	\$ 428	\$ 429	\$ 429	\$ 430	\$ 431	\$	\$ 1,393	\$ 1,665	\$ 1,699	\$ 1,733	\$ 1,767
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 8,101	\$ 8,110	\$ 8,119	\$		\$ 8,129	\$ 8,139	\$ 8,149	\$ 8,159	\$ 8,169	\$ 8,180	\$	\$ 26,476	\$ 31,642	\$ 32,275	\$ 32,920	\$ 33,579
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 13,590	\$ 13,605	\$ 13,621	\$		\$ 24,061	\$ 24,389	\$ 24,724	\$ 25,066	\$ 25,414	\$ 25,770	\$	\$ 44,418	\$ 49,942	\$ 50,941	\$ 51,960	\$ 52,999
Developer Reimbursement	Eligible Activity	\$ 1,018,334	93%	93%	93%	93%	93%			93%	93%	93%	93%	93%	93%		93%	93%	93%	93%	93%
		\$ -	\$ -	\$ -	\$ -	\$ 12,600	\$ 12,614	\$ 12,629	\$	\$ 22,308	\$ 22,613	\$ 22,923	\$ 23,240	\$ 23,563	\$ 23,893	\$	\$ 41,183	\$ 46,305	\$ 47,231	\$ 48,175	\$ 49,139
Cumulative Capture	Total	\$ 1,018,334	\$ -	\$ -	\$ -	\$ 12,600	\$ 25,214	\$ 37,844	\$	\$ 60,152	\$ 82,764	\$ 105,687	\$ 128,927	\$ 152,491	\$ 176,383	\$	\$ 217,566	\$ 263,871	\$ 311,102	\$ 359,277	\$ 408,416
Developer Reimbursement Balance		\$ 1,018,334	\$ 1,018,334	\$ 1,018,334	\$ 1,018,334	\$ 1,005,734	\$ 993,119	\$ 980,490	\$	\$ 958,182	\$ 935,569	\$ 912,646	\$ 889,406	\$ 865,843	\$ 841,950	\$	\$ 800,768	\$ 754,463	\$ 707,232	\$ 659,056	\$ 609,917
CITY	Eligible Activity	\$ 80,000																			
		\$ -																			
City Reimbursement	Total	\$ 80,000	7%	7%	7%	7%	7%	7%		7%	7%	7%	7%	7%	7%		7%	7%	7%	7%	7%
		\$ -	\$ -	\$ -	\$ -	\$ 990	\$ 991	\$ 992	\$	\$ 1,753	\$ 1,776	\$ 1,801	\$ 1,826	\$ 1,851	\$ 1,877	\$	\$ 3,235	\$ 3,638	\$ 3,710	\$ 3,785	\$ 3,860
Cumulative Capture		\$ -																			
City Reimbursement Balance		\$ 80,000	\$ 80,000	\$ 80,000	\$ 79,010	\$ 78,019	\$ 77,027	\$	\$ 75,275	\$ 73,498	\$ 71,697	\$ 69,871	\$ 68,020	\$ 66,143	\$	\$ 62,908	\$ 59,270	\$ 55,560	\$ 51,775	\$ 47,915	
MSHDA Housing Development Costs		\$ 1,098,334	\$ -	\$ -	\$ -	\$ 13,590	\$ 13,605	\$ 13,621	\$	\$ 24,061	\$ 24,389	\$ 24,724	\$ 25,066	\$ 25,414	\$ 25,770	\$	\$ 44,418	\$ 49,942	\$ 50,941	\$ 51,960	\$ 52,999
State Tax Reimbursement	100.00%	42.39%	\$ 465,560	\$ -	\$ -	\$ -	\$ 5,489	\$ 5,496	\$ 5,502	\$ 15,932	\$ 16,250	\$ 16,575	\$ 16,907	\$ 17,245	\$ 17,590	\$	\$ 17,942	\$ 18,301	\$ 18,667	\$ 19,040	\$ 19,421
Local Tax Reimbursement	100.00%	57.61%	\$ 632,774	\$ -	\$ -	\$ -	\$ 8,101	\$ 8,110	\$ 8,119	\$ 8,129	\$ 8,139	\$ 8,149	\$ 8,159	\$ 8,169	\$ 8,180	\$	\$ 26,476	\$ 31,642	\$ 32,275	\$ 32,920	\$ 33,579
Total MSHDA Reimbursement Balance			\$ 1,098,334	\$ 1,098,334	\$ 1,098,334	\$ 1,084,744	\$ 1,071,138	\$ 1,057,517	\$	\$ 1,033,456	\$ 1,009,067	\$ 984,343	\$ 959,278	\$ 933,863	\$ 908,094	\$	\$ 863,676	\$ 813,733	\$ 762,792	\$ 710,832	\$ 657,832
State MSHDA Balance to Be Reimbursed			\$ 465,560	\$ 465,560	\$ 465,560	\$ 460,071	\$ 454,575	\$ 449,073	\$	\$ 433,141	\$ 416,891	\$ 400,315	\$ 383,408	\$ 366,163	\$ 348,573	\$	\$ 330,631	\$ 312,331	\$ 293,664	\$ 274,624	\$ 255,203
Local MSHDA Balance to Be Reimbursed			\$ 632,774	\$ 632,774	\$ 632,774	\$ 624,673	\$ 616,563	\$ 608,444	\$	\$ 600,315	\$ 592,177	\$ 584,028	\$ 575,869	\$ 567,700	\$ 559,520	\$	\$ 533,044	\$ 501,403	\$ 469,128	\$ 436,208	\$ 402,629
Total Annual Reimbursement		\$ -	\$ -	\$ -	\$ 13,590	\$ 13,605	\$ 13,621	\$	\$ 24,061	\$ 24,389	\$ 24,724	\$ 25,066	\$ 25,414	\$ 25,770	\$	\$ 44,418	\$ 49,942	\$ 50,941	\$ 51,960	\$ 52,999	
LOCAL BROWNFIELD REVOLVING FUND																					
Allocation %																					
LBRF Deposits *		\$ -	\$ -	\$ -	\$ 426	\$ 853	\$ 1,280	\$	\$ 1,708	\$ 2,137	\$ 2,566	\$ 2,995	\$ 3,425	\$ 3,855	\$	\$ 5,249	\$ 6,914	\$ 8,613	\$ 10,346	\$ 12,113	
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ 426	\$ 427	\$ 427	\$ 428	\$ 428	\$ 429	\$ 429	\$ 429	\$ 430	\$ 431	\$	\$ 1,393	\$ 1,665	\$ 1,699	\$ 1,733	\$ 1,767
Total LBRF Capture		\$ -	\$ -	\$ -	\$ 426	\$ 426	\$ 427	\$ 427	\$ 428	\$ 428	\$ 429	\$ 429	\$ 429	\$ 430	\$ 431	\$	\$ 1,393	\$ 1,665	\$ 1,699	\$ 1,733	\$ 1,767

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - OPRA
Former Cooley School Redevelopment
City of Cadillac Brownfield Redevelopment Authority

												Brownfield TIF Capture Ends	LBRF Capture Ends					
Estimated Taxable Value	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
Total State Incremental Revenue	\$ 22,639	\$ 23,092	\$ 23,554	\$ 24,025	\$ 24,505	\$ 24,995	\$ 25,495	\$ 26,005	\$ 26,525	\$ 27,056	\$ 27,597						\$ 515,896	
State Brownfield Revolving Fund (50% of SET)	\$ 2,830	\$ 2,886	\$ 2,944	\$ 3,003	\$ 3,063	\$ 3,124	\$ 3,187	\$ 3,251	\$ 3,316	\$ 3,382	\$ 3,450						\$ 64,487	
State TIR Available for Reimbursement	\$ 19,809	\$ 20,205	\$ 20,609	\$ 21,022	\$ 21,442	\$ 21,871	\$ 22,308	\$ 22,755	\$ 23,210	\$ 23,674	\$ 24,147						\$ 451,409	
Total Local Incremental Revenue	\$ 36,053	\$ 36,774	\$ 37,509	\$ 38,259	\$ 39,025	\$ 39,805	\$ 40,601	\$ 41,413	\$ 42,242	\$ 43,086	\$ 43,948						\$ 680,973	
BRA Administrative Fee	\$ 1,803	\$ 1,839	\$ 1,875	\$ 1,913	\$ 1,951	\$ 1,990	\$ 2,030	\$ 2,071	\$ 2,112	\$ 2,154	\$ 2,197						\$ 34,049	
Local Brownfield Revolving Fund	\$ 1,803	\$ 1,839	\$ 1,875	\$ 1,913	\$ 1,951	\$ 1,990	\$ 2,030	\$ 2,071	\$ 2,112	\$ 2,154	\$ 2,197						\$ 34,049	
Local TIR Available for Reimbursement	\$ 34,250	\$ 34,935	\$ 35,634	\$ 36,346	\$ 37,073	\$ 37,815	\$ 38,571	\$ 39,343	\$ 40,129	\$ 40,932	\$ 41,751						\$ 646,924	
Total State & Local TIR Available	\$ 54,059	\$ 55,141	\$ 56,243	\$ 57,368	\$ 58,516	\$ 59,686	\$ 60,880	\$ 62,097	\$ 63,339	\$ 64,606	\$ 65,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098,334	
Developer Reimbursement	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	0%	0%	0%	0%	0%		
	\$ 50,122	\$ 51,124	\$ 52,147	\$ 53,190	\$ 54,253	\$ 55,338	\$ 56,445	\$ 57,574	\$ 58,726	\$ 59,900	\$ 61,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,018,334	
Cumulative Capture	\$ 458,538	\$ 509,662	\$ 561,809	\$ 614,998	\$ 669,252	\$ 724,590	\$ 781,036	\$ 838,610	\$ 897,335	\$ 957,235	\$ 1,018,334	\$ -	\$ -	\$ -	\$ -	\$ -		
Developer Reimbursement Balance	\$ 559,796	\$ 508,672	\$ 456,525	\$ 403,335	\$ 349,082	\$ 293,743	\$ 237,298	\$ 179,724	\$ 120,998	\$ 61,098	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
CITY	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	0%	0%	0%	0%	0%		
City Reimbursement	\$ 3,938	\$ 4,016	\$ 4,097	\$ 4,179	\$ 4,262	\$ 4,347	\$ 4,434	\$ 4,523	\$ 4,613	\$ 4,706	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	
Cumulative Capture																		
City Reimbursement Balance	\$ 43,977	\$ 39,961	\$ 35,864	\$ 31,686	\$ 27,424	\$ 23,076	\$ 18,642	\$ 14,119	\$ 9,506	\$ 4,800	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -	
MSHDA Housing Development Costs	\$ 54,059	\$ 55,141	\$ 56,243	\$ 57,368	\$ 58,516	\$ 59,686	\$ 60,880	\$ 62,097	\$ 63,339	\$ 64,606	\$ 65,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098,334	
State Tax Reimbursement	\$ 19,809	\$ 20,205	\$ 20,609	\$ 21,022	\$ 21,442	\$ 21,871	\$ 22,308	\$ 22,755	\$ 23,210	\$ 23,674	\$ 38,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,560	
Local Tax Reimbursement	\$ 34,250	\$ 34,935	\$ 35,634	\$ 36,346	\$ 37,073	\$ 37,815	\$ 38,571	\$ 39,343	\$ 40,129	\$ 40,932	\$ 27,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 632,773	
Total MSHDA Reimbursement Balance	\$ 603,773	\$ 548,633	\$ 492,389	\$ 435,021	\$ 376,506	\$ 316,820	\$ 255,940	\$ 193,843	\$ 130,504	\$ 65,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State MSHDA Balance to Be Reimbursed	\$ 235,394	\$ 215,189	\$ 194,579	\$ 173,557	\$ 152,115	\$ 130,244	\$ 107,936	\$ 85,181	\$ 61,972	\$ 38,298	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	
Local MSHDA Balance to Be Reimbursed	\$ 368,379	\$ 333,444	\$ 297,810	\$ 261,464	\$ 224,390	\$ 186,575	\$ 148,004	\$ 108,662	\$ 68,532	\$ 27,600	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Total Annual Reimbursement	\$ 54,059	\$ 55,141	\$ 56,243	\$ 57,368	\$ 58,516	\$ 59,686	\$ 60,880	\$ 62,097	\$ 63,339	\$ 64,606	\$ 65,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098,334	
LOCAL BROWNFIELD REVOLVING FUND																		
LBRF Deposits *	\$ 13,916	\$ 15,754	\$ 17,630	\$ 19,543	\$ 21,494	\$ 23,484	\$ 25,514	\$ 27,585	\$ 29,697	\$ 31,851	\$ 34,049	\$ 78,876	\$ 124,599	\$ 171,237	\$ 217,875	\$ 265,446	\$ -	
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Capture	\$ 1,803	\$ 1,839	\$ 1,875	\$ 1,913	\$ 1,951	\$ 1,990	\$ 2,030	\$ 2,071	\$ 2,112	\$ 2,154	\$ 2,197	\$ 44,827	\$ 45,724	\$ 46,638	\$ 46,638	\$ 47,571	\$ 265,446	
Total LBRF Capture	\$ 1,803	\$ 1,839	\$ 1,875	\$ 1,913	\$ 1,951	\$ 1,990	\$ 2,030	\$ 2,071	\$ 2,112	\$ 2,154	\$ 2,197	\$ 44,827	\$ 45,724	\$ 46,638	\$ 46,638	\$ 47,571	\$ 265,446	

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

Footnotes:

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Former Cooley School Redevelopment

FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit		
FMR	Wexford	Studio	\$1,848	-	\$808	=	\$1,040	x	1	x	12	x	25	=	\$311,850	\$311,850		
FMR	Location	Studio	\$1,848	-	\$850	=	\$998	x		x	12	x	25	=	\$0	#DIV/0!		
FMR	Location	1 bedroom	\$1,860	-	\$860	=	\$1,000	x	1	x	12	x	25	=	\$300,000	\$300,000		
FMR	Location	1 bedroom	\$1,860	-	\$950	=	\$910	x	3	x	12	x	25	=	\$819,000	\$273,000		
FMR	Wexford	2 bedroom	\$2,440	-	\$1,027	=	\$1,413	x	2	x	12	x	25	=	\$847,800	\$423,900		
FMR	Wexford	2 bedroom	\$2,440	-	\$1,300	=	\$1,140	x	5	x	12	x	25	=	\$1,710,000	\$342,000		
			TOTAL Housing Subsidy						12								\$2,869,650	\$239,138
			Other Housing Activities Allowed Under Public Act 90 of 2023													\$0		
			Developer will utilize the remainder of the TIF capture for the following items: 1 Site Preparation/Demolition 2 Infrastructure Development 3 Relocation Expenses 4 Plus Other TIF Related Expenses															
			Approved BRA TIF Request						12								\$1,018,334	\$84,861

The FY 2025 Wexford County, MI FMRs for All Bedroom Sizes					
Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$739	\$744	\$976	\$1,272	\$1,406
FY 2024 FMR	\$678	\$738	\$970	\$1,265	\$1,467

04/01/2025 INCOME AND RENT LIMITS								
County: 83 Wexford Effective Date: 4/1/2025								
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80%	\$47,040	\$53,760	\$60,480	\$67,200	\$72,640	\$78,000	\$83,360	\$88,720
100%	\$58,800	\$67,200	\$75,600	\$84,000	\$90,800	\$97,500	\$104,200	\$110,900
120%	\$70,560	\$80,640	\$90,720	\$100,800	\$108,960	\$117,000	\$125,040	\$133,080
Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80%	\$1,176	\$1,344	\$1,512	\$1,680	\$1,816	\$1,950	\$2,084	\$2,218
100%	\$1,470	\$1,680	\$1,890	\$2,100	\$2,270	\$2,437	\$2,605	\$2,772
120%	\$1,764	\$2,016	\$2,268	\$2,520	\$2,724	\$2,925	\$3,126	\$3,327
Rent By Bedroom	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm		
80%	\$1,176	\$1,260	\$1,512	\$1,748	\$1,950	\$2,151		
100%	\$1,470	\$1,575	\$1,890	\$2,185	\$2,437	\$2,688		
120%	\$1,764	\$1,890	\$2,268	\$2,622	\$2,925	\$3,226		

ATTACHMENT A – BROWNFIELD PLAN RESOLUTIONS

**CITY OF CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY
CADILLAC, MICHIGAN**

**RESOLUTION APPROVING BROWNFIELD PLAN
FOR THE FORMER COOLEY SCHOOL REDEVELOPMENT**

- WHEREAS,** The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of certain Eligible Activities; and
- WHEREAS,** The Cadillac City Council established the Cadillac Brownfield Redevelopment Authority in December 1996 and appointed its members; and
- WHEREAS,** A Brownfield Plan has been prepared and submitted for the Former Cooley School Redevelopment in Cadillac that outlines the qualifications, costs, impacts, and incentives for the project for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan; and
- WHEREAS,** The Cadillac Brownfield Redevelopment Authority has reviewed the Brownfield Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose of workforce housing, renovating a historic building, increased private investment and economic development, and increased property tax value; and
- WHEREAS,** A public hearing on the Brownfield Plan by the Cadillac City Council will be noticed and will be held on July 21, 2025 and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381;

Moved by _____ and supported by _____

THEREFORE BE IT RESOLVED, that the City of Cadillac Brownfield Redevelopment Authority hereby approves the Brownfield Plan for the Former Cooley School Redevelopment and recommends approval by the Cadillac City Council.

Yeas:
Nays:
Absent:

I, Marcus Peccia, Chair of the City Cadillac Brownfield Redevelopment Authority, attest that this resolution was adopted on June 30, 2025 at a special meeting of the City of Cadillac Brownfield Redevelopment Authority, Cadillac, Michigan

Date

City Council

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



Mayor
Tiyi Schippers

Councilmembers
Bryan Elenbaas
Robert J. Engels
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**Resolution Approving Brownfield Plan
Former Cooley School Redevelopment**

At a regular meeting of the Cadillac City Council held at Cadillac City Hall, 200 North Lake Street, Cadillac, Michigan on July 21, 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 Brownfields within the City of Cadillac; and,

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

WHEREAS, the Former Cooley School Redevelopment Brownfield Plan was submitted to the CBRA that: (1) establishes the properties as Eligible Property, (2) outlines 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, on June 30, 2025, the CBRA reviewed, approved, and recommended approval of the Brownfield Plan to the City Council, finding the Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of workforce housing, redeveloping historic buildings, increased private investment and economic development, and increased property tax value; and

WHEREAS, the City Council has determined 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, a public hearing on the Brownfield Plan has been noticed and held on July 21, 2025 and notices to taxing jurisdictions have been provided in compliance with the requirements of Act 381;

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

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

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

1. Pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Cadillac City Council hereby approves the Former Cooley School Redevelopment Brownfield Plan in Cadillac.
2. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.
3. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 21st day of July 2025.

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

July 21, 2025

Council Communication

Re: Cadillac West Corridor Improvement Authority: Tax Increment Financing and Development Plan

The Cadillac West Corridor Improvement Authority (CIA) recently completed the attached draft Tax Increment Financing (TIF) and Development Plan for review and approval by the City Council. The CIA official formed in 2021 and collaborated with the Community Development Department and businesses within the district to create this combined plan. The TIF and Development Plan was strategically designed to bring revitalization to the Cadillac West area and bring it back to the tourism center that it historically was. Legal council has reviewed and made appropriate changes to ensure our compliance with state statute.

This plan is designed to capture all increases in property taxes due to improvements or increase in land values. It does not implement the additional 2% tax that is allowable by statute. These funds will be placed into specific accounts to be used on items detailed in the TIF and Development Plan, pursuant to the Recodified Tax Increment Financing Act, PA 57 of 2018, Part 4 Corridor Improvement Authorities.

Requested Council Action

The Cadillac West Corridor Improvement Authority and Community Development Department respectfully request that the City Council pass the resolution to adopt the TIF and Development Plan 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. _____

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

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 21st day of July 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, pursuant to MCL 125.4622, the City Council held a duly noticed public hearing on July 21, 2025; and

WHEREAS, the City Council has reviewed the Plan and determined that adoption of the Plan is in the best interest of the public.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council, pursuant to Act 57 (MCL 125.4623), makes the following determinations:

- a. The Plan constitutes a public purpose.
- b. The Plan meets the requirements set forth in Section 620(2) of Act 57.
- c. The proposed method of financing the development as described in the Plan is feasible and the Authority has the ability to arrange the financing.
- d. The Plan is reasonable, and it is necessary to adopt the Plan to achieve the purposes of Act 57.
- e. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the Plan and Act 57 in an efficient and economically satisfactory manner.
- f. The Plan is in reasonable accord with the land use plan of the City.
- g. All public services, including fire and police protection and utilities, are or will be adequate to service the project area.
- h. All changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City.

2. Based on the foregoing determinations, the City adopts the Plan.

3. 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 21st day of July 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

[insert most recent version of plan]

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.

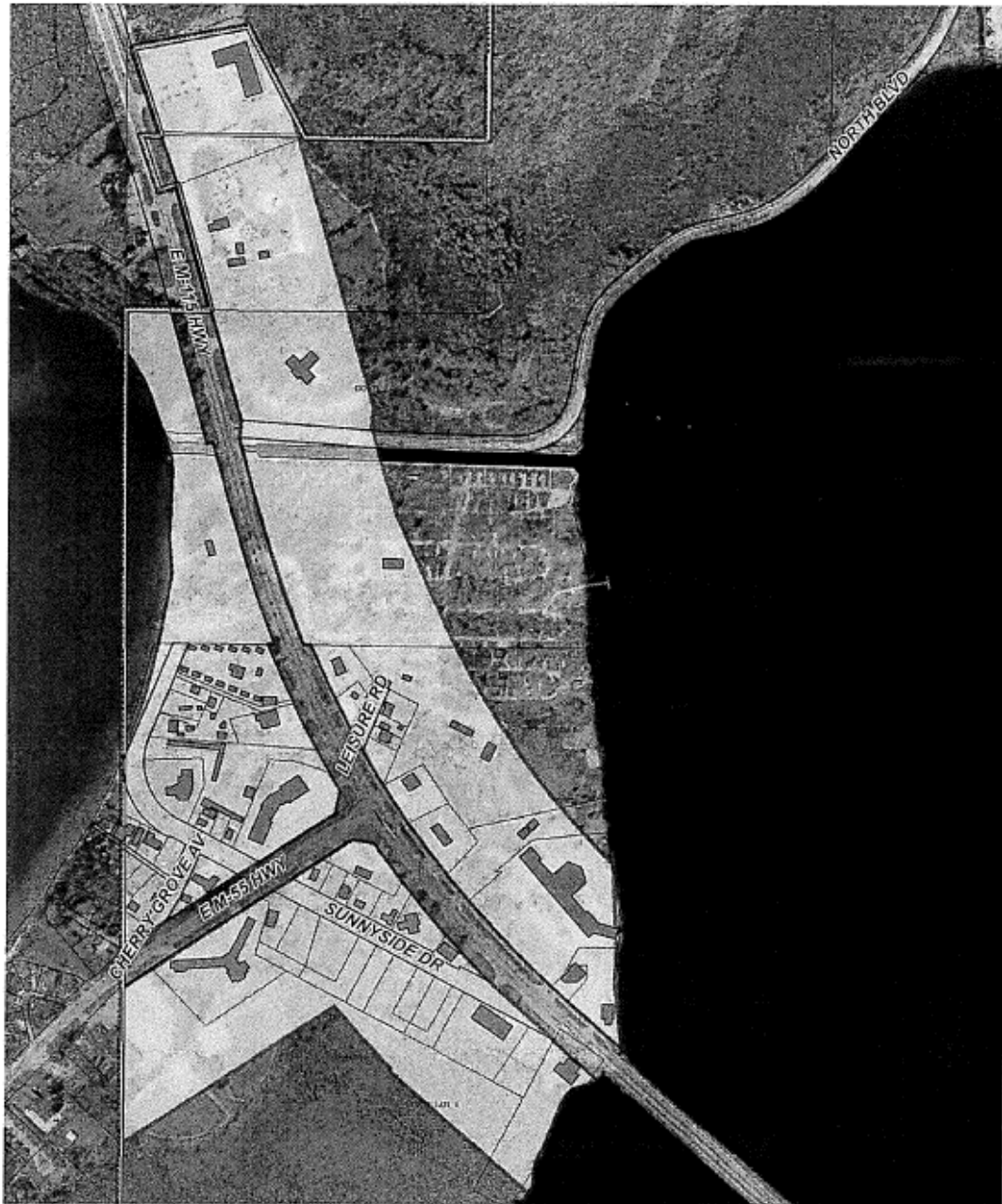
The following provides detail on the plan requirements.

(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 $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 SOUGH LINE OF STATE HIGHWAY M-55 AND NOTHERLY OF A LINE BEING 500 FEET WESTERLY AND 500 SOUTHERLY OF THE WEST LINE O F 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 LIN EOF STATE HIGHWAY M-55 AND NORTHERLY OF A LINE BEING 500 FEETWESTERLY 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.

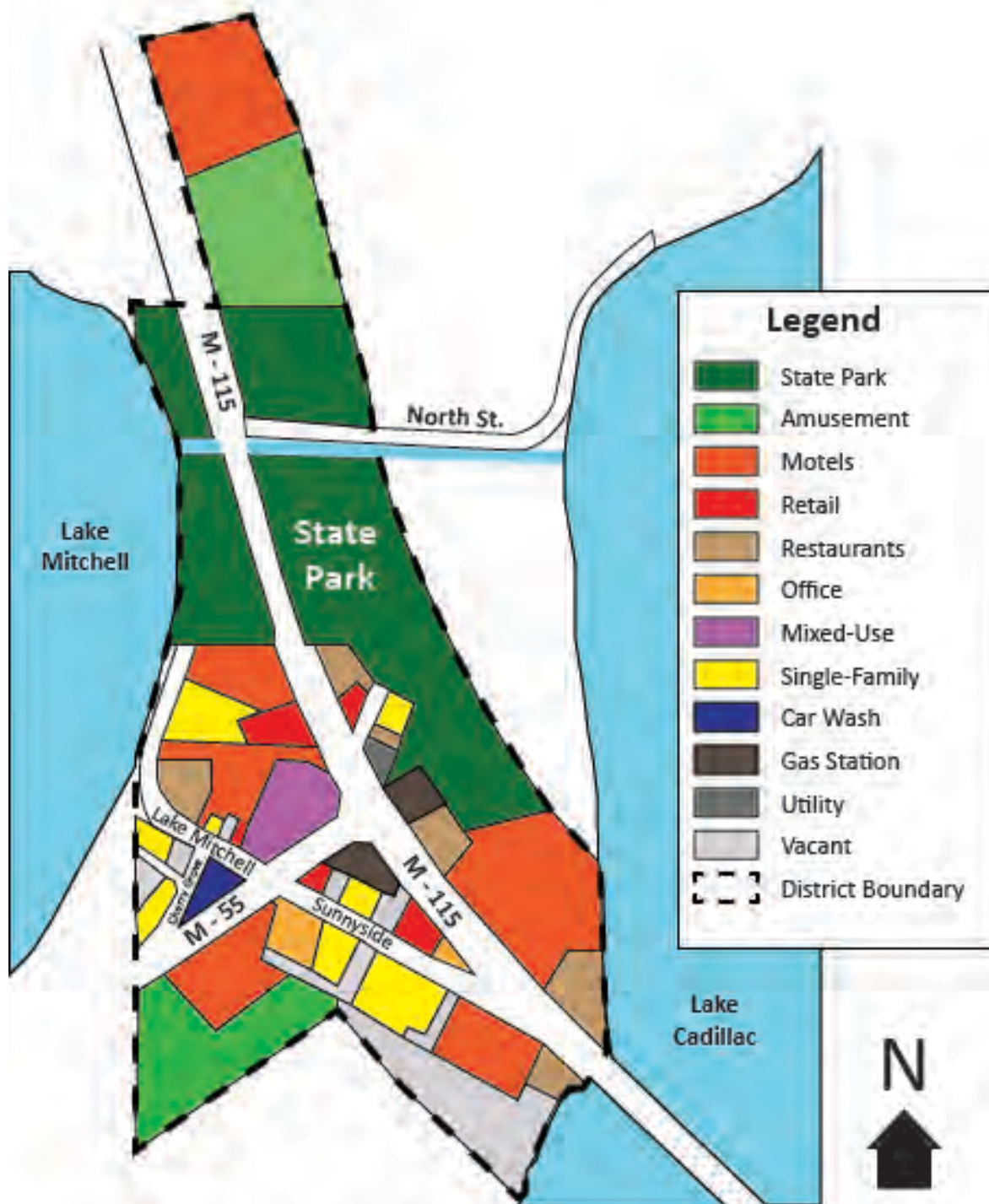
Other than public street rights-of-way, there is one City owned property, the north side of the canal between lakes Mitchell and Cadillac. There is the state owned 660-acre Mitchell State Park and Carl T. Johnson Hunting & Fishing Center which contains 221 campsites, an educational nature center, facilities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

26499:00005:201423901-1

June 23, 2025

Dear Cadillac City Council Members,

As a proud resident of Cadillac West, I am writing to express my strong support for the Cadillac West Development Plan and the proposed Tax Increment Financing (TIF) initiative. My perspective is shaped not only by my personal experience relocating to this area six years ago, but also by my professional and civic roles within the community.

When my husband and I first moved to Cadillac West, we encountered many of the same challenges highlighted in the development plan—temporary housing and short-term rentals were scarce, amenities were somewhat limited, and the area's appearance felt in need of revitalization. While these hurdles made our transition less than ideal, we were drawn to the region's natural beauty and its potential for growth.

Since that time, I have become more invested in Cadillac West's future. Professionally, I work to recruit energy industry professionals to our area, and I have seen firsthand how important modern amenities and appealing infrastructure is to attract top talent and new residents. Additionally, my husband and I are small business owners here, and we know how vital it is for local businesses to operate in a thriving environment.

I also serve as a member of the Cadillac West Corridor Improvement Authority. Through this role, I have worked alongside other residents and business owners to help shape a vision for Cadillac West as a safe, vibrant, walkable, and bikeable tourism village that celebrates our four-season assets and serves both visitors and residents year-round.

The TIF plan is a crucial step toward achieving this vision. By supporting infrastructure improvements, enhancing public spaces, and encouraging private investment, this initiative will help Cadillac West compete with other destinations and increase its vitality. I am confident that these changes will not only benefit current residents and businesses but will also make it easier for new families and professionals to call our community home.

I respectfully urge you to support the Cadillac West TIF plan and to give this proposal your thoughtful consideration. Together, we can ensure that Cadillac West reaches its full potential for everyone who lives, works, and visits here.

Thank you for your time and dedication to our city.

Sincerely,

Kacy Wickenhauser



Cadillac West Resident
Member, Cadillac West Corridor Improvement Authority
Chief HR Officer, Wolverine Power Cooperative
Owner, Altamont Handpiece Repair



June 19, 2025

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

Subject: Letter of Support for Tax Increment Financing Plan (TIF) for the Cadillac West Corridor Improvement Authority.

Dear Cadillac City Council Members,

We are writing to express our strong support for passage of the Tax Increment Financing (TIF) Plan that was introduced to you by the Cadillac West Corridor Improvement Authority. As dedicated landlords of a mini-mall in Cadillac West that houses four businesses in addition to our two business's, we can firmly say that the passage of this plan would be a wonderful step in the right direction to helping us improve the Cadillac West Corridor, and we would be grateful. Additionally, I (Trenton) serve as the Chair of the Cadillac West Corridor Improvement Authority, a group committed to fostering growth and revitalization in our community.

Earlier this month, the Cadillac West Corridor Improvement Authority met and unanimously supported the passage of the proposed TIF plan. The TIF plan will capture tax revenues that are taken from the increase in property value through improvements and/or new builds and will be used to develop projects within the Development Plan that was accepted by the West Corridor Improvement Authority.

As business owners, we believe any such improvements will enhance the West End Corridor for the citizens of Cadillac as well as the tourist that visit our beautiful city without adding extra expenses to the surrounding businesses.

We wholeheartedly support the TIF plan and support the hopefully unanimous passage of this plan by the Cadillac City Council. Please feel free to contact us if you require any additional information regarding our support for the TIF.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trenton Stange'.

A handwritten signature in black ink, appearing to read 'Kimberly Stange'.

Trenton and Kimberly Stange

Three Broke Dudes LLC (Cone Lickers, Spin City, Pointe West Mall)
Chair, Cadillac West Corridor Improvement Authority (Trenton)





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

Today's Date 1/20/25

City Received Date



EVENT PLANNING COVER PAGE

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

Applicant Name (Print) Mitchell Street Market Contact Address 201 N Mitchell St. Suite 102 Cadillac MI
Contact Phone(s) 231-775-0657 Contact Email marci@cadillacmichigan.com
Sponsoring Organization Cadillac Area Festivals & Events ☐ Private ☒ Non-Profit
Purpose of Event Downtown Sidewalk Sales Approx # of Attendees 1200

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

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

Beginning Date: 8/9/25 Ending Date: 8/9/25 Reoccurring: ☐ YES ☒ NO
1st Day 8/9/25 Set-up 8am Start 10am End 5pm Clean-up 5pm
2nd Day _____ Set-up _____ Start _____ End _____ Clean-up _____
3rd Day _____ Set-up _____ Start _____ End _____ Clean-up _____
4th Day _____ Set-up _____ Start _____ End _____ Clean-up _____

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

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

Food Trucks

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

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



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

Today's Date 1/20/25

City Received Date



City Parks Request Form

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

Event Mitchell Street Market Event Date: August 9th, 2025

City Parks

Please Check One

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

Usage Rules:

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

Reservation Fees:

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

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

Recurring events are not permitted in City Parks.

All events require liability insurance.

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

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

Signature Marci Hensley Total Fees Required: _____ Total Fees Paid: _____ Date 1/20/25



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

Today's Date 1/20/25

City Received Date

The Market at the Cadillac Commons Reservation Form

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

Event Mitchell Street Market

Event Date: August 9th, 2025

Please Circle:

Electricity/Lights Heat

Usage Rules:

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

Reservation Fees:

- Daily Rate (4 hours or more) \$108
 - Hourly Rate (less than 4 hours) \$60 per hour
 - Non-Profit Daily Rate (4 hours or more) \$55
 - Non-Profit Hourly Rate (less than 4 hours) \$27 per hour
- We reserve due to event on Mitchell happening

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

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

Form must be mailed/emailed or delivered to Cadillac City Hall, Attention Events Coordinator at

200 N. Lake Street in Cadillac, MI 49601

mvandermeulen@cadillac-mi.net

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

Signature Marci Hensley Total Fees Required: _____ Total Fees Paid: _____ Date 1 / 20 / 25



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

Today's Date 1/20/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Mitchell Street Market Block Party

Contact Person Marci Hensley- Cadillac Area Visitors Bureau

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

Date: <u>8 / 9 / 2025</u>		Street Closures	
Street Name <u>Mitchell St.</u>	Beginning Location <u>Cass St.</u>	Ending Location <u>Nelson St</u>	
	Beginning Time <u>8 : 00 AM/PM</u>	Ending Time <u>5 : 30 AM/PM</u>	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	

Date ____ / ____ / ____		Parking Lot Closures	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	
Lot Location _____	Street _____	Nearest Cross Street _____	
	Beginning Time ____ : ____ AM/PM	Ending Time ____ : ____ AM/PM	

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

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

Print Name Marci Hensley Signature Marci Hensley Date 1 / 20 / 2025

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

For Office Use Only

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



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

Today's Date 1/20/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday Banner Start Date 8 / 4 / 2025

Monday Banner End Date 8 / 11 / 2025

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

Reason for Banner Mitchell Street Market Banner

Organization Cadillac Area Visitors Bureau

Contact Person Marci Hensley

Contact Phone 231-775-0657

Contact Email marci@cadillacmichigan.com

City of Cadillac & State of Michigan Guidelines:

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

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

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

Print Name Marci Hensley Signature Marci Hensley Date 1 / 20 / 2025

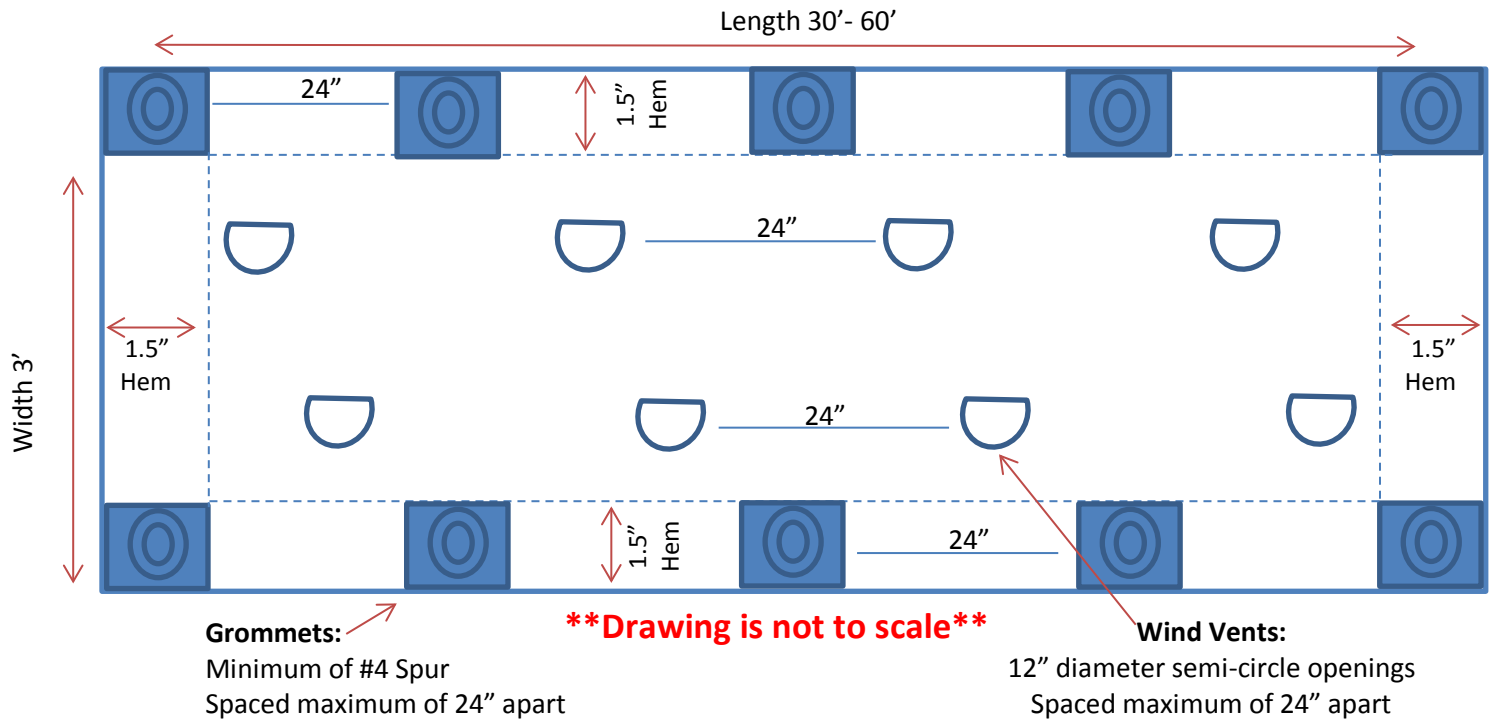
Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

For Office Use Only

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

Banner Specifications

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



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

[illegible]

Photo ▼



Done





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

Today's Date 1/20/25

City Received Date



Banner Request Form

Monday Banner Start Date 8 / 11 / 2025

Monday Banner End Date 8 / 18 / 2025

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

Reason for Banner Northern District Fair Banner

Organization Cadillac Area Visitors Bureau

Contact Person Marci Hensley

Contact Phone 231-775-0657

Contact Email marci@cadillacmichigan.com

City of Cadillac & State of Michigan Guidelines:

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

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

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

Print Name Marci Hensley Signature Marci Hensley Date 1 / 20 / 2025

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

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





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

Today's Date 20250429

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Banner Request Form

Monday Banner Start Date 07/22/2025

Monday Banner End Date 07/29/2025

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

Reason for Banner 2025 Northwestern Michigan Veterans Expo

Organization Wexford County Veterans Services

Contact Person Eric Sturgeon

Contact Phone 231-775-6654

Contact Email esturgeon@wexfordcounty.org

City of Cadillac & State of Michigan Guidelines:

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

Form must be mailed or delivered to the above address or emailed to: 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 Sturgeon, Eric

Signature

Date 04/29/2025

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



5th
Annual

NORTHWEST MICHIGAN VETERAN/MILITARY

A Event for Veterans, Service Members and Their Families

EXPO

SAT., AUG. 2ND, 2025

@ 9:00 AM - 2:00 PM

THE WEX CIVIC CENTER

1320 N. MITCHELL ST, CADILLAC





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

Today's Date 5/6/25

City Received Date



EVENT PLANNING COVER PAGE

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

Applicant Name (Print) William Markham Contact Address [REDACTED]
Contact Phone(s) [REDACTED] Contact Email [REDACTED]
Sponsoring Organization Reverend Center ☐ Private ☒ Non-Profit
Purpose of Event Church in the Park Approx # of Attendees 150

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

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

Beginning Date: 8/3 Ending Date: 8/3 Reoccurring: ☐ YES ☒ NO
1st Day _____ Set-up 8:00 AM Start 10:00 AM End 2:00 PM Clean-up 2:30 PM
2nd Day _____ Set-up _____ Start _____ End _____ Clean-up _____
3rd Day _____ Set-up _____ Start _____ End _____ Clean-up _____
4th Day _____ Set-up _____ Start _____ End _____ Clean-up _____

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

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

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

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



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

Today's Date 5/6/25

City Received Date

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

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

Event church in the park

Special Requests: Please Circle

Electricity

Water

Wind Screens

Sound System

Movie Screen/Projector System**

Weather Dependentafter dark only**

Usage Rules

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

Reservation Fees:

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

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

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

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

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

Signature [Signature] Total Fees Required: _____ Total Fees Paid: _____ Date / /



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

Today's Date 5/6/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

City Parks Request Form

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

Event church in the park

City Parks

Please Check One

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

Usage Rules:

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

Reservation Fees:

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

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

Recurring events are not permitted in City Parks.

All events require liability insurance.

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

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

Signature [Signature] Total Fees Required: _____ Total Fees Paid: _____ Date _____

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

Today's Date 5/6/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request church in the Park
Contact Person William Markham
Contact Phone [REDACTED] Contact Email [REDACTED]

Date: <u>8/3/25</u>		Street Closures	
Street Name <u>Lake ST</u>	Beginning Location <u>W. Harris</u>	Ending Location <u>W. Case</u>	
	Beginning Time <u>8:00 AM</u>	Ending Time <u>3:00 PM</u>	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	
Street Name _____	Beginning Location _____	Ending Location _____	
	Beginning Time _____	Ending Time _____	

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

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

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

Print Name William Markham Signature [Signature] Date 5/6/25

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



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

Today's Date 2/12/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Cadillac Festival of Races

Contact Person Bob Reddick

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

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

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

3/19/25
update

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

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

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

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

From: [Bob Reddick](#)
To: [Mallory VanderMeulen](#)
Subject: Re: Festival of Races
Date: Monday, June 16, 2025 3:36:40 PM

Hi Mallory,

Is there any way we can edit the road closure on Chestnut to the following:

- Beginning Location: Colfax St.
- Ending Location: Leeson St.

Thank You,

Bob Reddick
Membership & Marketing Director

CADILLAC AREA YMCA
9845 Campus Dr. Cadillac, MI 49601
(P) 231.775.3369 ext. 17 (F) 231.775.4309
(E) bohr@cadillacareaymca.org (W) www.cadillacareaymca.org
(O) [Facebook](#) | [Twitter](#)
The Y: We're for Youth Development, Healthy Living and Social Responsibility.



[REDACTED]

[REDACTED]

[REDACTED]

June 27, 2025

Michigan Municipal League Annual Meeting Notice

(Please present at the next Council, Commission or Board Meeting)

Dear Official:

The Michigan Municipal League Annual Convention will be held in Grand Rapids, September 17-19, 2025. The League's "**Annual Meeting**" is scheduled for 4:30 pm on Wednesday, September 17 in the Pantlind Ballroom at the Amway Grand Plaza Hotel. The meeting will be held for the following purposes:

1. **Election of Trustees.** To elect five members of the Board of Trustees for terms of four years each (see #1 on page 2).
2. **Policy.** A) **To vote on the Core Legislative Principles document.**

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <https://mml.org/resources-research/delegate/>. If you would like to receive a copy of the proposed principles by fax, please call Monica Druksis at the League at 800-653-2483.

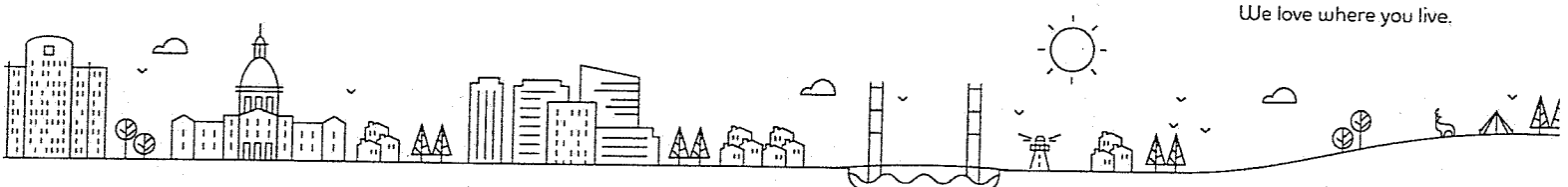
B) If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on. (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **August 17, 2025.**

3. **Other Business.** To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting <https://mml.org/resources-research/delegate/> **no later than August 17, 2025.**



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary Members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

1. Election of Trustees

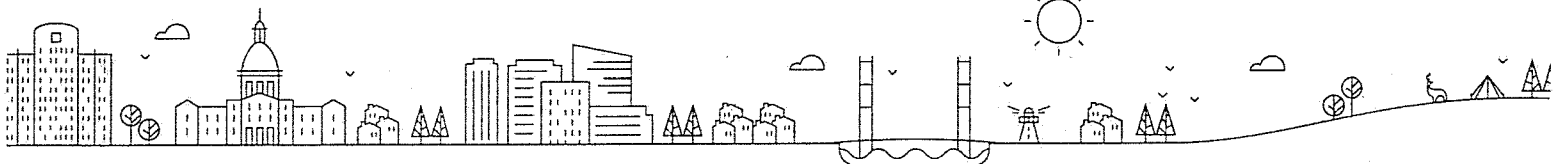
Regarding election of Trustees, under Section 5.3 of the League Bylaws, five members of the Board of Trustees will be elected at the annual meeting for a term of four years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus, the deadline this year for the League to receive resolutions is **August 17, 2025**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.**

Further, “Every proposed resolution submitted to the Board of Trustees by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or a modification thereof.

We love where you live.



3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, September 16, 2025, at the Amway Grand Hotel for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

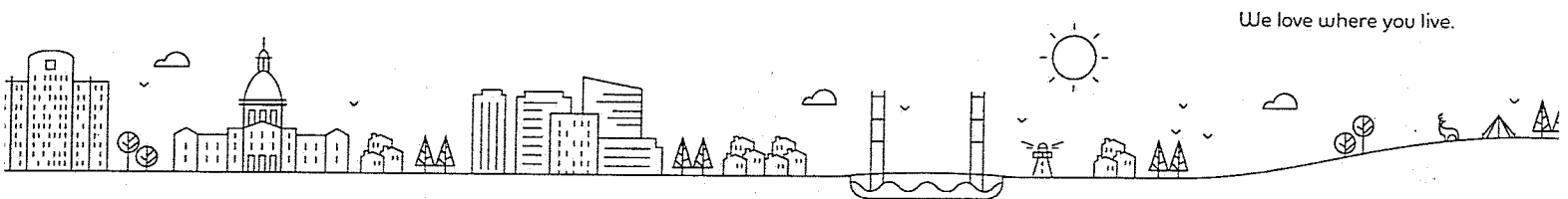
Sincerely,



Donald Gerrie
President
Mayor, Sault Sainte Marie



Daniel P. Gilmartin
Executive Director & CEO



July 21, 2025

Council Communication

Re: Backhoe Loader Purchase

For a number of years, the Department of Public Works has taken advantage of a program through a local vendor to rent various pieces of heavy equipment by engine hour, which has been a significant savings over buying new equipment. Unfortunately, backhoes are no longer part of this program, and so a new unit needs to be purchased. Competitive bids were solicited, and the following bids were received:

Vendor	Manufacturer	Model	Cost
Ina Store Tustin, MI	Case	580SV	\$107,622.32
Burnips Equipment Big Rapids, MI	New Holland	B95D	\$102,794.25
AIS Construction Equipment Williamsburg, MI	Deere	310G	\$107,000.00
AIS Construction Equipment Williamsburg, MI	Deere	310P	\$118,900.00
Michigan CAT Kalkaska, MI	Caterpillar	420	\$132,739.00

Recommended Action

It is recommended that the purchase of a new backhoe loader be awarded to Burnips Equipment in the amount of \$102,794.25. Funds for this purchase are available in the Stores and Garage Fund.

July 21, 2025

Council Communication

Re: Purchase of Lawnmowers

The City recently invited bids for the purchase of two zero-turn lawnmowers for the Utilities Department. These mowers are used to maintain the lawns at the water headquarters and the wastewater treatment plant, as well as various satellite parcels from each division. The City received 15 bids from 9 vendors which are summarized in the table included with this communication.

As seen in the table, a number of bids were received that did not fully meet the specifications of the bid. Outdoor Equipment Company from Ray, Michigan submitted the lowest bid that meets all required specifications.

Recommended Action

It is recommended that the purchase of two zero-turn lawnmowers be awarded to Outdoor Equipment Company in the amount of \$20,974.42. Funds are available in the Water and Sewer Fund.

Dealer	Mower	Price	Meets All Spec's	Meets All But 1 Spec	Meets All But 2 Spec's
Mid Michigan Snow & Landscape Products	Bad Boy Maverick HD60	\$ 7,742.10			X
Mid Michigan Snow & Landscape Products	Bad Boy Rebel 61"	\$ 8,855.00		X	
Mid Michigan Snow & Landscape Products	Bad Boy Rogue 61"	\$ 11,274.30		X	
Mid Michigan Snow & Landscape Products	ExMark Lazer Z X-Series	\$ 13,925.00	X		
Lark Lawn & Garden	Bad Boy Maverick HD60	\$ 7,839.75			X
Lark Lawn & Garden	Bad Boy Rebel 61"	\$ 10,703.25		X	
River Valley Mowers	ExMark Lazer Z E-Series	\$ 9,000.00		X	
Outdoor Equipment	Bad Boy Rebel 61"	\$ 9,108.00		X	
Outdoor Equipment	Toro 4000 Series 60	\$ 10,487.21	X		
Ina Store	ExMark Lazer Z E-Series	\$ 9,199.00		X	
Ina Store	ExMark Lazer Z S-Series	\$ 10,959.00	X		
Weingartz Supply	ExMark Lazer Z E-Series	\$ 9,475.00		X	
Billings Lawn Equip.	Scag Tiger Cat II	\$ 10,748.00	X		
GTR Equipment	ExMark Lazer Z S-Series	\$ 11,387.77	X		
Morgan Inland LLC	Gravely Pro-Turn 360	\$ 16,275.99		X	

July 21, 2025

Council Communication

Re: Amendment to FY2026 General Appropriations Act

The Cadillac City Council unanimously adopted the FY2026 General Appropriations Act on May 18, 2025. Subsequent to the adoption, the City was notified that there would be a rollback of the operating millage and the DDA millage because of calculations pursuant to the Headlee amendment. Details are as follows:

Ad Valorem Taxable Value: \$318,962,459

DDA Taxable Value: \$19,922,036

	Prior	Rolled Back	Change	Reduced Levy
Millage				
Operating Millage	13.3397	13.2663	-0.0734	(\$23,411.84)
DDA Millage	1.8081	1.7668	-0.0413	(\$822.78)

Recommended Action

It is recommended that amendment to the FY2026 General Appropriations Act be approved 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. _____

**RESOLUTION TO INTRODUCE AN ORDINANCE AMENDING THE GENERAL
APPROPRIATIONS ACT FOR THE 2026 FISCAL YEAR 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 21st day of July 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Uniform Budgeting and Accounting Act (the “Act”), 1968 PA 2, as amended, requires the City Council of the City of Cadillac (the “City”) to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, the City approved a general appropriations act for the 2026 Fiscal Year on May 19, 2025; and

WHEREAS, the Act requires that a general appropriations act shall set forth the total number of mills of ad valorem property taxes to be levied and the purposes for which that millage is to be levied (MCL 141.436(2)); and

WHEREAS, the City’s general appropriations act for the 2026 Fiscal Year levies a millage to defray the cost of the general expense and liability of the City (the “General Operations millage”), a millage to defray the cost of supporting the retirement plan for the personnel of the

police and fire departments of the City, and a millage to defray the cost of the Downtown Development Authority (the “DDA millage”); and

WHEREAS, the General Operations millage rate and the DDA millage rate were overstated in the City’s general appropriations act for the 2026 Fiscal Year; and

WHEREAS, the City desires to amend its general appropriations act for the 2026 Fiscal Year to reflect the correct millage rates for the General Operations millage and the DDA millage.

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

1. Pursuant to Section 5.2 of the Charter, the City introduces Ordinance No. 2025-____, Ordinance Amending the General Appropriations Act for the 2026 Fiscal Year (the “Ordinance”), attached as **Exhibit A**.

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

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially 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. _____, duly adopted at a regular meeting of the City Council held on the _____ day of _____, 2025.

Sandra Wasson
Cadillac City Clerk

EXHIBIT A

CITY OF CADILLAC

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE GENERAL APPROPRIATIONS ACT FOR
THE 2026 FISCAL YEAR**

The City of Cadillac ordains:

Section 1. Amendment of Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year.

Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year is amended in its entirety to read as follows:

- (a) The City will levy a tax of 13.2663 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the general expense and liability of the City and is levied pursuant to Section 20.6, Article 20 of the City Charter. The maximum authorized levy according to the City Charter is 15.00 mills.
- (c) The City further levies a tax of 1.7668 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

Section 2. Repealer.

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

Section 3. Effective Date.

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

Approved this ____ day of _____, 2025.

Sandra Wasson, City Clerk

Antoinette 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 Section 6(a) and (c) of the General Appropriations Act for the 2026 Fiscal Year to correct the millage rates for the General Operations millage and the DDA millage. 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

City Council

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



Mayor
Antoinette Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. 2025-_____

**RESOLUTION INTRODUCING AND SETTING PUBLIC HEARING FOR
ORDINANCE AMENDING ORDINANCE APPROVING A LEASE AGREEMENT
WITH UP NORTH ARTS, INC.**

At a 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 21st day of July, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City wishes to consider an ordinance amending Ordinance No. 2017-07, Ordinance Approving a Lease Agreement with Up North Arts, Inc., as amended by Ordinance No. 2018-____, to amend Paragraph 3 of the lease agreement.

WHEREAS, Sections 5.2 and 5.6 of the City Charter require the City to adopt an ordinance for the lease of any real estate and to hold a public hearing prior to final adoption of said ordinance and publish notice once at least twenty (20) days and again ten (10) days prior to the hearing.

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

1. Pursuant to Section 5.2 and of the City Charter, the City introduces Ordinance No. 2025-____, Ordinance Amending a Lease Agreement with Up North Arts, Inc. (the "Ordinance," attached as Exhibit A).

2. A public hearing regarding the Ordinance shall be held on the 18th day of August, 2025, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, at least twenty (20) days and again ten (10) days prior to the public hearing. 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 21st day of July, 2025.

Sandra Wasson, Cadillac City Clerk

EXHIBIT A

ORDINANCE NO. 2025-_____

**ORDINANCE AMENDING A LEASE AGREEMENT
WITH UP NORTH ARTS, INC.**

THE CITY OF CADILLAC ORDAINS:

Section 1.

Section 3 of the Naval Reserve Building Lease Agreement between the City and Up North Arts, first approved by Ordinance No. 2017-07, is amended in its entirety to read as follows:

3. **Base Rent.** The Base Rent for the term of this Lease is based upon a “Business Incubator”-type incentive. The following schedule of Base Rent will be utilized to determine lease payments due. Initial base rents will be established as below:

September 1, 2017 – October 31, 2018	\$0.00/month (Credit applied for significant leasehold improvements)
November 1, 2018 – December 31, 2024	\$500.00/month (\$6,000.00/year)
Beginning January 1, 2025	\$750.00/month (\$9,000.00/year)

Rent shall be payable in advance at the first day of each month. Tenant shall pay the first month's Base Rent on execution hereof.

Section 2.

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

Section 3.

Any section or subsection not expressly amended by this Ordinance shall remain in full force and effect. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 4.

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

Approved this ____ day of _____, 2025.

Sandra Wasson, Clerk

Antoinette Schippers, Mayor

I, Sandra Wasson, 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

**CITY OF CADILLAC
NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE**

NOTICE IS HEREBY GIVEN that a public hearing on the proposed Ordinance No. 2025-____, An Ordinance Amending a Lease Agreement With Up North Arts, Inc., (the "Proposed Ordinance") will be held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan on August 18, 2025, at 6:00 p.m., at a regular meeting of the City Council.

The Proposed Ordinance would amend the rent for the lease between the City and Up North Arts, Inc. for the Naval Reserve Building. The Proposed Ordinance is available for inspection at City Hall, 200 N. Lake Street, Cadillac, Michigan, during business hours. Copies may be obtained for a reasonable charge.

The City of Cadillac complies with the Americans with Disabilities Act. If individuals attending a public meeting require auxiliary aids or services, please contact Sandra Wasson, City Clerk, at clerk@cadillac-mi.net, at least three (3) business days prior to any such meeting.

CITY COUNCIL OF THE CITY OF CADILLAC

Sandra Wasson, City Clerk
200 N. Lake Street
Cadillac, MI 49601
(231) 775-0181

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING COLLECTION OF PROPERTY TAX
ADMINISTRATIVE FEE**

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 21st day of July 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") is responsible for the assessment, collection, and the review and appeal process of ad valorem property taxes; and

WHEREAS, the General Property Tax Act, Act 206 of 1982 (MCL 211.44), provides for the imposition of a property tax administration fee of up to one percent (1%) on all sums voluntarily paid for property taxes before February 15 of the succeeding year in which the same shall become due and payable; and

WHEREAS, the City collects a one percent (1%) property tax administration fee pursuant to MCL 211.44; and

WHEREAS, the City Council desires to authorize the City Treasurer to continue to collect a one percent (1%) property tax administration fee to offset the costs incurred in assessing property values, collecting tax levies, and in the review and appeal process.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council, pursuant to the General Property Tax Act, Act 206 of 1982 (MCL 211.44), directs the City Treasurer to continue collecting a property tax administration fee of up to one percent (1%) on all sums voluntarily paid for property taxes before February 15 of the succeeding year in which the same shall become due and payable.

2. This resolution shall apply to all property tax levies and shall continue in full force and effect unless and until revoked or rescinded by resolution of the City Council.

3. 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 21st day of July 2025.

Sandra Wasson
Cadillac City Clerk

**Downtown Development Authority (DDA)
Business Improvement District (BID) Board Minutes**
*Special Meeting
May 28, 2025*

A special meeting of the Cadillac Downtown Development Authority (DDA) and Business Improvement District (BID) Board was held at 9:30 a.m. on Wednesday, May 28, 2025.

MEMBERS PRESENT: Kelsey, Barnes, Bosscher, Crawley, Goodman, Fekete, Arn, Grunow @ 9:35am,
Huckle @ 9:43am

MEMBERS ABSENT: Peccia

STAFF PRESENT: Timmer, Owens

APPROVAL OF AGENDA

- Motion to approve the agenda for May 28, 2025, by Arn. Supported by Crawley.
 - o Motion approved unanimously.

APPROVAL OF MINUTES

- Motion to approve meeting minutes from May 14, 2025, by Arn. Supported by Bosscher.
 - o Motion approved unanimously.

FINANCE REPORT

- Timmer gave the finance report.

DIRECTOR REPORT

- Barnes introduced Owens as the new director. Owens stated that his first day was yesterday and he has made his way to various businesses to introduce himself and has started the Main Street Training.

NEW BUSINESS

- Cost Sharing Agreement
 - o Barnes stated that this agreement handles the ability for the City to pay Owens. Barnes explained that this is due to the DDA not having an EIN. This agreement also allows Owens to participate in City benefits. Council has approved the agreement, with the last step being DDAs approval. The board reviewed and discussed the agreement.
 - Motion by Grunow to approve the Cost Sharing Agreement. Supported by Bosscher.
 - Motion unanimously approved.
- Subcommittees
 - o Timmer went through the list of members on each subcommittee, Main Street, Streetscape and Administrative. She stated that she thought it would be a good idea to review, prior to sending email lists to Owens. Board members agreed with the subcommittees they were listed for.
- National Main Street Membership Renewal
 - o Timmer stated that our membership is up for renewal. Timmer explained that this membership allows access to training materials, conference discounts and a resource center with a wide range of documents. The cost of membership renewal is \$375 for a year membership.
 - Motion by Crawley to renew the National Main Street Membership in the amount of \$375. Supported by Kelsey.
 - Motion unanimously approved.
- KISS Banners

- Hensley explained the CAVB KISS banner proposal and detailed where they plan to place the banners downtown. Board discussion took place on the proposed placement of the various banners. Hensley explained the approval process for use of KISS materials and how businesses could get involved with promotion.
 - Motion by Grunow to approve and recommend that council approve the KISS Banner proposal as presented by the CAVB. Supported by Goodman.
 - Motion unanimously approved.

COMMUNICATIONS:

- Meeting Reminders
 - Barnes reminded the board of OMA.
- Main Street Downtown Forum – June 30th
 - Timmer stated that MI Main Street is holding a virtual forum on June 30th. Everyone is welcome to attend, the conference room has been booked for those who wish to attend as a group.
- Pigeons
 - Timmer stated that the pigeon feeder is up and running for the season.
- Flowers
 - Timmer informed the board that flower donations to date are \$6,985. Timmer explained that this number is on track with years past.

PUBLIC COMMENT

- Miller stated that she is excited to see the changes and work with Owens.
- Hensley reminded the board that the CAVBs Tourism Celebration is being held tomorrow starting at 8:15 and goes until 10am.

ADJOURNMENT: Motion by Bosscher to adjourn. Supported by Arn. Adjourned at 10:21am.