



City Council Meeting

June 19, 2023

6:00 p.m.

Cadillac Municipal Complex

Council Chambers

200 N. Lake St.

Cadillac, MI 49601



June 19, 2023 City Council Meeting Agenda
6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

We are all accountable

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

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

III. CONSENT AGENDA

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

A. Minutes from the regular meeting held on June 5, 2023
Support Document III-A

B. Minutes from the closed session held on June 5, 2023

IV. COMMUNITY SPOTLIGHT

A. Mayor's Youth Council

Cadillac City Council Agenda

June 19, 2023

Page 2

V. PUBLIC HEARINGS

- A. Public hearing to consider adoption of Ordinance Amending the City Zoning Map (Cooley School Property).
Support Document V-A
- B. Public hearing to consider adoption of Resolution Establishing an Obsolete Property Rehabilitation District for Cooley School Redevelopment.
Support Document V-B
- C. Public hearing to consider adoption of Resolution to Approve an Obsolete Property Rehabilitation Exemption Certificate Application for Cooley School Redevelopment.
Support Document V-C

VI. COMMUNICATIONS

- A. Freedom Festival
Support Document VI-A

VII. APPOINTMENTS

- A. Recommendation regarding reappointment to the Downtown Development Authority.
Support Document VII-A
- B. Recommendation regarding appointment to the Downtown Development Authority.
Support Document VII-B

VIII. ADOPTION OF ORDINANCES AND RESOLUTIONS.

- A. Adopt Resolution Authorizing the Submittal of a Grant Application to the Spark Grant - Seasonality Renovations to the Market at Cadillac Commons
Support Document VIII-A
- B. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2023.
Support Document VIII-B

IX. 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.

Cadillac City Council Agenda

June 19, 2023

Page 3

X. GOOD OF THE ORDER

XI. CLOSED SESSION

Adjourn to closed session to discuss a written confidential legal opinion with the City Attorney.

XII. ADJOURNMENT

Core Values (R.I.T.E.)

Respect

Integrity

Trust

Excellence

Guiding Behaviors

We support each other in serving our community

We communicate openly, honestly, respectfully, and directly

We are fully present

We are all accountable

We trust and assume goodness in intentions

We are continuous learners

CITY COUNCIL MEETING MINUTES

June 5, 2023

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

CALL TO ORDER

Mayor Filkins called the City Council meeting to order at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Schippers, King, Mayor Filkins
Council Absent: Engels
Staff Present: Peccia, Homier, Lanning, Wallace, Ottjepka

APPROVAL OF AGENDA

2023-101 Approve agenda as presented.

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

Motion unanimously approved.

PUBLIC COMMENTS

Troy Baxter addressed the council stating that the neighborhood is strongly against the rezoning of Cooley School. Troy read names from a signed a petition opposing the rezoning of Cooley School.

Andy Van Alst expressed his gratitude regarding the condition of the roads. He stated his ongoing concern over the short-term rental situation.

Dean DeKryger addressed the council thanking them for their efforts on the OPRA/Obsolete Property at Cooley School. He stated that they are looking at this as future viable residential property, improving the condition of the school and thus possibly increasing the taxable value of surrounding homes.

CONSENT AGENDA

2023-102 Approve consent agenda as presented.

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

Motion unanimously approved.

COMMUNICATIONS

A. Call to All Family Festival

2023-103 Approve Display of Banner and Road Closure for Call to All Family Festival.

Motion was made by Elenbaas and supported by King to approve the display of a banner from August 7-14, 2023, the requested road closure from August 11-13, 2023 for the Call to All Family Festival.

Motion unanimously approved.

B. Testing for Tacos

2023-104 Approve Parking Lot Closure for Testing for Tacos.

Motion was made by Elenbaas and supported by Schippers to approve the requested parking lot closure on June 27, 2023 from 10:00 AM – 2:00 PM.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding appointment to the Cadillac-Wexford Airport Authority.

2023-105 Appointment to the Cadillac-Wexford Airport Authority.

Motion was made by Schippers and supported by Elenbaas to approve the appointment of Jennifer Smeltzer to the Cadillac-Wexford Airport Authority for a 2-year term to expire on June 5, 2025.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Cadillac Police Department K9 Farewell and Introduction.

Adam Ottjepka presented a plaque to Officer Taylor for 15 years of K9 handling service. K9 Officer Sage is retiring from public service after 10 years. Ottjepka introduced the newest K9 Officer, Attila. Attila is a 3-year-old German Shepard, assigned to Officer Hicks.

B. Striking Uncollectable 2018 Delinquent Personal Property Taxes.

2023-106 Strike 2018 Delinquent Personal Property Taxes.

Motion was made by King and supported by Elenbaas to Authorize Foster Swift Collins & Smith PC to prepare on the City's behalf a petition with Circuit Court to strike 2018 Delinquent Personal Property Taxes.

Motion was unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution 2023-3501 regarding Obsolete Property Rehabilitation District Establishment for the Cooley School Redevelopment and set a public hearing for June 19, 2023.

2023-107 Adopt Resolution 2023-3501 Regarding Obsolete Property Rehabilitation District and set a public

hearing.

Motion was made by Schippers and supported by Elenbaas to adopt Resolution 2023-3501 regarding Obsolete Property Rehabilitation District establishment for Cooley School Redevelopment and set a public hearing for June 19, 2023.

Motion was unanimously approved.

- B. Adopt Resolution 2023-3502 regarding Obsolete Property Rehabilitation Application for the Cooley School Redevelopment and set a public hearing for June 19, 2023.

2023-108 Adopt Resolution 2023-3502 Regarding Obsolete Property Application and set a public hearing.

Motion was made by Schippers and supported by Elenbaas to adopt Resolution 2023-3502 regarding Obsolete Property Rehabilitation Application for Cooley School Redevelopment and set a public hearing for June 19, 2023.

Motion was unanimously approved.

- C. Adopt Resolution 2023-3503 to introduce Ordinance 2023-06 Authorizing Sale of Real Property (Portion of 326 Haynes St.) and set a public hearing for June 19, 2023.

2023-109 Adopt Resolution 2023-3503 Regarding Sale of (Portion of 326 Haynes Street) and set a public hearing.

Motion was made by Elenbaas and supported by King to adopt Resolution 2023-3503 Authorizing Sale of Real Property (portion of 326 Haynes Street) and set a public hearing for June 19, 2023.

Motion was unanimously approved.

- D. Adopt Resolution 2023-3505 to introduce Ordinance 2023-07 to amend City Zoning Map (Cooley School Property) and set a public hearing for June 19, 2023.

2023-110 Adopt Resolution 2023-3505 to Amend City Zoning Map and set a public hearing.

Motion was made by Elenbaas and supported by Schippers to adopt Resolution 2023-3505 to amend City Zoning Map (Cooley School Property) and set a public hearing for June 19, 2023.

Motion was unanimously approved.

MINUTES AND REPORTS OF BOARDS AND COMMISSION

- A. Cadillac Planning Commission

PUBLIC COMMENTS

Troy Baxter addressed the council regarding Cooley School.

GOOD OF THE ORDER

King thanked everyone who contacted him regarding the short-term rental issue. He wanted to express that people need to be involved. There will be a public forum regarding short-term rentals on June 13, 2023.

Schippers announced on Friday, June 16th, 2023, the Cadillac Youth Council will be hosting a movie in the park; Toy Story. The event is sponsored by DTE Energy.

Elenbaas mentioned that the concert series will be coming up and the chess club will be attending the concert series.

CLOSED SESSION

Adjourn to closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

2023-111 Adjourn to closed session.

Motion was made by Elenbaas and supported by Schippers to adjourn to closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement and invite Adam Ottjepka, Director of Public Safety to join.

Motion unanimously approved.

2023-112 Return to open session.

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

Motion unanimously approved.

2023-113 Ratify Bargaining Agreement.

Motion was made by King and supported by Elenbaas to ratify the collective bargaining agreement with the Command Officer Association of Michigan and the City of Cadillac.

Motion unanimously approved.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Keri Lanning, Deputy Clerk

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Robert Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO. 2023-_____

**RESOLUTION TO ADOPT
AN ORDINANCE TO AMEND THE CITY ZONING MAP**

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 _____ day of _____ 2023, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the City has authority to adopt and amend zoning ordinances regulating land use in the City; and

WHEREAS, the City desires to amend the City's Zoning Ordinance to change the R-2, zoning designation and established use district as shown on the City Zoning Map for the real property legally described as:

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 WITH THE EXCEPTION OF THE SOUTHERNLY 190 FEET

(Tax identification No. 10-051-00-125-00) (the "Parcel")

to the RM-1 zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendments; and

WHEREAS, the Planning Commission voted to recommend the proposed amendments to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed amendments on _____, 2023.

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. 2023-____, An Ordinance to Amend The City Zoning Ordinance (the “Ordinance,” attached as Exhibit A).
2. The Ordinance shall be filed with the City Clerk.
3. The City Clerk is directed to publish a Notice of Adoption within 7 days after its adoption.
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. 2023-____, duly adopted at a meeting of the City Council held on the _____ day of _____ 2023.

Sandra Wasson
Cadillac City Clerk

n

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends the City Zoning Map to change the R-2 zoning designation and established use district as shown on the City Zoning Map for the real property legally described as:

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 WITH THE EXCEPTION OF THE SOUTHERNLY 190 FEET

(Tax identification No. 10-051-00-125-00)(the "Parcel")

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

Section 2.

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

Section 3.

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

Section 4.

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

Approved this ____ day of _____, 2023.

OBSOLETE PROPERTY REHABILITATION ACT (OPRA)

The Obsolete Property Rehabilitation Act (OPRA), [Public Act 146 of 2000](#), provides for a tax incentive to encourage the redevelopment of obsolete buildings. A new exemption will not be granted after December 31, 2026, but an exemption then in effect will continue until the certificate expires. The tax incentive is designed to assist in the redevelopment of older buildings in which a facility is contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects.

Note: This document is offered as a general guide only and the legislation should be reviewed by local officials.

WHO IS ELIGIBLE?

OPRA tax abatements may be given for those eligible projects that take place on an obsolete property and result in a commercial or mixed-use building project located in only the [qualified local units of government](#).

HOW DOES IT WORK?

A community essentially freezes the existing taxable value on a designated facility for up to 12 years. Additionally, the state treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed six years for 25 applications annually for rehabilitated facilities. By freezing the taxable value, it provides an incentive for the developer to make significant improvements to a building without increasing the property taxes on the building.

WHAT IS THE PROCESS?

Local government process to designate an Obsolete Property Rehabilitation District (OPRD)

1. The governing body of a qualified local unit of government, by resolution, may designate one or more OPRDs within that local governmental unit. The OPRD may consist of one or more parcels or tracts of land that is characterized by obsolete commercial or obsolete commercial housing property.
2. The qualified local unit of government may establish an OPRD on its own initiative or upon a written request by at least 50 percent of the owners of the property within the proposed OPRD.
3. Written notice of a public hearing is provided by certified mail to all owners of all real property within the proposed district.
4. The governing body holds a public hearing with a public
5. The governing body adopts a resolution establishing the district and the determination that it meets the requirements under the legislation.

Owner/developer process for obtaining an OPRA certificate

1. An owner of an obsolete property within the district files an application for an OPRA certificate with the clerk of the local government that includes the details of the project.
2. Once a completed application is received, the clerk must notify the assessor and each taxing unit that levies property taxes (e.g., county, community college, library, etc.).
3. The governing body holds a public hearing prior to acting on the resolution regarding the certificate.
4. Within 60 days of receipt of application, the local unit of government shall by resolution approve or disapprove the application for the certification for up to 12 years. The public hearings for the district and the exemption certificate may be held on the same day, but with individual public hearings.
5. Once approved locally, the application and resolution must be sent to the State Tax Commission (STC). The STC has 60 days to approve or disapprove the request. To apply for the abatement of school millage, the developer must make note of this on the application form. The STC is responsible for final approval and issuance of all OPRA certificates.

WHY WOULD A COMMUNITY WANT TO OFFER AN OBSOLETE PROPERTY TAX REHABILITATION TAX ABATEMENT?

The OPRA incentive is used to encourage the redevelopment of blighted buildings. In many cases, this could be an abandoned, multi-story industrial building that is now more suited for commercial or residential rental units. To the developer, the advantage is savings on property taxes. The tax incentives essentially freeze the local property taxes for up to 12 years, exempting from local property tax all real property improvements. In addition, the state treasurer has the ability to exempt one-half of the school millage for up to six years on 25 projects per year.

SUPPORTING STATUTE

[PA 146 of 2000: Obsolete Property Rehabilitation Act](#)

CONTACT INFORMATION

For more information, contact the [Community Assistance Team \(CAT\) specialist](#) assigned to your territory or visit www.miplace.org.

June 19, 2023

Council Communication

Re: Cooley School Redevelopment Project

The Cadillac Area Public Schools have solicited developers to acquire and redevelop the former Cooley School. DKD Development has submitted a proposal to convert the Cooley School into residential housing and CAPS has approved to enter into a purchase agreement with DKD Development for the property.

Because revenues are not adequate to cover the cost of reconstruction of the building, in addition to the level of operating costs, the project will only proceed if economic development tools and incentives available to the City are utilized. This investment for the redevelopment of this property will bring residents to the City, create economic activity for downtown businesses, and provide much needed new housing, providing a significant long-term return for the City.

An Obsolete Property Rehabilitation Act (OPRA) local tax abatement has been requested by CAPS to support the redevelopment. An OPRA tax abatement includes two components: an OPRA District is established by the City Council after notice and a public hearing and an Application for Obsolete Property Rehabilitation Exemption Certificate is approved by the City Council after notice and public hearing.

At the June 6, 2023 meeting, the City Council established the public hearings for both the OPRA District and the OPRA Certificate Application for the June 19, 2023 meeting. Notices were sent to property owners in the proposed OPRA District, the City Assessor, and taxing jurisdictions and posted and published in the Cadillac News.

Resolutions for establishing the OPRA District and for approving the OPRA Certification Application, with the Application, are provided for City Council consideration.

Recommended Action

Hold public hearings and consider adoption of the following two resolutions:

1. OPRA District

Approve the Resolution to establish the Obsolete Property Rehabilitation Act District for 221 Granite Street with Parcel Identification Number 10-051-00-125-00 for the Cooley School Redevelopment.

2. OPRA Application

Approve the Resolution to approve the Obsolete Property Rehabilitation Act application for 221 Granite Street with Parcel Identification Number 10-051-00-125-00 for the Cooley School Redevelopment.

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Bryan Elenbaas
Robert J. Engels
Stephen King

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING AN OBSOLETE PROPERTY REHABILITATION DISTRICT
FOR COOLEY SCHOOL REDEVELOPMENT**

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 19th day of June, 2023 at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

WHEREAS, Michigan's Obsolete Property Rehabilitation Act, Act 146, P.A. 2000 as amended ("OPRA"), authorizes Qualified Local Governmental Units to establish Obsolete Property Rehabilitation Districts and approve Applications for Obsolete Property Rehabilitation Exemption Certificates to provide financial incentives to redevelop functionally obsolete properties; and

WHEREAS, the City of Cadillac is a Qualified Local Governmental Unit pursuant to Act 146, PA 2000 eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, Cadillac Area Public Schools, the property owner, has filed a written request to Cadillac City Clerk requesting the establishment of the Obsolete Property Rehabilitation District for 221 Granite Street located in the City of Cadillac hereinafter described; and

WHEREAS, the Cadillac City Council determined that the district meets the requirements set forth in Section 3(1) of Act 146, PA 2000 as an obsolete property in an area characterized by obsolete commercial property; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Cadillac News and by public posting of the hearing on the establishment of the proposed district and at the Cadillac Municipal Complex; and

WHEREAS, on June 19, 2023, a public hearing was held and all residents and taxpayers of the City of Cadillac were afforded the opportunity to be heard thereon; and

WHEREAS, the Cadillac City Council deems it to be in the public interest of the City of Cadillac to establish the Obsolete Property Rehabilitation District as proposed.

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

1. That the parcel of land situated in the City of Cadillac, Wexford County, and State of Michigan described below be and hereby is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Cooley School Obsolete Property Rehabilitation District.

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 (Parcel Identification Number 10-051-00-125-00, 2.561 acres)

2. This Resolution shall be maintained in the files of the City Clerk.

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

4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent 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 19th day of June, 2023.

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

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Bryan Elenbaas
Robert J. Engels
Stephen King

RESOLUTION NO. _____

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION EXEMPTION
CERTIFICATE APPLICATION FOR COOLEY SCHOOL REDEVELOPMENT**

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 19th day of June, 2023 at 6:00 p.m. the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

WHEREAS, Michigan's Obsolete Property Rehabilitation Act, Act 146, P.A. 2000 as amended ("OPRA"), authorizes Qualified Local Governmental Units to establish Obsolete Property Rehabilitation Districts and approve Applications for Obsolete Property Rehabilitation Exemption Certificates to provide financial incentives to redevelop functionally obsolete properties; and

WHEREAS, the City of Cadillac is a Qualified Local Governmental Unit pursuant to Act 146, PA 2000 eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Cadillac legally established the Cooley School Obsolete Property Rehabilitation District on June 19, 2023 after a public hearing held on June 19, 2023 and

WHEREAS, Cadillac Area Public Schools has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate for the property at 221 Granite Street ("Cooley School Redevelopment")

WHEREAS, the City understands that the Cooley School Redevelopment property qualifies as a functionally obsolete property as defined in section 2(h) of Public Act 146 of 2000 and as determined by the City Assessor and that the owner desires to facilitate various improvements to redevelop the property; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Cadillac; and

WHEREAS, the application was presented at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on June 19, 2023 and

WHEREAS, Cadillac Area Public Schools is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant, Cadillac Area Public Schools has provided answers to all required questions under the application instructions to the City of Cadillac; and

WHEREAS, the City of Cadillac requires that rehabilitation of the facility shall be completed by December 31, 2025 and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Cadillac eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to provide housing and revitalize a vacant functionally obsolete building in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

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

1. An Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in the Cooley School Obsolete Property Rehabilitation District at 221 Granite Street is hereby granted for a period of 12 years, beginning December 31, 2023, and ending December 30, 2035, pursuant to the provisions of PA 146 of 2000, as amended.

2. This Resolution shall be maintained in the files of the City Clerk.

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

4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent 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 19th day of June, 2023.

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

Obsolete Property Rehabilitation Exemption Application Checklist

Applicant Name: Cooley School Renovation

GENERAL INFORMATION NEEDED FOR ALL APPLICATIONS:

- ☒ Completed Department of Treasury application Form 3674.
- ☐ Certified copy of the resolution approving the application (must include the following statements):
 - ☐ The district was legally established after a hearing, inclusive of hearing date.
 - ☐ Statement that the local unit is a qualified local governmental unit.
 - ☐ SEV of real and personal property WILL/WILL NOT exceed 5% of
 - ☐ If exceeds 5% ...shall not have the effect of substantially impeding or impairing the ...
 - ☐ Application was approved at a public hearing, inclusive of hearing date.
 - ☐ Statement that the applicant is not delinquent in any taxes.
 - ☐ The application for obsolete property as defined in 2(h).
 - ☐ Time period authorized by LGU for construction.
 - ☐ Answers to questions in instructions were provided.
 - ☐ If the application is approved for less than 12 years, the criteria required for extension or not.
 - ☐ Commencement of the rehabilitation did not occur prior to the establishment of the district.
 - ☐ Application relates to a rehabilitation program that when completed....
 - ☐ Completion of the qualified facility is calculated to...
 - ☐ Includes improvements aggregating 10% or more of TCV at commencement.
- ☒ Separate attachment (must include the answers to the following questions):
 - ☒ General description of the obsolete facility (year built, original use, recent use, sq. ft. & stories).
 - ☒ Proposed use of the rehabilitated facility.
 - ☒ Detailed description of the rehabilitation to be undertaken, preferably itemized lists.
 - ☒ Descriptive list of fixed building equipment that is part of the rehabilitated facility.
 - ☒ Time schedule for rehabilitation.
 - ☒ Expected economic advantages from exemption.
- ☒ Legal description of the obsolete property.
- ☒ Contractor's bid
- ☒ Statement of obsolescence signed by assessor of record with the STC.
- ☐ Building permit, if it has been issued.

TRANSFERS ONLY:

- ☐ Certified copy of the resolution approving the transfer.

REVOCATIONS ONLY:

Statutory Reason for Revocation: _____

- ☐ Certified copy of the resolution approving the revocation.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Cadillac Area Public Schools									
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 421 South Mitchell Street, Cadillac, MI, 49601									
Location of obsolete facility (Number and Street, City, State, ZIP Code) 211 Granite St, Cadillac, MI 49601									
City, Township, Village (indicate which) City		County Wexford							
Date of Commencement of Rehabilitation (mm/dd/yyyy) 7/1/2024	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 7/1/2025	School District where facility is located (include school code) 83010							
Estimated Cost of Rehabilitation \$4,722,479.62		Number of years exemption requested 12							
Attach legal description of obsolete property on separate sheet.									
Expected Project Outcomes (Check all that apply) <table><tr><td>☒ Increase commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 30				☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas							
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated							
☒ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.									

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) Jennifer Brown	Telephone Number (231) 876-5002	Fax Number (231) 876-5021
Mailing Address 421 South Mitchell Street, Cadillac, MI, 49601	E-mail Address jennifer.brown@cadillacschools.org	
Signature of Company Officer (no authorized agents)	Title Superintendent	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

Cooley School, 221 Granite Street in Cadillac, Michigan

OPRA Application Attachments

General Description

Cooley School was originally built in 1923, it is two stories with a basement, approximately 21,500 gross square feet. A single story annex building of approximately 4,650 was constructed between 1954 and 1965. The buildings were used for education purposes until approximately 2010 and have been vacant since that time.

Proposed Use

The development team is proposing to renovate and convert the two buildings into rental apartments, converting the main school building into 18 apartments and the annex building into 5 apartments.

The project is seeking historic tax credits and the renovation will meet the Department of Interiors Standards for historic renovations. Our Historic Preservation consultant believes it to be a good candidate for a historic designation, we are currently seeking a preliminary review from the State Historic Preservation Office.

Detail Description of Rehabilitation

Exterior

- Roof replacement and insulation
- All windows and exterior doors to be replaced, per secretary of interiors standards
- Infilled window openings in gym to be replaced with windows
- Brick to be tuckpointed and replaced as needed
- Detached covered parking to be created on site

Mechanical Systems

- Sewer line to be replaced and upgraded
- Water line to be replaced and upgraded
- Water line for fire sprinklers to be added
- All interior plumbing to be replaced. No existing water or sewer lines to be reused
- Electrical service to be replaced and upgraded
- All interior electrical to be replaced. No existing wiring or fixtures to be reused
- All heating and cooling equipment to be replaced.
- Fire sprinklers and fire alarm system to be added

Interior

- Existing terrazzo floors to be kept

- Corridor walls and door locations to be kept and refurbished
- Most interior classroom walls to be kept and refurbished
- Gym to be converted into three loft style apartments
- New interior walls as required for apartment layouts
- Ceilings will mostly be built over with drywall to conceal new MEP systems
- New ADA compliant units
- New bathrooms
- New kitchens
- New finishes throughout

Fixed Building Equipment

- There is no existing building equipment to be reused
- New building equipment includes
 - Electrical Switchgear and Panels
 - HVAC, including RTU's, furnaces and condensers

Cooley School Project Schedule

6/31/2023	Submit for RAP grant application with the MEDC
10/1/2023	RAP grant award announcement
10/1/2023	Begin Architectural Construction Documents
10/1/2023	Begin nomination and Part 1 Historic Preservation Certification Application
10/1/2023	Finalize site plan engineering documents
10/1/2023	Begin Brownfield plan application
11/1/2023	Submit nomination and Part 1 Historic Preservation Certification Application
12/1/2023	Architectural drawings complete
1/1/2024	Approval received for nomination and Part 1 Historic Preservation Certification
1/1/2024	Submit Part 2 Historic Preservation Certification Application to SHPO
2/1/2024	Part 2 Comments received by SHPO
2/1/2024	Brownfield TIF abatement approved
3/1/2024	Submit Part 2 Historic Preservation Certification Application to NPS
3/1/2024	Submit for building permit
3/1/2024	Final bidding process
4/1/2024	Approval received for Part 2 Historic Preservation Certification

4/15/2024	Building Permits Received
4/15/2024	Final Construction Pricing
5/15/2024	Finalize financing, and seek MEDC final approval of funds
7/1/2024	Construction Commencement
7/1/2025	Construction Complete, Certificate of Occupancy
11/1/2025	Lease up complete

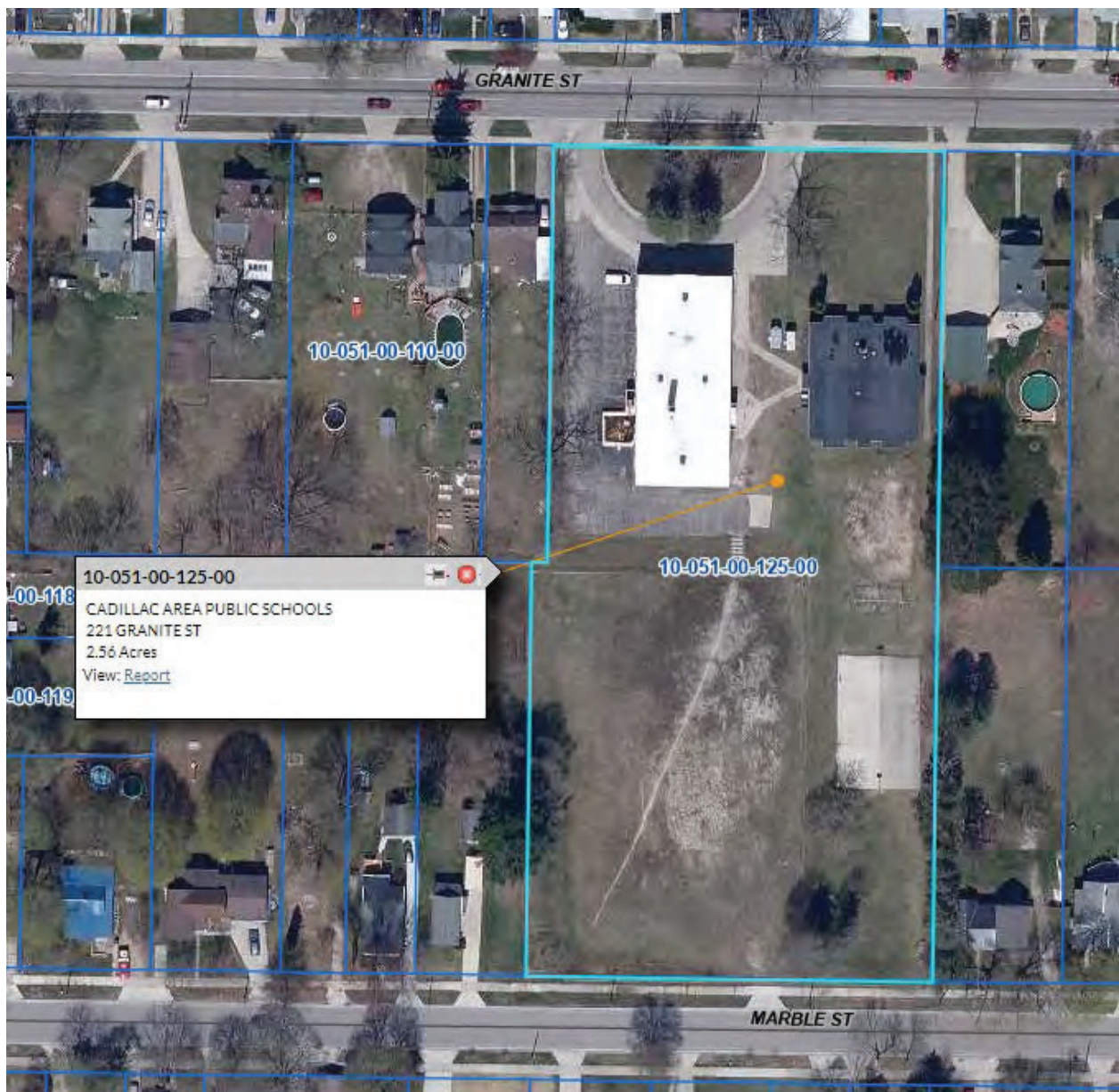
Economic advantages expected from the exemption

The Cooley School redevelopment is a significant investment into a priority investment site; It preserves a historic asset; It provides extensive facade improvements; It provides parking lot improvements and site lighting; and it provides a housing type not typical to the area. The project is in an area that has not seen significant investment. Rents for new construction are depressed below what the market can support. Without the property tax exemption this redevelopment would not be possible. The project will also provide approximately 30 construction jobs as well as part time property management and maintenance staff.

Legal description of Cooley School, 221 Granite Street in Cadillac, Michigan

The land referred to in the ORPA application, situated in the City of Cadillac, County of Wexford, and State of Michigan, is described as follows:

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 (Parcel Identification Number 10-051-00-125-00, 2.561 acres)





Preliminary Construction Budget

Project: Cooley School Renovation
Location: Cadillac, MI
Date: 6/5/2023

Project Size: 21,862
Units: 23
Drawing Date: 5/25/2023

Div.	Element Description	Total Cost	Cost per SF
2000	- Demolition & Abatement	\$146,497.00	6.70
2000	- Excavation/Utilities/Paving/Landscaping	\$384,600.00	17.59
3000	- Concrete	\$75,150.00	3.44
4000	- Masonry	\$74,250.00	3.40
5000	- Misc. Steel	\$40,000.00	1.83
6000	- Wood Framing / Lumber / Carpentry	\$245,250.00	11.22
7000	- Roofing / Caulking / Insulation	\$202,720.00	9.27
8000	- Doors & Windows	\$444,636.00	20.34
9000	- Finishes	\$977,142.00	44.70
10000	- Specialties	\$17,243.00	0.79
12000	- Cabinetry/Millwork/Furnishings	\$180,530.00	8.26
15000	- Fire Protection	\$72,655.00	3.32
15000	- Plumbing	\$307,000.00	14.04
15000	- HVAC	\$346,500.00	15.85
16000	- Electrical	\$377,000.00	17.24

Subtotal - Construction Costs:		\$3,891,173.00	177.99
Builder's Risk Insurance	0.31%	\$12,062.64	
Building Permit	0.72%	\$28,016.45	
Budget Contingency	7%	\$272,382.11	
General Conditions	6%	\$252,218.05	
CM/GC Fee	6%	\$266,627.38	
Construction Budget Total:		\$4,722,479.62	216.01

Misc. FFE Items

Appliances / Washer/Dryer	included
Window Treatments	included
Fire Alarm	included
Exterior building or monument signs	not included
Artwork	not included
Furniture, exercise equipment	not included
Phone or computer systems	not included
Security System	not included
A/E, Civil, or interior design fees	not included

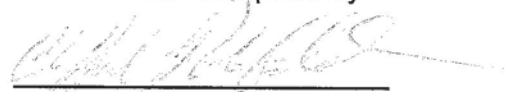
AFFIDAVIT OF JOE PORTERFIELD

STATE OF MICHIGAN)
 ss)
COUNTY OF WEXFORD)

The undersigned, being first duly sworn, deposes and says:

I am a Level IV assessor for the City of Cadillac.

1. In my capacity as the City Assessor, I have physically inspected Parcel # 10-051-00-125-00 and have found this property to be functionally obsolete, in accordance with Act 381, P.A. 1996, as amended, MCL 125.26639(h)
2. The parcel consists of two buildings originally built as schools.
3. The first building is an approximately 8,000 square feet 2 story building that has been used primarily as a school since its construction in the early 1900's. The building has been unoccupied for several years, The roof has leaked, causing major damage to the interior of the building. All plumbing and electrical services are outdated with some circuits still being serviced by a buss fuse panel. The building's design is outdated for current operations, (without significant renovation).
4. The second building is approximately 5,000 square feet one story building with an estimated construction date in the 1960s. It is in much better shape than the first building. But again, it was constructed as a school building which limits its ability to be used for any other purpose. The electrical and heating systems are outdated, and the antiquated network infrastructure would likely need completely replaced to make the building viable for any other purpose.
5. Based on my knowledge of the property and the type of work needed to make the building viable in the current market, it is my opinion as a certified Level IV Assessor that the building meets the definition of "functionally obsolete" as defined in the Obsolete Properties Rehabilitation Act, 2000, PA 146, MCL 125.2782 and the Brownfield Redevelopment Financing Act, 1996, PA 381, as amended MCL 125.26639(h).
6. I have personal knowledge of the facts set forth above and can competently testify if called as a witness.


Clifford (Joe) Porterfield
Assessor, City of Cadillac

Subscribed and sworn to before me this 18th day of May, 2023


Samantha Coe Notary Public

Wexford County, Michigan

My commission expires 07/15/2029

SAMANTHA COE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MISSAUKEE
My Commission Expires July 15, 2029
Residing in the County of Wexford

2023 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY
OF CITY, VILLAGE OR TOWNSHIP
BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.		
TYPE OF PERMIT(S) (Select all applicable boxes)			
☐ Agricultural or Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks			
☒ Public Display ☐ Private Display			
☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes			
NAME OF APPLICANT Pyrotecnico Fireworks, Inc.		ADDRESS OF APPLICANT 299 Wilson Rd, New Castle, PA 16101	AGE OF APPLICANT 18 YEARS OR OLDER X YES ☐ NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Stephen Vitale		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 299 Wilson Rd, New Castle, PA 16101	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) Michael Falk		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) 4369 E Summit Woods Dr NE, Rockford, MI 49341	TELEPHONE NUMBER 616.427.0377
NAME OF PYROTECHNIC OPERATOR Michael Falk		ADDRESS OF PYROTECHNIC OPERATOR 4369 E Summit Woods Dr NE, Rockford, MI 49341	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER X YES ☐ NO
NO. YEARS EXPERIENCE 33 years	NO. DISPLAYS 400+ displays	WHERE Michigan, Indiana, Illinois, Missouri, Texas, Florida, California	
NAME OF ASSISTANT Matthew Falk		ADDRESS OF ASSISTANT 4369 E Summit Woods Dr NE, Rockford, MI 49341	AGE OF ASSISTANT 18 YEARS OR OLDER X YES ☐ NO
NAME OF OTHER ASSISTANT Brian Mulder		ADDRESS OF OTHER ASSISTANT 4369 E Summit Woods Dr NE, Rockford, MI 49341	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER X YES ☐ NO
EXACT LOCATION OF PROPOSED DISPLAY North Blvd between Clam Lake Canal and Kenwood Beach – setup on roadway			
DATE OF PROPOSED DISPLAY July 8, 2023		TIME OF PROPOSED DISPLAY Approx. 10:25 pm	
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT No storage necessary, delivered on date of display			
AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) \$5,000,000.00		NAME OF BONDING CORPORATION OR INSURANCE COMPANY Britton-Gallagher & Associates	
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY One Cleveland Center, Floor 30; 1375 East 9 th Street, Cleveland, OH 44114			
NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)		
Approximately 1500	Aerial display shells ranging in size from 2 inches to 8 inches in diameter		
SIGNATURE OF APPLICANT 		DATE February 21, 2023	

Bureau of Fire Services
P.O. Box 30700
Lansing, MI 48909
(517) 241-8847

Authority: 1988 PA 358 Compliance: Voluntary Penalty: Permit will not be issued	The Department of Energy, Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, material status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the American with Disabilities Act, you may make your needs known to this agency.
---	--

This permit is not transferable. It authorizes the resident wholesale dealer or jobber named below to have in his or her possession fireworks of any type, for sale only to holders of permits for public display or agriculture control.

☒ PUBLIC DISPLAY

☐ AGRICULTURAL PEST CONTROL

Issued To Pyrotecnico Fireworks, Inc.		Age (18 or over) Yes
Address 4369 E Summit Woods Dr NE, Rockford MI 49341		
Name of Organization, Group, Firm, or Corporation Cadillac Freedom Festival		
Address PO Box 853, Cadillac MI 49601		
Number and Types of Fireworks Approximately 1500 aerial display shells ranging in size from 2 inches to 8 inches in diameter.		
Exact Location of Display North Blvd between Clam Lake Canal and Kenwood Beach – setup on roadway		
City, Village, Township City of Cadillac, MI	Date July 8, 2023	Time Approximately 10:25 pm
Bond or Insurance Filed? ☒ Yes ☐ No		Amount \$5,000,000.00

Issued by action of: ☐ Council ☐ Commission ☐ Board of the

☐ City ☐ Village ☐ Township of _____
(Name of City, Village, Township)

on the _____ day of _____,

(Signature and Title of Council/Commission/Board Representative)

Instructions for Application for Fireworks Other Than Consumer or Low Impact

Applications shall be submitted to the legislative body of a city, village or township board. A permit may be issued as a result of official action by the legislative body. A permit shall be valid only for use within the limits of the jurisdiction of the legislative body of a city, village or township board.

1. Type of Permit – check all boxes that may apply to the type of permit needed. You may select several permit types depending on your fireworks display. You may check with your legislative body of a city, village or township board for assistance when making your selection. Please review the following definitions to determine which type of permit to select:
 - Agricultural or Wildlife Fireworks – devices distributed to farmers, ranchers, and growers through a wildlife management program administered by the US Department of Interior or Michigan DNR.
 - Articles Pyrotechnic – 1.4G fireworks for professional use only that is classified as UN0431 or UN0432.
 - Display Fireworks – 1.3G fireworks for professional use only
 - Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes – devices with a combination of chemical elements or compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical or thermal effect for pest or animal control.
 - Public Display – a fireworks display that is open to all persons for viewing.
 - Private Display – a fireworks display that is not open to the general public for viewing.
2. Name of applicant – list the name of the applicant. The applicant may be a person representing an organization, group, firm or corporation, or self. If the applicant is also the operator, enter the same name in the operator's section.
3. Address of applicant – complete the address of the applicant; include the street address, city, state and zip code.
4. Name of person or resident agent representing corporation, LLC, DBA or other – list the name of the person or resident agent that represents the corporation, LLC, DBA or other.
5. Address of person or resident agent that represents the corporation, LLC, DBA or other – list the address of the person or resident agent representing the corporation, LLC, DBA or other.
6. Non-resident applicant – list the name of the non-resident applicant. A non-resident applicant shall appoint a Michigan attorney or Michigan resident agent in writing to be the applicant's legal representative upon whom all service of process in any action or proceeding may be served.
7. Name of pyrotechnic operator – list the name of the pyrotechnic operator. The pyrotechnic operator is the person in charge of the display. The legislative body of a city, village or township board shall rule on the competency and qualifications of the operator before granting a permit and may require an affidavit from the applicant as to the operator's experience, former pyrotechnic accidents, criminal record, sobriety, etc.
8. Address of pyrotechnic operator – list the address of the pyrotechnic operator; include the street address, city, state and zip code.
9. Age of the pyrotechnic operator – list the age of the pyrotechnic operator; the operator must be 18 years of age or older.
10. Name of assistant – list the name of the assistant to the pyrotechnic operator;
11. Address of assistant – list the address of the assistant; include the street address, city, state and zip code. If there is more than one assistant, please list additional assistants on a separate sheet and include the address and age of those additional assistants.
12. Age of assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
13. Name of other assistant – list the name of other assistant to the pyrotechnic operator.
14. Age of other assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
15. Exact location of proposed display – list the address of the exact location of the proposed fireworks display.
16. Date of proposed display – indicate the date of the proposed fireworks display; only one display date can be used per application.
17. Time of proposed display – indicate the time of the proposed fireworks display.
18. Manner and place of storage - indicate the manner and place of storage within the legislative body of a city, village or township board of fireworks that are ready for display, just prior to the display in the area of exhibition. The legislative body of a city, village or township board shall obtain approval from the local fire authorities of the manner and place of storage before any permit is issued.

19. Amount of bond or insurance - the issuing legislative body of a city, village or township board shall set the amount of and proof of bond or insurance for the protection of the public to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of the person, firm or corporation, or any agent or employee of the applicant. The applicant shall assure the bond or insurance required is provided.
20. Name of bonding corporation or insurance company – provide the name of the bonding corporation or insurance company for which the bond was issued through.
21. Address of bonding corporation or insurance company – list the address of the bonding corporation or insurance company; include the street address, city, state and zip code.
22. Number of fireworks and kind of fireworks to be displayed– indicate the total amount of fireworks proposed for the display or use and a description of the type of fireworks for display; such as 10 aerial bombs, 30 aerial rocket bursts, etc.
23. The application is valid for the calendar year in which the application was received and permit was issued.
24. Permit fees shall be established by the legislative body of a city, village or township board and shall be submitted to and retained by legislative body of a city, village or township board.
25. Permitting will be in compliance with the [Michigan Fireworks Safety Act, PA 256 of 2011](#), [MCL 28.466, Section 16](#).
26. **Mail the application to the legislative body of a city, village or township board within the location jurisdiction of the display.** DO NOT mail the application to the Bureau of Fire Services (BFS). If mailed to the BFS, it will be returned to the sender.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com FAX (A/C, No): 216-658-7101
INSURED Pyrotecnico Fireworks Inc. P.O. Box 149 299 Wilson Road New Castle PA 16103	INSURER(S) AFFORDING COVERAGE INSURER A: Everest Indemnity Insurance Co. INSURER B: Everest Denali Insurance Company INSURER C: Arch Speciality Ins Co INSURER D: Continental Indemnity Company INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 739635534**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC	Y	Y	SI8ML00891-231	1/14/2023	1/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	Y	Y	SI8CA00141-231	1/14/2023	1/14/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$	Y	Y	UXP1035252-03	1/14/2023	1/14/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	82-872096-04-27	6/7/2022	6/7/2023	☒ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Excess Liability #2	Y	Y	SI8EX01314-231	1/14/2023	1/14/2024	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

DISPLAY DATE: July 8, 2023 with a rain date of July 9, 2023

LOCATION: Cadillac Junior High School, Cadillac, MI

ADDITIONAL INSURED: Cadillac Freedom Festival; Cadillac Area Public Schools; City of Cadillac

CERTIFICATE HOLDER**CANCELLATION**Cadillac Freedom Festival
P.O. Box 853
Cadillac MI 49601

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.



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

Today's Date 6/9/2023

City Received Date

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request Cadillac Freedom Festival Fireworks

Contact Person Michael Falk

Contact Phone 616-427-0377 Contact Email m.falk@pyrotechnico.com

Date: <u>7/8/2023</u>		Street Closures	
Street Name <u>North Blvd</u>	Beginning Location <u>M-115</u>	Ending Location <u>Kenwood Beach</u>	
	Beginning Time <u>3:00</u> AM/PM <u>PM</u>	Ending Time <u>12:00</u> AM/PM <u>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.

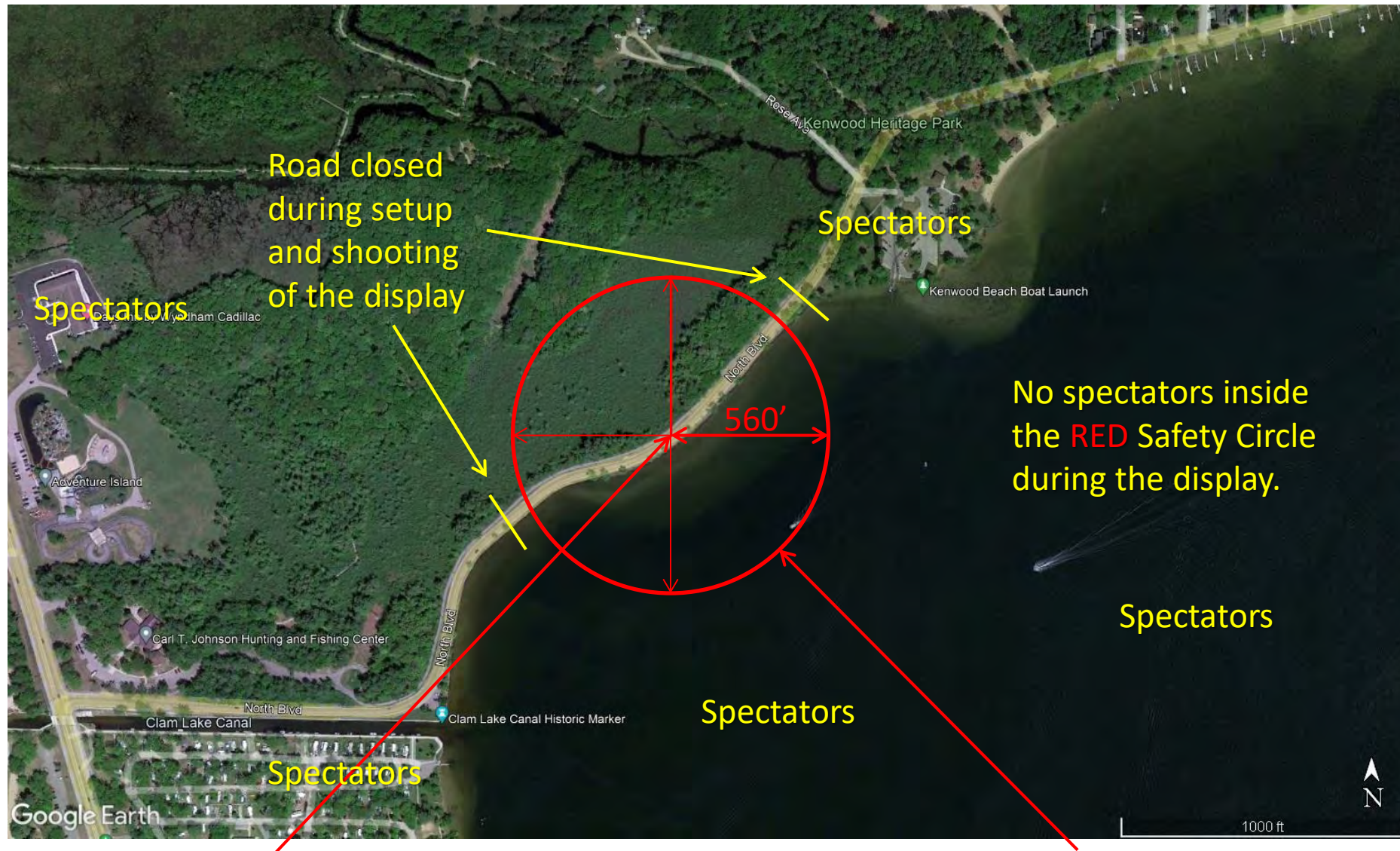
Print Name Michael Falk Signature Michael Falk Date 6/9/2023

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

Cadillac Freedom Festival
North Blvd b/t canal and Kenwood Beach

Pyrotecnico Fireworks Inc.
2/10/2023 Michael Falk



Launch Location

Setup area: 50' X 50'

Radius from setup area: 560'

June 19, 2023

COUNCIL COMMUNICATION

Re: Reappointment of Brian Kelsey to a Four-Year Term on the Downtown Development Authority (DDA)

Brian Kelsey has expressed interest in continuing his service on the Downtown Development Authority (DDA) for another four-year term. He was originally appointed in 2018.

Requested Council Action:

Motion to reappoint Brian Kelsey to a four-year term on the Downtown Development Authority (DDA), which will expire on 06/19/2027.

June 19, 2023

COUNCIL COMMUNICATION

Re: Appointment of Theadore Clark to a Four-Year Term on the Downtown Development Authority (DDA)

Theadore Clark has expressed interest in serving on the Downtown Development Authority (DDA) for a four-year term.

Requested Council Action:

Motion to appoint Theadore Clark to a four-year term on the Downtown Development Authority (DDA), which will expire on 06/19/2027.



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

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

RECEIVED
JUN 15 2023

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

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

Please print or type:

Name Theodore Clark Address [REDACTED]

Telephone: Home [REDACTED] Business/cell [REDACTED]

E-mail [REDACTED] Date available for appointment June 21st or 28th

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

Community Service

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

Currently I am Committee leader with the Freedomfestival. While serving in the USMC and stationed in California I had the pleasure of serving the City of 29 Palms and assisting with parks and Recreation with Beautification projects in 2010.

Employment and Education

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

E5 United State Marine Corps 2008-2012
Branch Service Manager PENSKE TRUCK LEASING
2012 - 2018

B.A. Finance and Administration Baker College
Current Business owner Charming North
Downtown Cadillac.

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

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

My interest Completely Revolve around the Success and Growth of the City. I enjoy the Community efforts and helping others persueit to passions and or personal Business matters.

Personal

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

If yes, please indicate potential conflicts.

As a current business and building owner with the DDA's Territory I am aware of many Conflicts of Interest that likely be presented. Some examples could include Assessments & Spending.

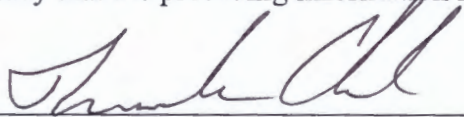
Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

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

I am experienced in many leadership roles, from Military training to Fortune 500 management. My education in Finance could also assist with accounting and establishing beneficial bookkeeping and administrative roles.

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

Signature



Date

6-15-2023

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

Mail or return your completed application to:

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

mpeccia@cadillac-mi.net

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

June 19, 2023

Council Communication

RE: MDNR SPARK Grant Resolution

As the City continues to look for sources of outside funding to provide less of a financial burden regarding the replacement of the windscreen system at the Market at Cadillac Commons, a new grant opportunity has become available through the Michigan Department of Natural Resources (MDNR).

The MDNR's SPARK Grant, due June 26th and requires a resolution of support as a part of the submittal, is a 100% grant program without any local match for projects that rehabilitate and renovate existing facilities. Similar to the Michigan Economic Development Corporation's Public Gathering Spaces Grant that we applied for in April this year and are still waiting to learn if we will be awarded it, this grant request to the MDNR also includes public restrooms in addition to overhead doors.

It is likely that the City will learn whether it will receive an award through the Public Gathering Spaces Grant Program first, and submittal to the MDNR's program could be viewed more as a good opportunity to have a backup. Note, even though our project meets the grant criteria, there is no guarantee we would receive funding through their program, and if another opportunity for outside funding presents itself, it is possible that another application will be made.

Recommended Action

It is recommended that City Council approve the Resolution Authorizing the Grant Application for the SPARK Grant.

RESOLUTION NO. 2023-XXXX

**RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION
TO THE SPARK GRANT –**

Seasonality Renovations to the Market at Cadillac Commons

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 19th day of June, 2023, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City of Cadillac supports the submission of an application titled “Seasonality Improvements to the Market at Cadillac Commons” to the Michigan Spark Grant Program to improve the usefulness and capacity of The Market at Cadillac Commons to four-season-use by enclosing the structure with glass and automatic doors, renovating the building for additional use, adding restroom facilities, and providing improved air flow; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

NOW, THEREFORE, BE IT RESOLVED that the City of Cadillac hereby authorizes submission of a Spark Grant Application for \$691,000.00 and further resolves to designate Marcus Peccia (City Manager) as the Certifying Officer, the person authorized to certify the Michigan Spark Grant Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN
COUNTY OF WEXFORD

I, Keri Lanning, Deputy City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2023-XXXX, duly adopted at a regular meeting of the City Council held on the 19th day of June, 2023.

Keri Lanning
Cadillac Deputy City Clerk

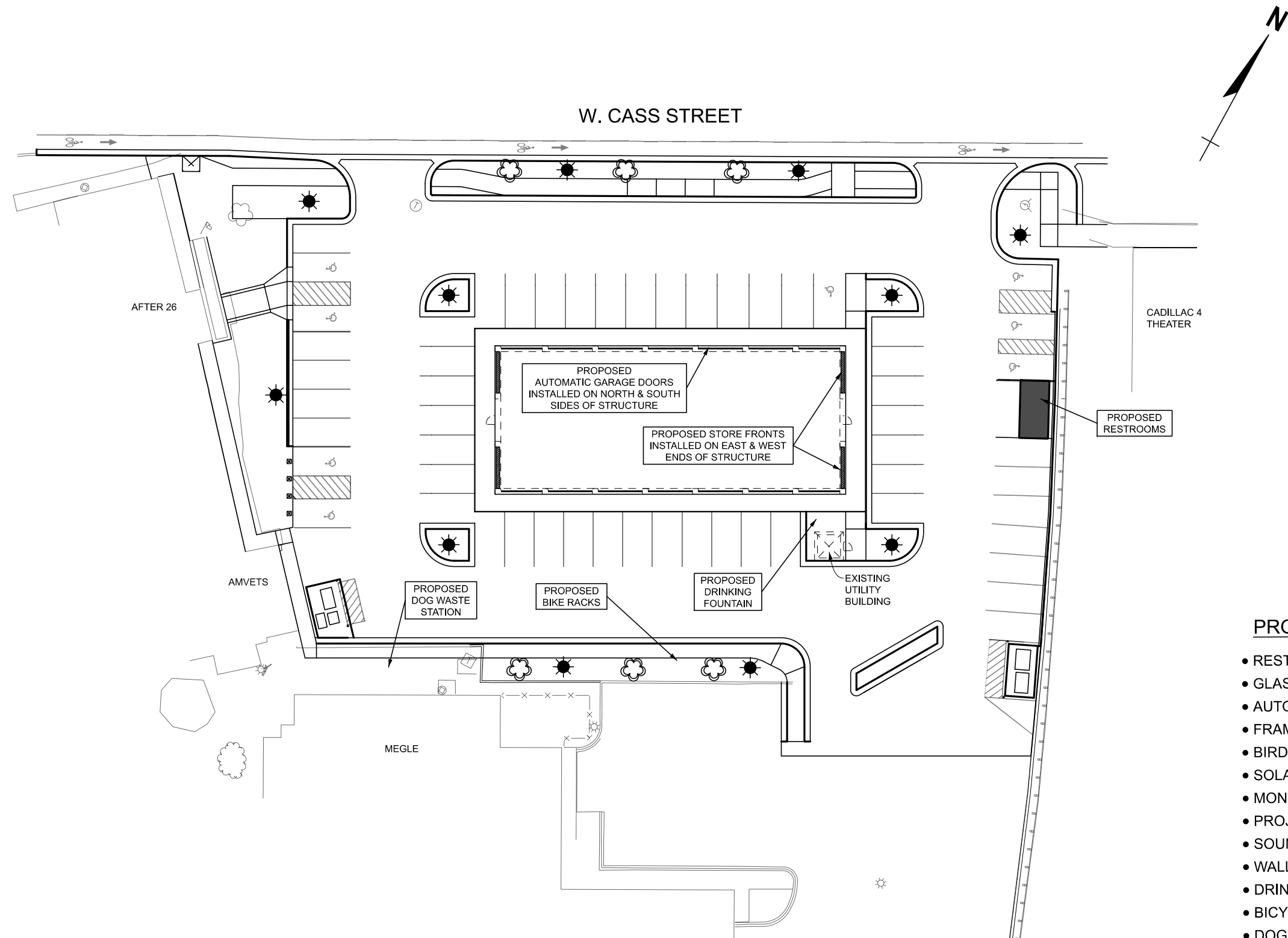
City of Cadillac

Seasonality Renovations to The Market at Cadillac Commons

ENGINEER'S ESTIMATE

As of 6/14/2023

Item	Unit	Unit Price	Quantity	Amount
Restrooms	LSUM	\$ 250,000.00	1	\$ 250,000.00
Glass Store Fronts for building end caps	LSUM	\$ 100,000.00	1	\$ 100,000.00
Automatic garage doors for building sides	LSUM	\$ 190,000.00	1	\$ 190,000.00
Framing for garage doors	LSUM	\$ 80,000.00	1	\$ 80,000.00
Bird Deterrent System	Each	\$ 12,000.00	1	\$ 12,000.00
Solar Wall Pack Lights	Each	\$ 750.00	4	\$ 3,000.00
Monitor	Each	\$ 3,500.00	1	\$ 3,500.00
Projector and Screen	LSUM	\$ 20,000.00	1	\$ 20,000.00
Sound System	LSUM	\$ 15,000.00	1	\$ 15,000.00
Wall Mounted Fan	Each	\$ 2,000.00	2	\$ 4,000.00
Drinking Fountain	LSUM	\$ 8,000.00	1	\$ 8,000.00
Bicycle Racks	Each	\$ 1,000.00	5	\$ 5,000.00
Dog Waste Station	LSUM	\$ 500.00	1	\$ 500.00
PROJECT TOTAL				\$ 691,000.00



PROPOSED AMENITIES FOR THE MARKET:

- RESTROOMS (2 - SINGLE OCCUPANT A.D.A. ACCESSIBLE)
- GLASS STORE FRONTS FOR BUILDING ENDS
- AUTOMATIC GARAGE DOORS FOR BUILDING SIDES
- FRAMING FOR GARAGE DOORS
- BIRD DETERRENT SYSTEM
- SOLAR LIGHTING WALL PACKS FOR EXTERIOR
- MONITOR TO DISPLAY ANOUNCEMENTS & MESSAGES
- PROJECTOR AND PULLDOWN SCREEN
- SOUND SYSTEM
- WALL MOUNTED FANS
- DRINKING FOUNTAIN
- BICYCLE RACKS
- DOG WASTE STATION

0 40
HORZ. (FT)

Prein & Newhof
Engineers • Surveyors • Environmental • Laboratory

CITY OF
CADILLAC
MICHIGAN

THE MARKET AT
CADILLAC COMMONS

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Stephen King
Robert J. Engels
Bryan Elenbaas

RESOLUTION NO. 2023-____

**RESOLUTION AMENDING GENERAL APPROPRIATIONS ACT
FOR FISCAL YEAR 2023**

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 19th day of June, 2023, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City adopted Ordinance No. 2022-09, Ordinance Adopting General Appropriations Act for Fiscal Year 2023 ("General Appropriations Ordinance") on May 16, 2022, which approved a general appropriations act for the 2023 fiscal year; and

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

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

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

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

1. The general appropriations act for the 2023 fiscal year is hereby amended in the manner set forth in the attached Exhibit A, which is incorporated by reference.

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

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Keri Lanning, Deputy 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 19th day of June, 2023.

Keri Lanning
Cadillac Deputy City Clerk

City of Cadillac

Financial Services Department
FY2023 Budget Amendment #3
June 19, 2023

EXHIBIT A

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

Naval Reserve Center Fund

Expenditures	\$25,500	\$31,700	\$6,200
Amended Line Items Detail			
Liability Insurance	1,000	3,700	2,700
Utilities	17,000	20,000	3,000
Building Maintenance	7,500	8,000	500

Purpose: Appropriate funds for costs in excess of original budget: insurance due to increased value placed on the building, utilities based on usage and cost increases, and small increases in building maintenance.

2016 GO Debt Service Fund

Revenue	\$160,000	\$163,000	\$3,000
Amended Line Items Detail			
Transfer In - Major Street Fund	80,000	83,000	3,000

Purpose: Recognize revenue from additional transfer from Major Street Fund to cover bond interest expense.

Debt Service	\$160,000	\$163,000	\$3,000
Amended Line Items Detail			
Interest Expense	26,000	29,000	3,000

Purpose: Appropriate additional funds for bond interest expense.

The Market Capital Project Fund

Construction	\$0	\$13,500	\$13,500
Amended Line Items Detail			
Construction	0	13,500	13,500

Purpose: Appropriate funds for bird control netting and infrastructure. Approximately \$38,000 remains in fund for Market-related expenditures.

Information Technology Fund

Expenses	\$0	\$17,200	\$17,200
Amended Line Items Detail			
Insurance	800	18,000	17,200

Purpose: Appropriate additional funds for the costs of cyber insurance, which have spiked significantly; also additional coverage purchased at recommendation of carrier.